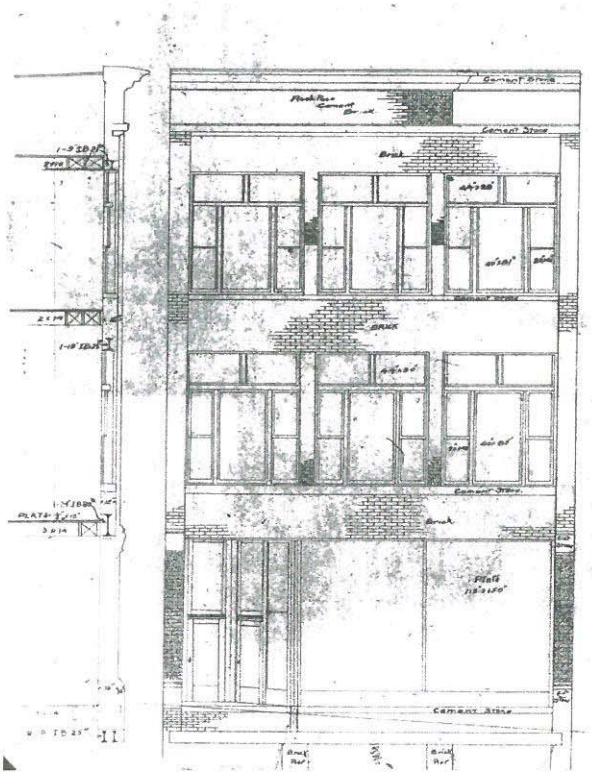
Item 7, Sidewalk Café at 815 O Street, Pepperberg Building
Also see attachments.

Dave Erickson, on behalf of U. S. Properties, proposes a sidewalk café at 815 O Street for a new restaurant/bar in the Pepperberg Building, reviving the name "Sweep Left" that previously operated in the building. The 1908 building originally housed Pepperberg Segar Factory.



At left, 1986 storefront view

The sidewalk café would consist of a deck/platform 19'5" wide by 14' deep. 18 feet of sidewalk width would remain between the deck and the curb of the parking area under the Harris Overpass. Because the sidewalk slopes down about a foot from east-west across the length of the storefront, a platform of gray, "commercial-grade," PVC tongue & groove decking is proposed, enclosed by a black steel railing with built-in, irrigated planter boxes. Each planter box would also support a tempered-glass shield on the outer side, serving as windbreaks.
A new doorway through the aluminum storefront is also proposed, for server access to the sidewalk café. The door, sidelight and transom would match the storefront system, and would require removal of an area of brick to match the door sill to the deck level. This pressed brick should be retained and stored on-site.

The sidewalk café utilizes elements similar to other approved sidewalk cafes in the district. Vincenzo's at 808 P occupies a similarly sloped sidewalk and utilizes a deck for leveling. Vincenzo's also utilizes a separate door through the storefront for accessing the sidewalk café. Generally storefront modifications have been acceptable provided the broad design characteristics of the storefront have been retained, as in this case. In addition, storefronts historically have been somewhat flexible features of facades, adapting to changing uses.

Several approved Haymarket cafes feature planters, flower pots, or flower boxes. The glass shields are a new feature but appear to be minimally intrusive and may enhance the café experience in a challenging urban location.

Therefore, staff recommends a finding that the proposal is consistent with the character of the Haymarket district and further, recommends approval of a certificate of appropriateness.

ERICKSON ARCHITECTS SULLIVAN

June 28, 2013

To: City of Lincoln
Historic Preservation Commission

Re: Sidewalk Café for Sweep Left
815 O Street

PROPOSAL:

The existing Pepperberg Cigar Factory Building at 815 O Street is owned by US Properties. The first floor and basement of this three-story structure has been leased to a new Tenant who will operate a new restaurant/bar under the former Sweep Left name.

- The Tenant desires to have a sidewalk café operation on the sidewalk directly in front of the building on O Street. While the existing sidewalk is generously wide, it extends partially under the Harris Overpass, and it has a slope of over 12" in height east-to-west over the width of the storefront.

- This Proposal includes the construction of a new deck and planter/railing elements to provide a level surface that matches the interior finish floor elevation, which is also ADA-accessible. Related construction includes the installation of a new door in the existing bronze-anodized aluminum storefront system, to access the deck directly from the restaurant space. The new door, sidelight and transom will match the existing storefront framing and glazing. Also, modifications to the building's water supply and fire/sprinkler connections are required at the new deck.

- We have developed the extents of the new deck design with recommendations by the Urban Development Department to assure that there is generous public walkway space around and outside of the deck's footprint.

- The deck construction is proposed to be treated-lumber sub-framing with a walking surface of commercial-grade, PVC, tongue-and-groove decking in a gray color. The deck structure will be secured to the existing sidewalk, and rain water will easily flow under the deck, to the west. The deck will have skirt-boards on the exposed three sides, to prevent trash and debris from collecting below the deck.

- The perimeter planter/railing construction will consist of custom-fabricated, steel-framed, self-watering planter boxes, each with a tempered glass "screen" to serve as a windbreak for the deck's patrons. The planters will be secured to the deck.

Respectfully submitted,

Dave Erickson, AIA, NCARB

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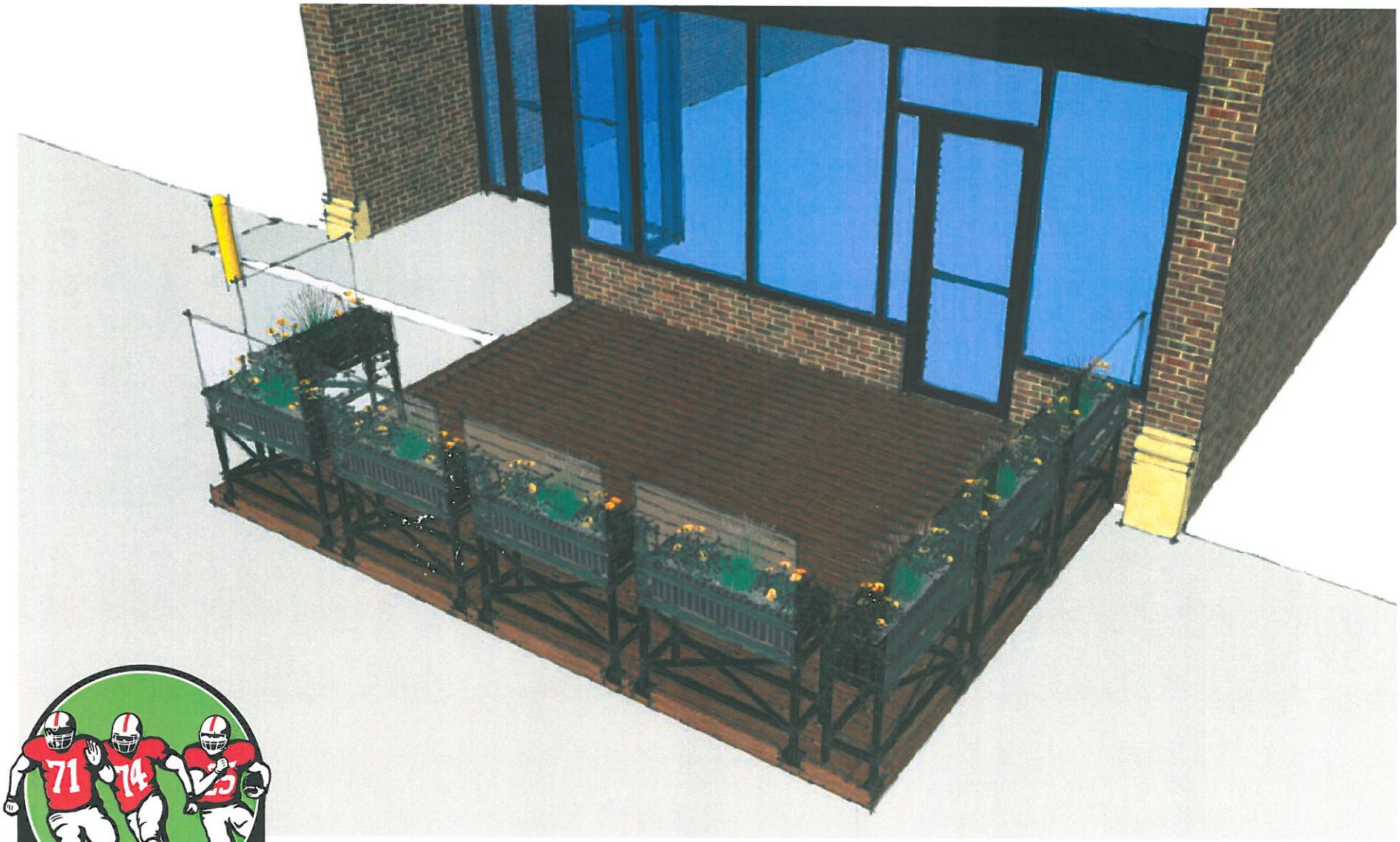
815 'O' STREET EXISTING CONDITIONS



SWEEP LEFT
815 "O" ST.
LINCOLN
NE

PROPOSED SIDEWALK CAFE

ERICKSON
ARCHITECTS
SULLIVAN

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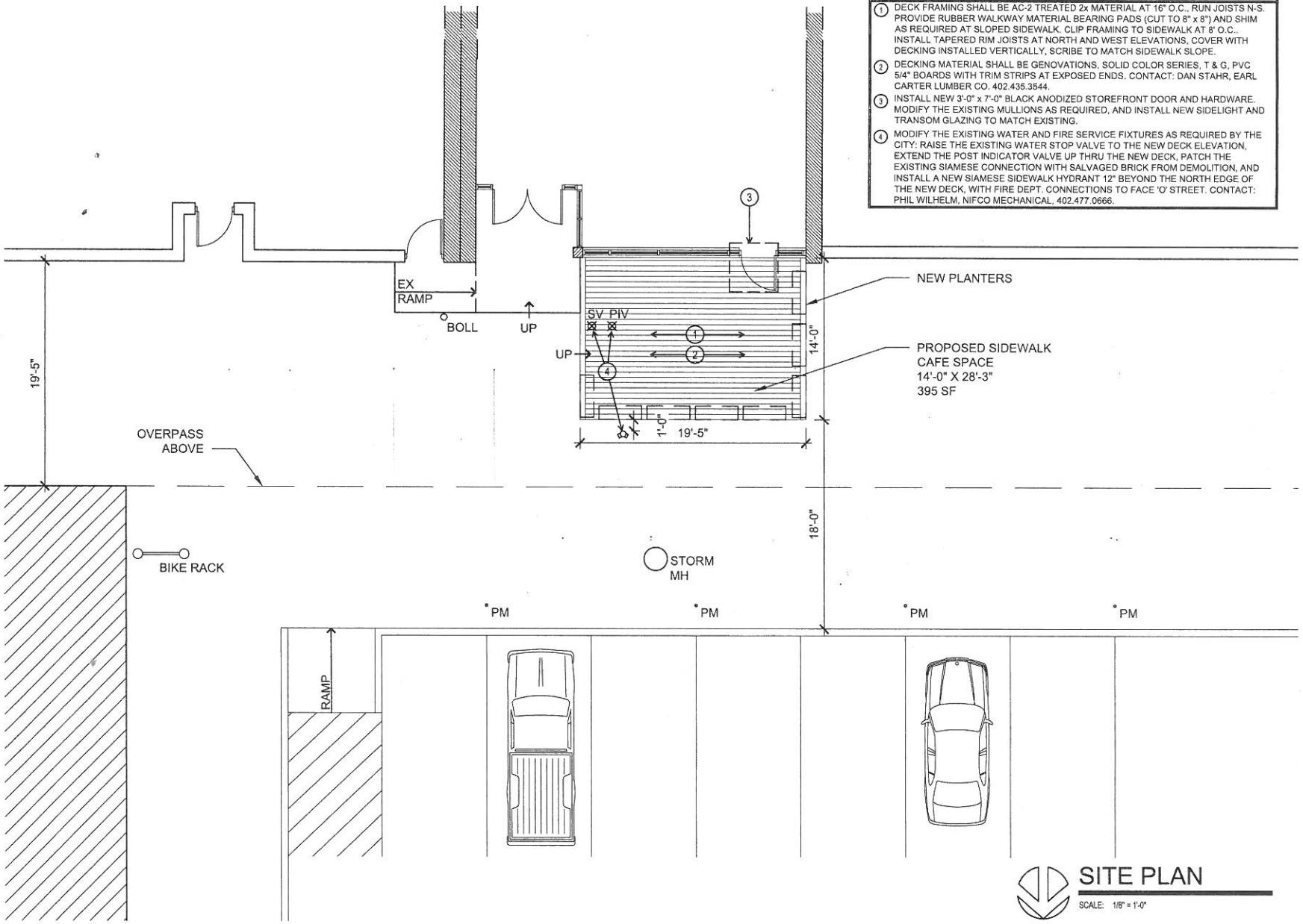
CONSTRUCTION KEY NOTES

1. DECK FRAMING SHALL BE AC-2 TREATED 2x MATERIAL AT 16" O.C., RUN JOISTS N-S. PROVIDE RUBBER WALKWAY MATERIAL BEARING PADS (CUT TO 8" x 8") AND SHIM AS REQUIRED AT SLOPED SIDEWALK. CLIP FRAMING TO SIDEWALK AT 8' O.C.. INSTALL TAPERED RIM JOISTS AT NORTH AND WEST ELEVATIONS, COVER WITH DECKING INSTALLED VERTICALLY, SCRIBE TO MATCH SIDEWALK SLOPE.
2. DECKING MATERIAL SHALL BE GENOVATIONS, SOLID COLOR SERIES, T & G, PVC 5/4" BOARDS WITH TRIM STRIPS AT EXPOSED ENDS. CONTACT: DAN STAHR, EARL CARTER LUMBER CO. 402.435.3544.
3. INSTALL NEW 3'-0" x 7'-0" BLACK ANODIZED STOREFRONT DOOR AND HARDWARE. MODIFY THE EXISTING MULLIONS AS REQUIRED, AND INSTALL NEW SIDELIGHT AND TRANSOM GLAZING TO MATCH EXISTING.
4. MODIFY THE EXISTING WATER AND FIRE SERVICE FIXTURES AS REQUIRED BY THE CITY: RAISE THE EXISTING WATER STOP VALVE TO THE NEW DECK ELEVATION, EXTEND THE POST INDICATOR VALVE UP THRU THE NEW DECK, PATCH THE EXISTING SIAMESE CONNECTION WITH SALVAGED BRICK FROM DEMOLITION, AND INSTALL A NEW SIAMESE SIDEWALK HYDRANT 12" BEYOND THE NORTH EDGE OF THE NEW DECK, WITH FIRE DEPT. CONNECTIONS TO FACE 'O' STREET. CONTACT: PHIL WILHELM, NIFCO MECHANICAL, 402.477.0666.



SITE PLAN

SCALE: 1/8" = 1'-0"

SIDE WALK CAFE PLAN

SWEEP LEFT

815 'O' STREET
LINCOLN, NE

PROJECT NO. 32513

BID SET

6.28.2013

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