



NEBRASKA MAIN STREET NETWORK
DESIGN CASE STUDY

NELIGH FAMILY DENTISTRY

Neligh, Nebraska

August 2017

DISCLAIMER: The Nebraska Main Street Network provides these design case studies as an educational tool for member communities. The illustrations are conceptual in nature only and take no specific consideration of local codes, standards, permit process or design review.

CONDITION ASSESSMENT CHECKLIST CRITERIA

Each exterior element/ feature is evaluated in terms of their existing condition, current state of repair, and architectural integrity, utilizing the following terms:

GOOD CONDITION:

It is intact, structurally sound, and performing its intended purpose. There are few or no cosmetic imperfections. It needs no repair and only minor or routine maintenance.

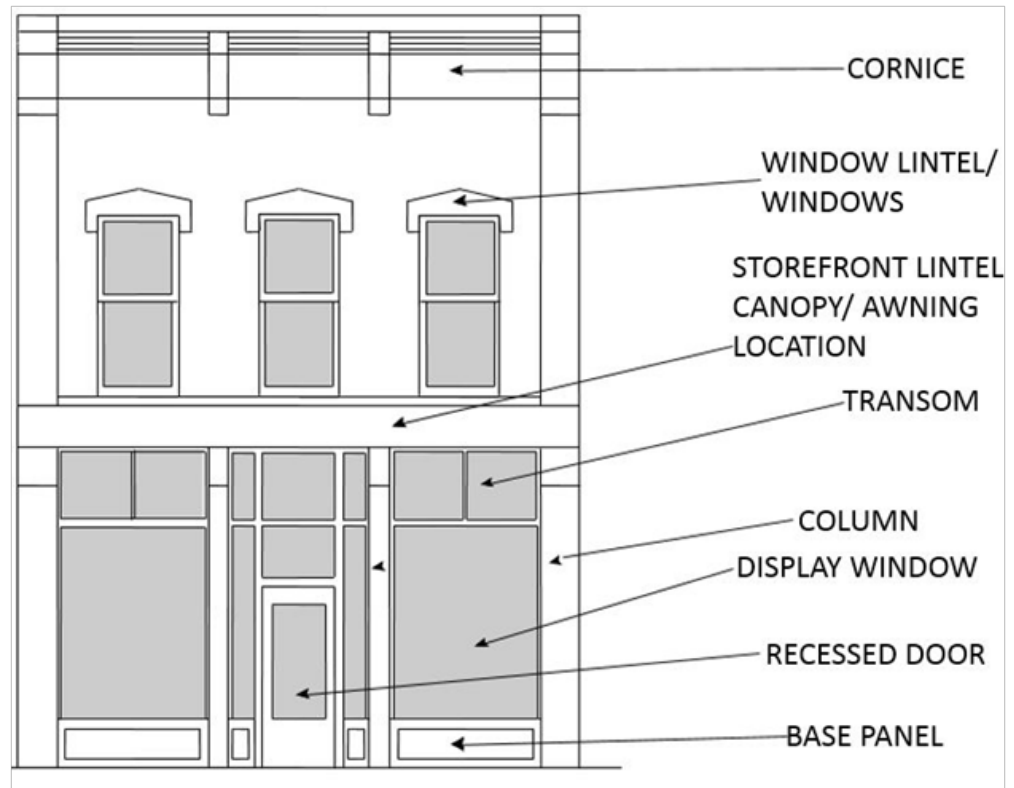
FAIR CONDITION:

There are early signs of wear, failure, or deterioration, although the feature or element is generally structurally sound and performing its intended purpose. There is failure of a sub-component of the feature or element. Replacement of up to 25 percent of the feature or element is required. Replacement of a defective sub-component of the feature or element is required.

POOR CONDITION:

It is no longer performing its intended purpose. It is missing. It shows signs of imminent failure or breakdown. Deterioration or damage affects more than 25 percent of the feature or element and cannot be adjusted or repaired. It requires major repair or replacement.

ARCHITECTURAL COMPONENTS



BUILDING FAÇADE/FEATURES ASSESSMENT

Evaluation Team: Greg Munn, Elizabeth Chase

Evaluation Date: 6/16/2017

Building or Business Name: Neligh Family Denistry

Building Address: 322 Main Street

Building Location: Neligh, NE

Building Use (current): Office (medical/dental)

Building Use (Historic): Retail

Building Date of Construction/ decade: 1920s

Building Style/ Period: Pre WWII

Building Materials/ Elements: Brick/ Glass/ Composite tile

Condition Evaluation: FAIR

Aesthetic Evaluation: FAIR



EXISTING CONDITIONS

GENERAL STATEMENT

The Neligh Family Dentistry building has a great deal of extant above the storefront. The brick façade is original. However, even as far back as the 1970s the storefront has been covered in a composite black panel system on a metal frame system. At the time of the site investigation, it was determined that the wall panel system is on a plywood substrate, covering the original finish of the building (*image at upper right: Building on the right, as it appeared c. 1970, much the same as it looks today*). Below the storefront, the canopy is a later and inappropriate addition.

WALL

Above the storefront, the wall is yellow brick, framed in red brick original to the construction of the building. The brick is on good condition but the mortar is deteriorating. There have been obvious attempts in the past to patch the mortar with caulking (*image at lower right: brickwork of the wall above the storefront*).

RECOMMENDATION

- The brick wall should be completely tuckpointed.

WINDOWS

The building does not have, nor ever did it have windows on the upper level.



STOREFRONT

The paneled system on the storefront is not original, but has been in place for a substantial period of the history of the building (*image at upper right: storefront showing the composite panel system*).

RECOMMENDATION

- The panels are delaminating and are in fair condition. It is recommended that a portion of the panel system is removed for evaluation of the condition and materials under the plywood. It can be assumed that the walls behind the plywood are brick. Then determine whether the brick is in good enough condition to be exposed.



AWNING

The shingled shed awning is not appropriate for this building (*image at lower right: storefront showing the existing awning*). Without period images it is a supposition that the building contained originally a retractable awning.

RECOMMENDATION

- It is recommended that the existing awning should be removed in its entirety and replaced with a fixed canvas or canvas retractable awning.



SIGNAGE

The existing sign is small and not noticeable by traffic.

RECOMMENDATION

- The sign should be removed from this location and be a part of the awning, a projecting sign above the awning, or professionally designed laser cut vinyl on the storefront glass.



RECOMMENDATIONS ILLUSTRATED

Façade illustration showing façade with a fixed canvas awning and projecting sign version 1 (wine & black)



RECOMMENDATIONS ILLUSTRATED

Façade illustration showing façade with a fixed canvas awning and projecting sign version 2 (blue)

