

City Council Introduction: **Monday**, November 18, 2002
Public Hearing: **Monday**, November 25, 2002, at **5:30 p.m.**

Bill No. 02-178

FACTSHEET

TITLE: CHANGE OF ZONE NO. 77HP, requested by the Director of the Urban Development Department, to designate the former U.S. Post Office and Courthouse (Old Federal Building) as a landmark, located at 129 No. 10th Street.

STAFF RECOMMENDATION: Approval.

ASSOCIATED REQUESTS: Declaration of Surplus Property (02R-285) and Change of Zone No. 3377 (02-179).

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 10/30/02
Administrative Action: 10/30/02

RECOMMENDATION: Approval (7-0: Krieser, Larson, Carlson, Newman, Bills-Strand, Taylor and Schwinn voting 'yes'; Duvall and Steward absent).

FINDINGS OF FACT:

1. This proposed landmark designation and the associated proposal to declare surplus property (Comprehensive Plan Conformance No. 02009) and Change of Zone No. 3377 were heard at the same time before the Planning Commission.
2. The staff recommendation to approve this landmark designation is based upon the "Analysis" as set forth on p.3-4, concluding that designation of the Old Federal Building as a Landmark appears to be consistent with the Comprehensive Plan and with Chapter 27.57 of the Zoning Code (Historic Preservation District). The "Preservation Guidelines" are found on p.18-28.
3. The applicant's testimony is found on p.5-6.
4. There was no testimony in opposition.
5. On October 30, 2002, the Planning Commission agreed with the staff recommendation and voted 7-0 to recommend approval of the landmark designation. (See Minutes, p.6).

FACTSHEET PREPARED BY: Jean L. Walker

DATE: November 12, 2002

REVIEWED BY: _____

DATE: November 12, 2002

REFERENCE NUMBER: FS\CC\2002\CZ.77HP

HISTORY: Old Federal Building was constructed in 1904-5 as the replacement for the U.S. Post Office and Courthouse (Old City Hall) on the south part of the block. Additions in 1915 and 1939 completed the building to its present size. Construction of the new Post Office on N. 7th Street and Denney Federal Building on O St. at Centennial Mall rendered this building surplus by the 1970s and the City of Lincoln acquired it. It has been used as office space for a variety of City, County, and State agencies. A redevelopment agreement adopted in 2002 calls for conveyance of the building to NuStyle Development for conversion to commercial and residential uses. Among the preservation measures called for in the redevelopment agreement is this landmark designation.

UTILITIES: This area is served by all City utilities.

PUBLIC SERVICE: This area is served by all City public services.

ESTHETIC CONSIDERATIONS:

Old Federal Building is among the most prominent structures in Lincoln, contributing to the entryway experience on I-180 and serving as a link between the downtown core and Haymarket. Designation as a landmark would implement Preservation Guidelines and design review of changes, assisting the developer in maintaining the historic and architectural character of the house.

ALTERATIVE USES:

P (Public Use) zoning requires public ownership and use; B-4 is the zoning district of downtown, permitting a wide array of lawful uses.

ANALYSIS:

1. Lincoln Municipal Code, section 27.57.120 provides for designation of landmarks that are *"Associated with events, person, or persons who have made a significant contribution to the history, heritage, or culture of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States"* or that *"Represent a distinctive architectural style or innovation..."*
2. The Historic Preservation Commission held a public hearing October 17, 2002 on this matter and voted unanimously to recommend that the Old Federal Building be recognized as a Lincoln Landmark for its architectural character as a design by James Knox Taylor, Supervising Architect of the U. S. Treasury, and as a premier local example of Beaux-Arts Classicism.
3. Preservation guidelines for the proposed landmark are attached. They are based on the Secretary of the Interiors Standards and Guidelines for historic preservation and rehabilitation, which are also the guidelines used in the Haymarket Landmark District and for many of the landmark sororities and fraternities.
4. The application is enclosed.
5. The redevelopment agreement for Old Federal Building indicates preservation easements will be secured at the time of closing upon the exterior facades of the buildings and several key

historic interior spaces. The future administration of these easements will be facilitated through the design review process for landmarks outlined in LMC27.57, the historic preservation chapter of the zoning code. Unlike typical landmarks, the preservation easements will require that work on the building obtain a “Certificate of Appropriateness,” since the issuance of a “Certificate of Allowance” following waiting periods will not apply.

6. It is anticipated that Old Federal Building will be nominated to the National Register of Historic Places in 2003.
7. The 2025 Comprehensive Plan includes a strategy to “Continue efforts to inventory, research, evaluate and celebrate the full range of historic resources throughout Lancaster County, collaborating with individuals, associations, and institutions, and designating landmarks and districts through the local preservation ordinance and the National Register of Historic Places.”

Prepared by:

Edward F. Zimmer, Ph. D.
Historic Preservation Planner

**COMPREHENSIVE PLAN CONFORMANCE NO. 02009,
TO DECLARE SURPLUS PROPERTY;
CHANGE OF ZONE NO. 77HP
FOR A LANDMARK DESIGNATION;
and
CHANGE OF ZONE NO. 3377
FROM P PUBLIC USE TO B-4 LINCOLN CENTER**

PUBLIC HEARING BEFORE PLANNING COMMISSION:

October 30, 2002

Members present: Krieser, Larson, Carlson, Newman, Bills-Strand, Taylor and Schwinn; Duvall and Steward absent.

Staff recommendation: A finding of conformance with the Comprehensive Plan on the proposed declaration of surplus property; and approval of the landmark designation and Change of Zone No. 3377.

Proponents

1. Dallas McGee appeared on behalf of the **Urban Development Department**. This past June, the City Council approved a Redevelopment Agreement for the Old Federal Building between the City and NuStyle Development Corporation, which agreement identified in detail the responsibilities that each of the parties will have in carrying out this redevelopment. In general, NuStyle has agreed to redevelop the building as a mixed use project with residential on the upper floors and commercial on the first floor. The City would sell the building to NuStyle, along with the Comfort Station, and would participate with TIF money generated from the project as well as land sale proceeds. The three items before the Commission today were identified as the city's responsibility in terms of the Redevelopment Agreement.

The first item is to declare the Comfort Station as surplus property. In 1987, the City Council declared the Old Federal Building as surplus. The Comfort Station sits on the southwest corner and was not included in that declaration.

Secondly, the city was identified as the responsible party to pursue a local landmark designation for the Old Federal Building. Preservation of the building was one of the key elements discussed during the redevelopment process. The City identified easements on the exterior of the Old Federal Building and the Comfort Station and easements on key portions of the interior of the Old Federal Building.

Finally, the third action is a change of zone from P Public Use to B-4 Lincoln Center Business District. The P district is typical of city owned property. With redevelopment, Urban Development is requesting a rezoning to B-4 Lincoln Center Business District to be consistent with the surrounding properties as well as the recommended uses for the building.

Larson confirmed that all of these actions are basically to bring the property into conformance with the contract. McGee concurred. These were responsibilities that were identified that the city would need to pursue before selling the property.

Newman asked about the proposed use of the Comfort Station. McGee stated that NuStyle has looked at three possible uses, including a small retail facility, a small office facility and some sort of meeting facility to rent out to groups, but no decision has been made. However, he assured that the Comfort Station will not be removed. There are preservation easements on the exterior of the Comfort Station. The exterior of the building must be maintained.

2. Ed Zimmer of Planning staff presented the application for landmark designation. He emphasized that the Old Federal Building is a building that we know well but there is a lot that we can learn about it. The National Register designation will follow this landmark designation. This building has had an evolution. It was built as the United States Post Office and Courthouse. Moving west of the original building, is a c-shaped building which set the pattern for the whole building that grew over a 4-decade period and was not completed until 1939. The second portion was added over a decade after the first, reconfiguring the interior, yet salvaging the woodwork and marble from the 1905 building to put in the 1915 building. One area that continues to be protected that was constructed in 1905 is the courtroom. The building was completed to its present configuration stretching the full length of P street in 1939, completing the original concept on the interior with a different finish work at each successive construction period. The guidelines being followed are those of the Secretary of Interior standards for historic buildings. We will have the landmark designation as well as preservation easements on the building and the Comfort Station by the time of the closing on the sale.

There was no testimony in opposition.

Public hearing was closed.

COMPREHENSIVE PLAN CONFORMANCE NO. 02009

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

October 30, 2002

Larson moved to find the declaration of surplus property to be in conformance with the Comprehensive Plan, seconded by Krieser.

Carlson stated that he will vote against the motion because he is disagrees with surplusing the Comfort Station.

Motion carried 5-2: Krieser, Larson, Bills-Strand, Taylor and Schwinn voting 'yes'; Carlson and Newman voting 'no'; Steward and Duvall absent.

CHANGE OF ZONE NO. 77HP

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

October 30, 2002

Larson moved approval, seconded by Krieser and carried 7-0: Krieser, Larson, Carlson, Newman, Bills-Strand, Taylor and Schwinn voting 'yes'; Duvall and Steward absent.

CHANGE OF ZONE NO. 3377

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

October 30, 2002

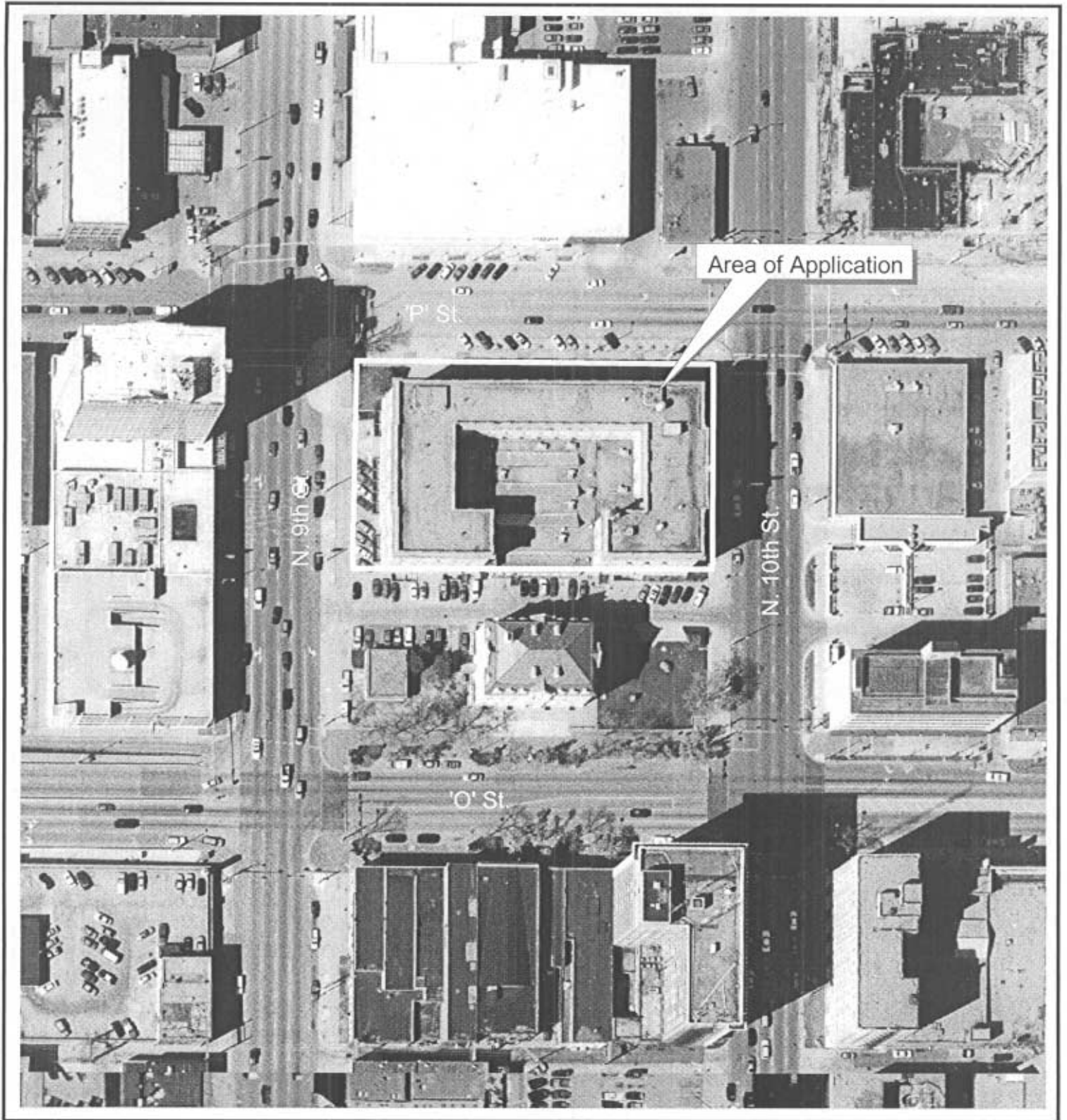
Larson moved approval, seconded by Krieser.

Carlson moved to amend to remove the Comfort Station from the change of zone request, seconded by Newman.

Motion to amend failed 3-4: Carlson, Newman and Taylor voting 'yes'; Krieser, Larson, Bills-Strand and Schwinn voting 'no'; Steward and Duvall absent.

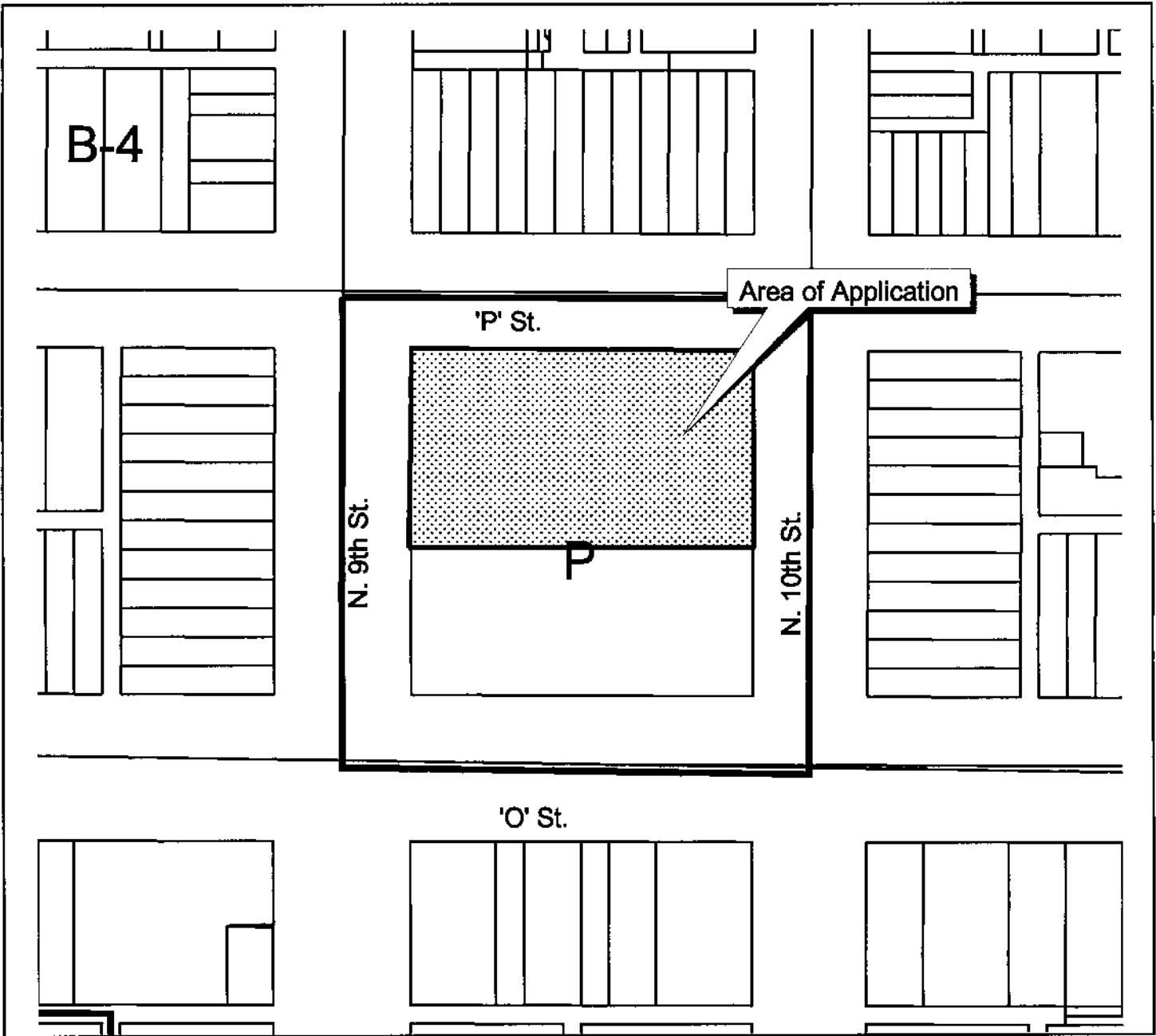
Carlson understands the decisions that have been made on the Old Federal Building, and while he disagreed with those decisions, he acknowledges that the community has spoken on the issue. He is in favor of doing what is best for the building and he intends to support the redevelopment and do whatever it takes to make sure the building is taken care of and that the project is a success.

Motion for approval carried 7-0: Krieser, Larson, Carlson, Newman, Bills-Strand, Taylor and Schwinn voting 'yes'; Duvall and Steward absent.



**Change of Zone #77HP
10th & 'P' St.**



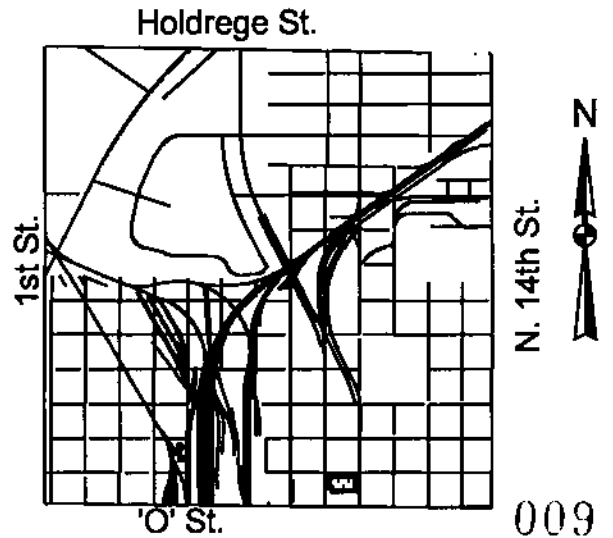
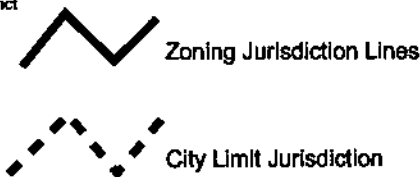


Change of Zone #77HP 10th & 'P' St.

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 23 T10N R6E



APPLICATION FOR LANDMARK OR LANDMARK DISTRICT DESIGNATION
ADDENDUM TO PETITION TO AMEND THE ZONING ORDINANCE
LINCOLN, NEBRASKA

1. NAME
Historic and/or Common NeHBS Site # **U. S. Court House and Post Office
Old Federal Building; Old Fed
LC13:C09-110**

2. LOCATION
Address **129 North 10th Street**

3. CLASSIFICATION

Proposed Designation

Category

Landmark District
 Landmark

district
 building(s)
 structure

site
 object

Present Use

agriculture
 commercial
 educational
 entertainment
 government

industrial
 military
 museum
 park
 private residence

religious
 scientific
 transportat'n
 other

4. OWNER OF PROPERTY

Name **City of Lincoln**
Address **129 N. 10th Street, Lincoln, NE 68508**

5. GEOGRAPHICAL DATA

Legal Description **North portion of Block 43, Original Plat, Lincoln,
Lancaster County, NE**

Number of Acres or Square Feet: **60,000 square feet (more or less)**

6. REPRESENTATION IN EXISTING SURVEYS

Title **Historic and Architectural Survey of Lincoln, Nebraska**

Date on-going _____ State County Local

Depository for survey records **Lincoln/Lancaster County Planning Dept.**

City **Lincoln** State **NE**

Is proposed Landmark or Landmark District listed in the National Register?

yes, date listed _____
 no

7. DESCRIPTION AND HISTORY

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

unaltered
 altered
 moved
 original site
date

DESCRIPTION:

Old Federal Building is a fine example of Beaux Arts Neoclassism, constructed by the U. S. Government from designs by the Supervising Architect of the Treasury. The block-long limestone structure is four-stories tall, with a primary facade to the east and a lesser primary facade to the north. The west side does not have the major entrances of the two primary sides but is nonetheless very prominent from the heavily travelled 9th Street corridor. The south side is secondary but has a similar degree of finish to the main facades.

The limestone walls of the flat-roofed structure sit on a granite watertable. The first story is treated as a "basement" with banded rustication and segmental arched windows with keystones. A prominent molding separates the base story from the three upper floors, which have smooth limestone cladding.

While the building appears as a unified design from the exterior, it has a complex construction history which provides a framework for viewing the design. The east end was constructed first in 1904 and 1905, with a colossal engaged Ionic columns establishing a central entrance pavilion on the east facade. A wide rank of steps serve three arched entrances, with cheek blocks topped by bronze lamps flanking the stairs. Above a modillion cornice a balustrade tops the wall, with a large stone cartouche with swags crowning the center. The north and south facades of the original portion were five bays long and had narrower steps serving a single door at the center of each front. In the 1915 addition of the central portion, the north entrance was enlarged to include three doorways (two converted from windows) and the steps were widened.

In the original (eastern) portion of the building the windows of the three upper stories were treated distinctly, with entablatures supported by modillions above the second story windows, unornamented openings on the third story, and keystones about the smaller fourth story windows. This treatment remains on the east facade but on the north side, the windows were reworked during the 1915 addition. The entablatures were removed from the second story windows on the first and fifth bays, but left in place on three central bays. On the upper floors, the three central windows were modified with copper spandrels between the third and fourth stories.

In plan, the 1905 construction was a U-shaped building above the first story, with the open end to the west. The 1915 construction of the central wing extended the building seven bays to the west and began the process of modifying the floor plan to a large C-shape with the opening to the south. The process was completed in 1939 by the construction of the west end, matching on the north and south sides the pattern of the modified 1905 portion, and offering a plainer end, without entrances, to the west.

The south side has large overhead doors across the center, with a shallow truck dock. Above the first story, the upper portion of the south side is recessed in a deep C-shape, framed by 5-bay end portions. The inner walls of the "C" are finished in the same limestone and detailing as the more visible portions.

The interior of Old Federal Building reflect the same sequence of construction as the exterior. The east entrance retains considerable early finishes including terrazo floors, oak paneled walls, and oak Corinthian pillars. Examination of the original plans for the 1905 and 1915 building campaigns indicate that the major public interiors of the 1905 construction were extensively altered in 1915 to their present configuration, but that original finishes were removed and reused. At the northeast corner of the first floor the north entrances open on a vestibule/stair lobby, which also contains a passenger elevator. The elevator has been updated in its doors and cage, but the original castiron enclosure for the shaft remains, surrounded by the main staircase. Across the north face of the first floor is a large lobby, formerly serving the Post Office, with standing-height oak tables and Art Deco grills on the south wall.

On the second floor the significant spaces preserving early elements are the northeast stairwell, a

double-loaded north-south corridor in the 1905 east portion, and the east portion of the main east-west corridor.

The most significant interior space is the third-floor courtroom within the 1905 construction. Although the ceiling has been concealed by a drop-ceiling, from above it appears that the original coffered ceiling may be largely intact. The east windows have been blocked with well-finished plaster panels. The judges bench, jury box, oak-paneled west wall, and three entry doors are all extant. The latter include double, pocket oak doors and swinging double doors covered in leather and studded with brass.

HISTORY:

Lincoln's first permanent Post Office and U. S. Courthouse (now "Old City Hall") was built on the south half of the "Market Square" block bounded by 9th, 10th, P, and O Streets between 1874 and 1879. A larger replacement structure, Old Federal Building, began to be built on the north half of the same block in 1904-5, designed by the U. S. Supervising Architect of the Treasury, James Knox Taylor. Described as a "trendsetter" during the Victorian era in the U.S.,¹ Mr. Taylor is responsible for many admired public buildings across the country. A graduate of MIT in the 1880's, Taylor became a temporary draftsman in the Supervising Architect's Office in 1885. He ascended to the title of Supervising Architect in 1897, a position he would hold for fifteen years until 1912. Under the direction of Mr. Taylor, numerous Post Offices and other federal buildings were built, with at least one Taylor-made building in almost every state.

During his tenure as Supervising Architect, Taylor made several changes in the administration of the office meant to strengthen the architectural quality of its work, including the selection of designer positions through competitions. Also at this time, Congress was spending generously on public buildings, and Taylor was able to indulge in his favored Beaux-Arts and Georgian styles. As a result of these factors, many noteworthy buildings were created under the direction of Taylor, which have been recognized and preserved over the years. According to the *American Architect*, "the average architectural worth of the designs for which Mr. Taylor is officially responsible has at least equaled the average worth of those prepared by private architects..."²

Currently, Taylor has 113 buildings or districts listed on the National Register of Historic Places, of which 96 are Post Offices. One of these, the Post Office in Butte, Montana, built in 1904 (NR-listed 11/15/1979), has been compared to the 1904-5 construction of Old Federal Building.³ Although Mr. Taylor was not the Supervising Architect for the additions in 1915 and 1939, his building set the pattern that the subsequent additions completed, especially on the exterior. His design of 1904-5 completed the major east entrance and 5-bays of the current building east-west. The middle portion of the building was constructed in 1914-15 under Supervising Architect Oscar Wenderoth. The completion of the block-long building occurred in 1939 when J. A. Wetmore was Acting Supervising Architect of the Treasury.

8. SIGNIFICANCE

<u>Period</u>	<u>Areas of Significance-Check and justify</u>	
<input type="checkbox"/> _prehistoric	<input type="checkbox"/> _archeology-prehistoric	<input type="checkbox"/> _landscape architecture
<input type="checkbox"/> _1400-1499	<input type="checkbox"/> _archeology-historic	<input type="checkbox"/> _law
<input type="checkbox"/> _1500-1599	<input type="checkbox"/> _agriculture	<input type="checkbox"/> _literature
<input type="checkbox"/> _1600-1699	<input checked="" type="checkbox"/> _architecture	<input type="checkbox"/> _military
<input type="checkbox"/> _1700-1799	<input type="checkbox"/> _art	<input type="checkbox"/> _music
<input type="checkbox"/> _1800-1899	<input type="checkbox"/> _commerce	<input type="checkbox"/> _philosophy

¹*Great American Post Offices*, pg. 56.

²*Architects to the Nation*, pg. 201.

³*Great American Post Offices*, pg. 81.

X 1900-

<input type="checkbox"/> communications	<input checked="" type="checkbox"/> politics/government
<input type="checkbox"/> community planning	<input type="checkbox"/> religion
<input type="checkbox"/> conservation	<input type="checkbox"/> science
<input type="checkbox"/> economics	<input type="checkbox"/> sculpture
<input type="checkbox"/> education	<input type="checkbox"/> social/humanitarian
<input type="checkbox"/> engineering	<input type="checkbox"/> theater
<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> transportation
<input type="checkbox"/> industry	<input type="checkbox"/> other (specify)
<input type="checkbox"/> invention	

Specific dates: 1905, 1915, 1939

Builder/Architect: James Knox Taylor, Oscar Wenderoth, J. A. Wetmore

Statement of Significance:

Old Federal Building is Lincoln's premier example of Beaux Arts Neoclassicism and has been landmark building in the downtown since its construction commenced in 1905. It shares a block with Lincoln's oldest public building, "Old City Hall" of the 1870s, and it clearly demonstrates the growth of the city and the growth of the role of the Federal government in the dramatic difference in scale of the two structures. In addition to the fine materials and dignified design of the exterior, the building contains major interior spaces with rich finishes.

9. STANDARDS FOR DESIGNATION

(Check one(s) that apply)

- Associated with events, person, or persons who have made a significant contribution to the history, heritage, or culture of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States;
- Represents a distinctive architectural style or innovation, or is the work of a craftsman whose individual work is significant in the development of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States; or
- Represents archeological values in that it yields or may be likely to yield information pertaining to pre-history or history.

10. MAJOR BIBLIOGRAPHICAL REFERENCES

Bruns, James H., *Great American Post Offices*, John Wiley and Sons, 1998.

Ink & linen drawings for 1904/5 and 1914/15 construction campaigns (City of Lincoln).

Lee, Antionette J., *Architects to the Nation: The Rise and Decline of the Supervising Architect's Office*, Oxford University Press, 2000.

Newspapers.

11. FORM PREPARED BY:

Name/Title: Ed Zimmer Ph. D., Historic Preservation Planner

Organization Lincoln/Lancaster County Planning Dept.

Street & Number 555 S. 10th St.

City or Town Lincoln

Date Submitted (draft of 10.17.02)

Telephone (402)441-6360

State NE 68508

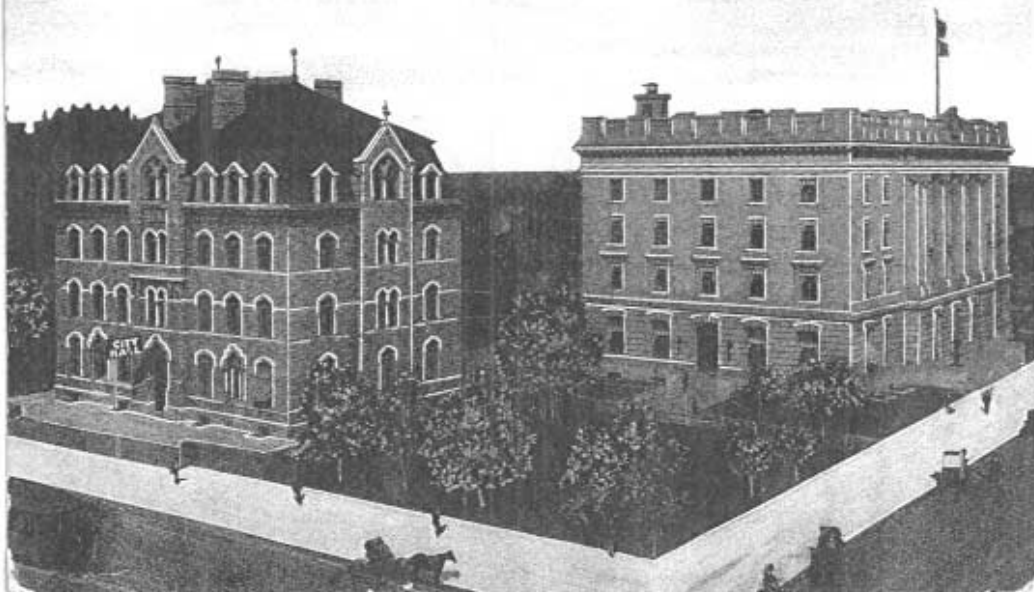
Signature _____

FOR HISTORIC PRESERVATION COMMISSION USE ONLY:

DATE LANDMARK/LANDMARK DISTRICT DESIGNATED

LANDMARK/LANDMARK DISTRICT NUMBER

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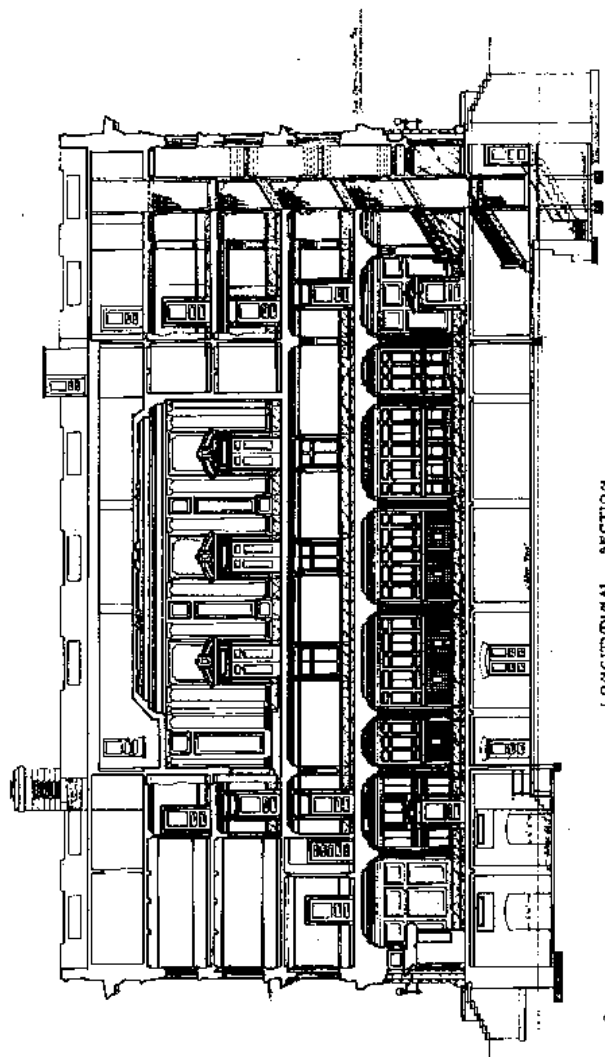


Post Office, Lincoln, Neb.



U. S. Court House and Post Office, Lincoln, Neb.





LONGITUDINAL SECTION
Scale - 1/4" = 1'-0"

W. J. BOWLING ARCHITECT,
DESIGNER
Lincoln, Nebraska

W. J. BOWLING ARCHITECT,
DESIGNER
Lincoln, Nebraska

860034

860034

Approved:

City Council _____
(date)

PRESERVATION GUIDELINES FOR
Old Federal Building
129 North 10th Street

1. Architectural Review of Landmark:

- a. Photographs: On file in Planning Department.
- b. Important architectural features:
Exterior: Four-story height with flat roof behind balustrades, granite basement, limestone walls
Primary entrance including steps on east side, major secondary entrances on north side, tertiary entrances on south;
Interior: first floor--entrance lobby on east side, stair lobby and staircase in northeast corner, east-west corridor/lobby at north side;
second floor--double-loaded corridor on east end;
third floor--courtroom and adjacent corridor/lobby, also east-west corridor.
- c. Important landscape features: Open space flanking east entrance, open yard along north facade.
- d. Architectural style and dates: Beaux Arts Neo-classic revival, 1904 (James Knox Taylor, Supervising Architect of the Treasury);
- e. Additions and modifications: center addition 1915; west addition 1939.

2. Notice of Work Needing Certificate:

- A. A Certificate for Certain Work can be granted by the Preservation Commission or, in certain instances, by the Director of Planning. The application for the Certificate can be obtained from and should be filed with the Building and Safety Department. The following work to be conducted on the Landmark requires the procurement of a Certificate for Certain Work:
 1. Exterior work requiring a Building Permit as defined in the Lincoln Building Code. Before conducting exterior work, check with the City Building and Safety Department to determine whether a Building Permit is necessary;
 2. Demolition of a structure or portion of a structure as defined in the Lincoln Building Code;
 3. Work involving:
 - a. Reduction of east or north yards;
 - b. Addition of fencing and walls;
 - c. Replacement of exterior material and trim;
 - d. Cleaning and maintenance of exterior masonry;
 - e. Replacement of doors, storm doors, door frames, windows, storm windows, and screens (excluding seasonal) on facades visible from the streets;
 - f. Addition of awnings;
 - g. Placement of mechanical systems, such as but not limited to, window air conditioners, solar collectors, etc.;

- h. The addition or replacement of signs;
- i. Moving structures on or off the site;
- j. Installation of electrical, utility, and communications services on principal (east, north, or west) facades;
- k. Placement of high intensity overhead lighting, antennae, and utility poles within the areas of the principal facades.
- l. Interior modifications in the first floor lobbies or third floor courtroom & designated corridors.

B. The following work to be conducted on the Landmark does not require the procurement of a Certificate for Certain Work:

1. Changes involving routine maintenance and repair for the general cleaning and upkeep of the building but which include no direct physical change in design or material;
2. Changes involving color and landscaping, except as previously noted;
3. Interior changes involving no exterior alteration, except in the areas previously noted (2.A.3.d. above).

C. The penalty upon conviction for conducting work which requires a Certificate for Certain Work without procuring the Certificate or for doing work contrary to an issued Certificate is a fine not to exceed \$100.00. Each and every day that such violation continues after notification may constitute a separate offense. The City of Lincoln may also pursue the remedies of injunction, mandamus, or other appropriate action to correct a violation.

3. **Standards for Owner and Preservation Commission:**

The following standards serve as a guide to the Landmark property owner in the preservation of their building. It is also intended that these Standards will aid the Commission in making decisions regarding issuance or denial of a Certificate.

When a decision on issuing or denying a Certificate is requested, the more definitive the presentation by the applicant, the easier it will be to convey and comprehend the effect of the proposed change. The owner or representative should plan to attend the public hearing to discuss the proposed work. When an application is being reviewed, it will be the responsibility of the applicant to demonstrate that the new work is compatible with these Standards.

A strict interpretation of these guidelines may be waived by the Preservation Commission if the applicant develops a design solution which meets the spirit and intent of the Historic Preservation Ordinance. In addition, although the owner of the landmark must receive Certificates for work identified above, a broader interpretation of the Guidelines for this property may be allowed by the Preservation Commission.

*PRESERVATION GUIDELINES FOR
Old Federal Building, 129 N. 10th Street*

P. 3

(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, structure, 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

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.

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.

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.

Not Recommended

Introducing new construction into neighborhoods that is incompatible with the character of the district because of size, scale, color, and materials.

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.

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

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.

Not Recommended

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

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.

Providing proper site and roof drainage to assure that water does not splash against building or foundation walls, nor drain toward the building.

Not recommended

Leaving plant materials and trees in close proximity to the building that may be causing deterioration of the historic fabric.

BUILDING: STRUCTURAL SYSTEMS

Recommended

Recognizing the special problems inherent in the structural systems of historic buildings, especially where there are visible signs of cracking, deflection, or failure.

Undertaking stabilization and repair of weakened structural members and systems.

Replacing historically important structural members only when necessary. Supplementing existing structural systems when damaged or inadequate.

Not Recommended

Disturbing existing foundations with new excavations that undermine the structural stability of the building.

Leaving known structural problems untreated that will cause continuing deterioration and will shorten the life of the structure.

BUILDING: EXTERIOR FEATURES

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

Recommended*

Retaining original masonry and mortar, whenever possible, without the application of any surface treatment.

Not Recommended

Applying waterproof or water repellent coatings or surface consolidation treatments unless required to solve a specific technical problem

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

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| | that has 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 brushes. | 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 significant architectural features, such as cornices, brackets, railings, and shutters. | Removing architectural features such as cornices, brackets, railings, shutters, window architraves and doorway pediments. |

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

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.

*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

Wood: Clapboard, weatherboard, shingles and other wooden siding

Recommended

Retaining and preserving significant architectural features, whenever possible.

Repairing or replacing, where necessary, deteriorated material that duplicates in size, shape and texture the old as closely as possible.

Not Recommended

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.

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

Retaining original material, whenever possible.

Not Recommended

Removing architectural features that are an essential part of a building's character and appearance, illustrating the continuity of growth and change.

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

Cleaning when necessary with the appropriate 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.

Roofs and Roofing

Recommended

Preserving the original roof shape.

Retaining the original roofing material, whenever possible.

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.

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.

Windows and Doors

Recommended

Retaining and repairing existing window and door openings including window sash, glass, lintels, sills, architraves, shutters, doors, pediments, hoods, steps, and all hardware

Not Recommended

Changing the essential character of the roof by adding inappropriate features such as dormer windows, vents, or skylights.

Applying new roofing material that is inappropriate to the style and period of the building and neighborhood.

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.

Stripping the roof of architectural features important to its character.

Not Recommended

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.

Windows and Doors ----- Continued

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

Entrances, Porches, and Steps

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.
- Repairing or replacing, where necessary, deteriorated architectural features of wood, iron, cast iron, terra cotta, tile, and brick.

Not Recommended

- Removing or altering porches and steps that are appropriate to the building's development and style.
- 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

Discovering the historic paint colors and finishes of the structure and repainting with those colors to illustrate the distinctive character of the property.

Not Recommended

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.

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

NEW CONSTRUCTION

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.

Using contemporary designs compatible with the character and mood of the building or the neighborhood.

Not Recommended

Designing new work which is incompatible with the earlier building and the neighborhood in materials, size, scale, and texture.

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.

Placing television antennas and mechanical equipment, such as air conditioners, in an inconspicuous location.

Placing television antennas and mechanical equipment, such as air conditioners where they can be seen from the street.

MECHANICAL SYSTEMS: Heating and Air Conditioning, Electrical, Plumbing, Fire Protection

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.

Utilizing early mechanical systems, including plumbing and early lighting fixtures, where possible.

Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.

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.

Not Recommended

Causing unnecessary damage to the plan, materials, and appearance of the building when installing mechanical system.

Attaching exterior electrical and telephone cables to the principal elevations of the building.

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.

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.