

ATTACHMENT "A"

APPROVED by Historic Preservation Commission
(3/37/90, public hearing 2/27/90)

PRESERVATION GUIDELINES FOR ST. FRANCIS CHAPEL

1. Architectural Review of Landmark:

- a. Photographs: On file in Planning Department.
- b. Important architectural features:
Interior (main floor)--the open nave and chancel; the choir loft; 25 stained glass windows; plaster walls, colonnettes, niches, and ceilings; marble steps and floor in sanctuary/chancel area, marble side altars and main altar; wooden pews and confessional; marble statues; oil paintings including "Marriage of St. Francis" and Stations of the Cross;
Exterior--brick walls, buttresses, transept projections, and apse; bell tower; main slate roof.
- c. Important landscape features: Open yard between east wall of chapel and freestanding grotto, lilac hedge on east side of yard, apple trees.
- d. Architectural style and date: Gothic Revival, 1921.
- e. Additions and modifications: exterior stair to mechanical room at northeast corner; interior fluorescent fixtures.

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 the chapel;
 3. Work involving:
 - a. Changes to interior features listed above (1.b), including changes in paint color;
 - b. Replacement of exterior material and trim or roofing materials;
 - c. Cleaning and maintenance of stone, brick, and other masonry, and painting of previously unpainted masonry;
 - d. Removal of important landscape features, as listed above (1.c);
 - e. Addition of paving materials;
 - f. Addition of fencing and walls that would be visible from the streets;

- g. Replacement of windows, storm windows, and screens (excluding seasonal);
- h. Addition of awnings;
- i. Placement of mechanical systems, such as but not limited to, window air conditioners, solar collectors, etc., on the exterior;
- j. The addition or replacement of signs;
- k. Moving structures on or off the site;
- l. Installation of electrical, utility, and communications services on exterior facades;
- m. Placement of high intensity overhead lighting, antennae, and utility poles within the area of the north, east, and west facades.

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 to the basement level, or changes to features not listed above in l.b.

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 or lessee as to the preservation of St. Francis Chapel. It is also intended that these Standards will aid the Commission in making decisions when required to issue or deny a Certificate. These standards are unique among Lincoln Landmarks in placing principal emphasis on the interior of the Chapel, and according secondary importance to the exterior, in accord with the Chapel's construction as a rear wing to a larger building.

When a decision to issue or deny a Certificate is to be made, 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.

A. Maintenance and Restoration of Nave and Chancel:

1. Any modifications to the interior features listed above in 1.b should be carried out for the purpose of restoration, based on documentary, photographic, and/or physical evidence.
2. Installation of new mechanical equipment, lighting, audio/visual systems, etc. should be compatible with the architectural character of the chapel interior and should be planned to minimize impact on the historic fabric of the interior.
3. Modifications to comply with life/safety codes should be carefully designed and installed to minimize impact on the spaces and finishes of the nave and chancel.

B. Construction of a North Facade:

In the event that the main portion of the old hospital is demolished, a new north facade for the chapel may be needed. The design of such a facade shall be developed in consultation with the Preservation Commission, with goals of compatible design and materials, accessibility, and simplicity, so as not to compete with the predominance of the historic interior. A reuse of design features and building materials from the existing, easternmost north entrance to the hospital shall be viewed favorably in designing a new entrance.

C. Alterations:

1. Entrances: Any new stairways, ramps, elevators, and entrances shall be designed to minimize impact on the interior space and finishes of the nave and chancel; exterior appearance shall be reviewed for compatibility, but as a secondary consideration.
2. Other Additions: Additions shall complement the style of the structure. Additions shall not imitate architectural styles which pre-date that of the historic structure.
3. Roofs: The shape of the roofs shall not be changed.
3. Trim: There shall be no changes in the existing exterior trim of the building, other than painting or repair. Any replaced or repaired portions of the trim that are visible and above grade, including, but not limited to, cornice, door and windows frames, shall match the original members in scale, design, and material.
4. Openings: Maintenance of the stained glass windows, and of permanent exterior storm windows to protect them, are priorities. Other original windows shall not be removed when they can be restored, repaired, and reused; if repair is not possible, replacement should be with elements or new units which closely match the appearance of the original windows.

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4. Openings, cont.

Additional openings, or changes in the size of the existing openings, shall be carefully reviewed for impact on the significant interior features of the Chapel.

Metal, vinyl, or fiberglass awnings, hoods, or shutters that would detract from the existing character or appearance of the building shall not be used.

C. Repair:

1. Repairs in General: Repairs in materials that duplicate the original in composition, texture, and appearance are encouraged. Repairs with new materials that duplicate the original in texture and appearance also may be permitted. Repairs in materials that do not duplicate the original appearance may be permitted on an individual basis if the repairs are compatible with the character and materials of the existing building and if repairs that duplicate the original in appearance are not available.
2. Masonry: Unpainted brick shall not be painted or covered. The cleaning of masonry shall not be done in a manner to harm or alter the original surface of the materials. Sandblasting is prohibited.
3. Roofing: Reroofing in-kind, replicating the original materials, is preferred.

D. Demolition:

The Landmark or significant portions thereof shall not be demolished except pursuant to Lincoln Municipal Code Section 27.57.150(b), Section 27.57.160, or Section 27.57.170. The moving of the Landmark is discouraged; however, moving is preferred to demolition.

E. Other:

1. Mechanical Systems:

Necessary mechanical services shall be installed in areas and spaces that require the least possible alteration to the exterior structural condition and physical appearance of the building.

Holes to accommodate air conditioners or other mechanical equipment shall not be cut through the east facade.

Exterior electrical, television and telephone cables should be installed in places where they will be visually unobtrusive. Television antennae and mechanical equipment such as air conditioners and solar panels should be placed in as inconspicuous a location as possible. The installation of such equipment shall not adversely affect the principal elevations.

E. Other, cont.

2. Signs:

Any exterior signs shall be compatible with the historic and architectural character of the building. Freestanding signs, detached from the building but not blocking vistas of principal facades, are preferred. Any street address designation shall also be compatible with the historic and architectural character of the building.

3. Paving: Addition of any paving for parking adjacent to the building shall reviewed for impact on significant interior and exterior features of the site, and may be permitted with appropriate landscaping.
4. Landscaping: Most aspects of landscaping are not subject to Commission review, except as specified in parts 1.c and 3.E.3.

In the event of the demolition of the main portions of the old hospital, retention of the mature trees north of the chapel, between the hospital and South Street, would be desirable.

Those landscape features identified in 1.c may be removed or modified if the Commission determines:

- a. in consultation with the City Forester, that trees are diseased or threaten public safety;
- b. that plant materials are causing or threatening to cause damage to the landmark building or other significant features of the site;
- c. that materials are located in such a manner as to be unable to sustain healthy growth.