STAFF REPORT

Agenda of February 28, 2008 **February 22, 2008**

PROPOSAL:
Sinclair Hille Architects, on behalf of Nebraska State Education Association, requests a Certificate of Appropriateness for modifications at the NSEA Building at 605 South 14th Street on Capitol Square.

DISCUSSION:
The Commission had a preliminary briefing on the project at the meeting of November 29, 2007 (see minutes). Most of the program for renovation of this building is interior but replacement of the windows is also planned.

The most relevant design standard states

> Design Standard 11: Buildings on Capitol Square
> The portion of the District facing the Capitol should be maintained and improved as an area of top-quality but generally unobtrusive office, residential, and church buildings, with very well-designed and maintained landscape and streetscape elements. The area should combine construction of first-class new buildings with the preservation of historic landmarks and scrupulous maintenance of all improvements.

Specific standards for additions and remodeling are not described. The information presented in November appeared to be very consistent with the intent of the Capitol Environs Standards, especially that buildings on Capitol Square be very well maintained, and that any modification be an enhancement.

In November Liz Kuhlman and Michael Penn of Sinclair Hille Architects presented a range of design alternatives that were then under consideration. At the meeting of Feb. 28th the Commission will be updated on the owner's choices and will be asked to approve a certificate of appropriateness, evaluating the proposal in light of Design Standard 11.

Edward F. Zimmer, Planner

Q:\NCEC\REPORTS\NSEA2008.EFZ.wpd