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Image 1. Historic Photograph. The two-story Lowe Building, located on the northeast corner of the intersection of Central Avenue and East Railroad Street, is pictured in the late 1800s or early 1900s. The building has cast iron storefronts, a pressed-metal cornice, and pedimented window hoods.



Image 2. Existing Streetscape. The portion of the Lowe Building studied for this project (second storefront from the right) is shown in the context of this block-long row of commercial buildings on the east side of Central Avenue.

created by:
NELMS
Nebraska Lied
Main Street
•
University of
Nebraska
College of
Architecture

Design assistance for:
Low Building
Larry Eggert
2903 Central Avenue
Kearney, NE 68847

Produced under the direction of:
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Project Code:
KNY0806
Date:
31 MAR 2009

Sheet No.:
1/4

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Image 3. Existing Building. The Central Avenue façade of the portion of the Lowe Building studied for this project (storefront on the left in this photograph) was replaced in the early-to-mid-twentieth century. The original ornate brick façade of the late 1800s, shown in Image 1, was replaced with a simplified, yet carefully detailed, “modern” brick façade. The three tall second story windows in the original façade were replaced with two shorter, nearly square windows, and the façade brickwork was accentuated with several horizontal reveals, giving the upper façade a visual horizontality that contrasts with the façade of the original portion of the Lowe Building façade remaining to the right in the photograph.



Image 4. Existing Building. The East Railroad Street façade of the portion of the Lowe Building studied for this project (the portion to the right of the “Lowe Investment Co.” sign in this photograph) was altered at some point in the early twentieth century. The midsection of this façade, where the pressed metal cornice no longer exists, was partially replaced in the early 1900s, probably due to structural failure or deterioration of the face brick. The simplified brick cornice and plain second-story window openings on the replacement façade reflect the general move away from ornamented façades in commercial building design in the twentieth century.



Image 5. Proposed East Railroad Street Façade Improvements. The changes proposed for this façade of the Lowe Building include restoration of the full-height double hung windows and installation of full-height storm windows on the second floor. Removal of the solar collector in one of the second story windows (see Image 4) and restoration of the original window is recommended. This view also shows all of the transom panels in the first floor storefronts painted uniformly.



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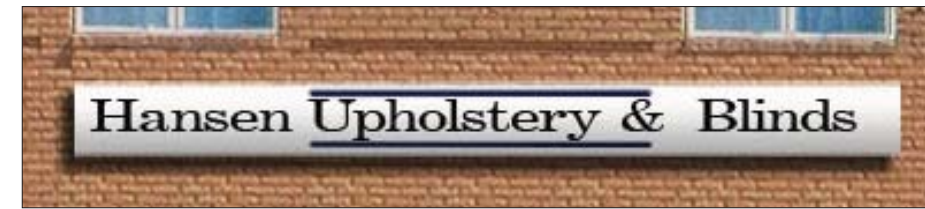


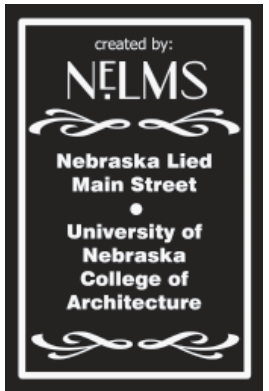
Image 6. Signage: Option 1. This sign is proposed for the Option 1 Central Avenue façade improvements (see Image 7).

Image 7. Central Avenue Façade Improvements: Option 1. This option includes restoration of the second story windows or replacement of them with windows similarly subdivided. The sign depicted in Image 6 spans the distance between the outside edges of the two second story window openings. The horizontal bars in the sign echo the horizontal reveals in the brickwork between the window openings.



Image 8. Awning Fabric Sample. Sunbrella's Captain Navy (#4646) awning fabric is used for the awning depicted in Option 2 Central Avenue façade improvements (Image 9).

Image 9. Central Avenue Façade Improvements: Option 2. This option depicts replacement windows on the second floor and an awning replacing the metal canopy on the storefront.



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Image 10. Awning Fabric Sample. Sunbrella's Forest Green (#4637) awning fabric is used for the awning depicted in Option 3 Central Avenue façade improvements (Image 11).

Image 11. Central Avenue Façade Improvements: Option 3. This option depicts replacement windows on the second floor and an awning replacing the metal canopy on the storefront. Alternative signage is shown.



Image 12. Awning Fabric Sample. Sunbrella's Marine Blue (#4678) awning fabric is used for the awning depicted in Option 4 Central Avenue façade improvements (Image 13).

Image 13. Central Avenue Façade Improvements: Option 4. This option depicts replacement windows on the second floor and an awning replacing the metal canopy on the storefront. Signage is applied on the valance of the awning.



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