

**DISCLAIMER:**

The Nebraska Lied Main Street Program provides this nominal charge design assistance to property owners in officially designated Main Street project areas. The renderings and notations on these sheets are only conceptual views of the project site and are based on the information supplied to the design staff. Should obscured architectural details or problems be revealed, the local Main Street manager should be notified and consulted. General notes are provided as a guideline for preservation and revitalization techniques and are generally based on the Secretary of the Department of Interior's Standards for Historic Preservation. A copy of this publication may be viewed at the local project manager's office. For further information regarding incentive tax credits or issues regarding clarification of the Secretary of the Interior's Standards call the Nebraska State Historic Preservation Office of the Nebraska Historical Society. For more detailed technical assistance of product information, the state Main Street office has compiled lists of architects, engineers, preservation consultants, contractors, and product manufacturers who have expressed an interest in the Main Street Program. Since the Nebraska Lied Main Street Program is unable to endorse these entities, it is recommended that the building owners thoroughly check all references before engaging such contacts. These resource lists may be obtained through the local community manager's office. The work here takes no specific consideration of local building codes, fire ordinances, municipal zoning codes, and items relevant to the federal "Americans with Disabilities Act." Wherever pertinent these regulations always will supercede the intentions of the conceptual proposal illustrated here. Where applicable, all work must be approved by the local Main Street design review committee.



**Image 1. Existing Condition.** The Miller-Kassler Building is located on the west side of the 200 block of Main Street between buildings occupied by U.S. Cellular and Wayne Vets Club. The south half of the building is occupied by Custom Framing. The north half of the building is occupied by Olds, Pieper & Connolly, Attorneys.



**Image 2. Existing Condition.** The thin brick and wood gabled awning will be removed. The thin brick is to be replaced with a combination of stucco and porcelain tile. The wood gabled awning is to be replaced with a fabric awning.

These photographs show the existing condition of the Miller-Kassler Building. The first floor storefront portion of the building is enclosed with modern metal and glass windows and doors and thin brick cladding on the opaque parts of the storefront. The Olds, Pieper & Connolly, Attorneys, side of the building has a gabled wood canopy structure that is in severe disrepair.

Suggested building improvements include the removal of the wood gabled canopy, a new facade material on the lower portion of the building, and a new awning.

Eleven options are presented for awning fabrics and surface materials.

Note: Rendered images representing the design options include the removal of a sign and light poles in the public right-of-way for the purpose of better representing the building. If windows are to be replaced, clear glass should be used.



Design assistance for:  
**Olds, Pieper & Connolly**  
**Jeff Morlok, Otte Construction**  
 218 Main St.  
 Wayne, NE 68787

Produced under the direction of:  
**Nebraska Lied Main Street**  
 P.O. Box 83107  
 Lincoln, 68501-3107  
 Phone: 402.323.7337 Fax: 402.323.7349

Project Code:  
**WYN0702**  
 Date:  
**2 Apr 2008**

Sheet No.:  
**1/7**



**DISCLAIMER:**

The Nebraska Lied Main Street Program provides this nominal charge design assistance to property owners in officially designated Main Street project areas. The renderings and notations on these sheets are only conceptual views of the project site and are based on the information supplied to the design staff. Should obscured architectural details or problems be revealed, the local Main Street manager should be notified and consulted. General notes are provided as a guideline for preservation and revitalization techniques and are generally based on the Secretary of the Department of Interior's Standards for Historic Preservation. A copy of this publication may be viewed at the local project manager's office. For further information regarding incentive tax credits or issues regarding clarification of the Secretary of the Interior's Standards call the Nebraska State Historic Preservation Office of the Nebraska Historical Society. For more detailed technical assistance of product information, the state Main Street office has compiled lists of architects, engineers, preservation consultants, contractors, and product manufacturers who have expressed an interest in the Main Street Program. Since the Nebraska Lied Main Street Program is unable to endorse these entities, it is recommended that the building owners thoroughly check all references before engaging such contacts. These resource lists may be obtained through the local community manager's office. The work here takes no specific consideration of local building codes, fire ordinances, municipal zoning codes, and items relevant to the federal "Americans with Disabilities Act." Wherever pertinent these regulations always will supercede the intentions of the conceptual proposal illustrated here. Where applicable, all work must be approved by the local Main Street design review committee.



New double hung windows

Exposed original lintel (support beam)

New signboard

Fabric awning

Stucco surrounding central door

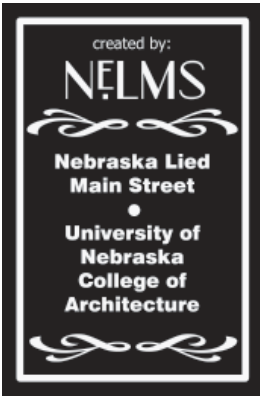
Painted central door at middle of building

Stucco

Side-walk level bulkhead

One course of 12"x12" porcelain tile at the base

**Image 3. Building Elements.** Components of the building façade referred to in the captions of the photographs in this presentation are identified in this image.



Design assistance for:  
**Olds, Pieper & Connolly**  
**Jeff Morlok, Otte Construction**  
 218 Main St.  
 Wayne, NE 68787

Produced under the direction of:  
**Nebraska Lied Main Street**  
 P.O. Box 83107  
 Lincoln, 68501-3107  
 Phone: 402.323.7337 Fax: 402.323.7349

Project Code:  
**WYN0702**  
 Date:  
**2 Apr 2008**

Sheet No.:  
**2/7**



**DISCLAIMER:**

The Nebraska Lied Main Street Program provides this nominal charge design assistance to property owners in officially designated Main Street project areas. The renderings and notations on these sheets are only conceptual views of the project site and are based on the information supplied to the design staff. Should obscured architectural details or problems be revealed, the local Main Street manager should be notified and consulted. General notes are provided as a guideline for preservation and revitalization techniques and are generally based on the Secretary of the Department of Interior's Standards for Historic Preservation. A copy of this publication may be viewed at the local project manager's office. For further information regarding incentive tax credits or issues regarding clarification of the Secretary of the Interior's Standards call the Nebraska State Historic Preservation Office of the Nebraska Historical Society. For more detailed technical assistance of product information, the state Main Street office has compiled lists of architects, engineers, preservation consultants, contractors, and product manufacturers who have expressed an interest in the Main Street Program. Since the Nebraska Lied Main Street Program is unable to endorse these entities, it is recommended that the building owners thoroughly check all references before engaging such contacts. These resource lists may be obtained through the local community manager's office. The work here takes no specific consideration of local building codes, fire ordinances, municipal zoning codes, and items relevant to the federal "Americans with Disabilities Act." Wherever pertinent these regulations always will supercede the intentions of the conceptual proposal illustrated here. Where applicable, all work must be approved by the local Main Street design review committee.



**Image 4. Option 1.** The stucco used on the lower portion of the north half of the Miller-Kassler Building facade is similar in color to the stone that exists on the upper portion of the building. Darker stucco is used above and at the sides of the door in the middle of the building. The central door is painted to match the stucco that surrounds it. The new awning is Sunbrella fabric "Terra Cotta" (#4622). The single course of 12"x12" porcelain tile installed at the base of the north half of the building is similar to American Olean "Broadway Brown". Full-size double hung windows are installed in all second story window openings. The support beam is revealed. The new signboard on the south half of the building is similar in color to Pratt & Lambert "Flax" paint color (#2048). The font used on the signboard is Avant Guard.



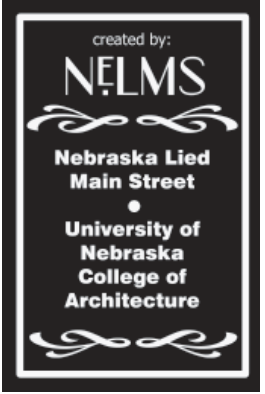
**Image 5. Option 1.** Changes are the same as depicted in Image 4.



**Image 6.** "Broadway Brown" American Olean porcelain tile.



**Image 7.** "Terra Cotta" Sunbrella fabric (#4622).



Design assistance for:  
**Olds, Pieper & Connolly**  
**Jeff Morlok, Otte Construction**  
 218 Main St.  
 Wayne, NE 68787

Produced under the direction of:  
**Nebraska Lied Main Street**  
 P.O. Box 83107  
 Lincoln, 68501-3107  
 Phone: 402.323.7337 Fax: 402.323.7349

Project Code:  
**WYN0702**  
 Date:  
**2 Apr 2008**

Sheet No.:  
**3/7**



**DISCLAIMER:**

The Nebraska Lied Main Street Program provides this nominal charge design assistance to property owners in officially designated Main Street project areas. The renderings and notations on these sheets are only conceptual views of the project site and are based on the information supplied to the design staff. Should obscured architectural details or problems be revealed, the local Main Street manager should be notified and consulted. General notes are provided as a guideline for preservation and revitalization techniques and are generally based on the Secretary of the Department of Interior's Standards for Historic Preservation. A copy of this publication may be viewed at the local project manager's office. For further information regarding incentive tax credits or issues regarding clarification of the Secretary of the Interior's Standards call the Nebraska State Historic Preservation Office of the Nebraska Historical Society. For more detailed technical assistance of product information, the state Main Street office has compiled lists of architects, engineers, preservation consultants, contractors, and product manufacturers who have expressed an interest in the Main Street Program. Since the Nebraska Lied Main Street Program is unable to endorse these entities, it is recommended that the building owners thoroughly check all references before engaging such contacts. These resource lists may be obtained through the local community manager's office. The work here takes no specific consideration of local building codes, fire ordinances, municipal zoning codes, and items relevant to the federal "Americans with Disabilities Act." Wherever pertinent these regulations always will supercede the intentions of the conceptual proposal illustrated here. Where applicable, all work must be approved by the local Main Street design review committee.



**Image 8. Option 2.** Otherwise similar to Option 1, stucco is applied only to the lower portion of the north half of the building. The awning is Sunbrella fabric "Walnut Brown Tweed" (#4618). The font used on the signboard is Times New Roman.



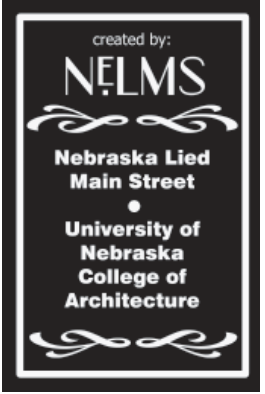
**Image 10. Option 4.** Otherwise similar to Option 1, stucco is applied to the entire midsection and lower portion of the north half of the facade. Porcelain tile is not used. The awning is Sunbrella fabric "Cocoa" (#4676). The font used on the signboard is Avant Guard.



**Image 9. Option 3.** Otherwise similar to Option 1, stucco is applied only to the lower portion of the north half of the building. The awning is Sunbrella fabric "Navy" (#4626). The signboard shape is different. The font used on the signboard is Times New Roman.



**Image 11. Option 5.** Otherwise similar to Option 1, porcelain tile is applied to the bulkhead of the north half of the facade. The porcelain tile is similar to American Olean "Sand Swept". The awning is Sunbrella fabric "True Brown" (#4621). The font used on the signboard is Times New Roman.



Design assistance for:  
**Olds, Pieper & Connolly**  
**Jeff Morlok, Otte Construction**  
 218 Main St.  
 Wayne, NE 68787

Produced under the direction of:  
**Nebraska Lied Main Street**  
 P.O. Box 83107  
 Lincoln, 68501-3107  
 Phone: 402.323.7337 Fax: 402.323.7349

Project Code:  
**WYN0702**  
 Date:  
**2 Apr 2008**

Sheet No.:  
**4 / 7**



**DISCLAIMER:**

The Nebraska Lied Main Street Program provides this nominal charge design assistance to property owners in officially designated Main Street project areas. The renderings and notations on these sheets are only conceptual views of the project site and are based on the information supplied to the design staff. Should obscured architectural details or problems be revealed, the local Main Street manager should be notified and consulted. General notes are provided as a guideline for preservation and revitalization techniques and are generally based on the Secretary of the Department of Interior's Standards for Historic Preservation. A copy of this publication may be viewed at the local project manager's office. For further information regarding incentive tax credits or issues regarding clarification of the Secretary of the Interior's Standards call the Nebraska State Historic Preservation Office of the Nebraska Historical Society. For more detailed technical assistance of product information, the state Main Street office has compiled lists of architects, engineers, preservation consultants, contractors, and product manufacturers who have expressed an interest in the Main Street Program. Since the Nebraska Lied Main Street Program is unable to endorse these entities, it is recommended that the building owners thoroughly check all references before engaging such contacts. These resource lists may be obtained through the local community manager's office. The work here takes no specific consideration of local building codes, fire ordinances, municipal zoning codes, and items relevant to the federal "Americans with Disabilities Act." Wherever pertinent these regulations always will supercede the intentions of the conceptual proposal illustrated here. Where applicable, all work must be approved by the local Main Street design review committee.



**Image 12. Option 6.** Stucco used on the entire lower portion of the Miller-Kassler Building is similar in color to the stone that exists on the upper portion of the building. Darker stucco is used above and at the sides of the door in the middle of the building. The central door is painted to match the stucco that surrounds it. The new awnings are Sunbrella fabric "True Brown" (#4621). The single course of 12"x 12" porcelain tile installed at the base of the building facade is similar to American Olean "Broadway Brown". Full-size double hung windows are installed in all second story window openings. The support beam is revealed along the top edges of the awnings.



**Image 13. Option 6.** Changes are the same as depicted in Image 12.



**Image 14.** "Broadway Brown" American Olean porcelain tile.



**Image 15.** "True Brown" Sunbrella fabric (#4621).



Design assistance for:  
**Olds, Pieper & Connolly**  
**Jeff Morlok, Otte Construction**  
 218 Main St.  
 Wayne, NE 68787

Produced under the direction of:  
**Nebraska Lied Main Street**  
 P.O. Box 83107  
 Lincoln, 68501-3107  
 Phone: 402.323.7337 Fax: 402.323.7349

Project Code:  
**WYN0702**  
 Date:  
**2 Apr 2008**  
 Sheet No.:  
**5/7**



**DISCLAIMER:**

The Nebraska Lied Main Street Program provides this nominal charge design assistance to property owners in officially designated Main Street project areas. The renderings and notations on these sheets are only conceptual views of the project site and are based on the information supplied to the design staff. Should obscured architectural details or problems be revealed, the local Main Street manager should be notified and consulted. General notes are provided as a guideline for preservation and revitalization techniques and are generally based on the Secretary of the Department of Interior's Standards for Historic Preservation. A copy of this publication may be viewed at the local project manager's office. For further information regarding incentive tax credits or issues regarding clarification of the Secretary of the Interior's Standards call the Nebraska State Historic Preservation Office of the Nebraska Historical Society. For more detailed technical assistance of product information, the state Main Street office has compiled lists of architects, engineers, preservation consultants, contractors, and product manufacturers who have expressed an interest in the Main Street Program. Since the Nebraska Lied Main Street Program is unable to endorse these entities, it is recommended that the building owners thoroughly check all references before engaging such contacts. These resource lists may be obtained through the local community manager's office. The work here takes no specific consideration of local building codes, fire ordinances, municipal zoning codes, and items relevant to the federal "Americans with Disabilities Act." Wherever pertinent these regulations always will supercede the intentions of the conceptual proposal illustrated here. Where applicable, all work must be approved by the local Main Street design review committee.



**Image 16. Option 7.** Otherwise similar to Option 6, the awnings are Sunbrella fabric "Walnut Brown Tweed" (#4618).



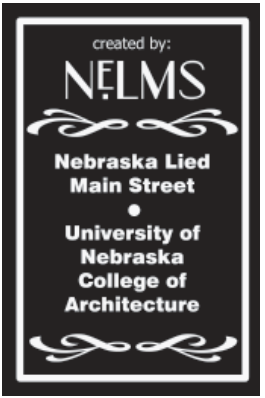
**Image 17. Option 8.** Otherwise similar to Option 6, the awnings are Sunbrella fabric "Navy" (#4626).



**Image 18. Option 9.** Otherwise similar to Option 6, stucco is applied to the entire lower portion of the facade. Porcelain tile is not used. The south (left) awning is Sunbrella fabric "Cocoa" (#4676). The north (right) awning is Sunbrella fabric "Walnut Brown Tweed" (#4618).



**Image 19. Option 10.** Otherwise similar to Option 6, the porcelain tile is applied to the entire sidewalk-level bulkhead. The porcelain tile is similar to American Olean "Sand Swept". Both awnings are Sunbrella fabric "Terra Cotta" (#4622).



Design assistance for:  
**Olds, Pieper & Connolly**  
**Jeff Morlok, Otte Construction**  
218 Main St.  
Wayne, NE 68787

Produced under the direction of:  
**Nebraska Lied Main Street**  
P.O. Box 83107  
Lincoln, 68501-3107  
Phone: 402.323.7337 Fax: 402.323.7349

Project Code:  
**WYN0702**  
Date:  
**2 Apr 2008**

Sheet No.:  
**6 / 7**



**DISCLAIMER:**

The Nebraska Lied Main Street Program provides this nominal charge design assistance to property owners in officially designated Main Street project areas. The renderings and notations on these sheets are only conceptual views of the project site and are based on the information supplied to the design staff. Should obscured architectural details or problems be revealed, the local Main Street manager should be notified and consulted. General notes are provided as a guideline for preservation and revitalization techniques and are generally based on the Secretary of the Department of Interior's Standards for Historic Preservation. A copy of this publication may be viewed at the local project manager's office. For further information regarding incentive tax credits or issues regarding clarification of the Secretary of the Interior's Standards call the Nebraska State Historic Preservation Office of the Nebraska Historical Society. For more detailed technical assistance of product information, the state Main Street office has compiled lists of architects, engineers, preservation consultants, contractors, and product manufacturers who have expressed an interest in the Main Street Program. Since the Nebraska Lied Main Street Program is unable to endorse these entities, it is recommended that the building owners thoroughly check all references before engaging such contacts. These resource lists may be obtained through the local community manager's office. The work here takes no specific consideration of local building codes, fire ordinances, municipal zoning codes, and items relevant to the federal "Americans with Disabilities Act." Wherever pertinent these regulations always will supercede the intentions of the conceptual proposal illustrated here. Where applicable, all work must be approved by the local Main Street design review committee.



**Image 20. Option 11.** The stucco used on the lower portion of the Miller-Kassler building is similar in color to the stone used on the upper portion of the building. Darker stucco is used above and at the sides of the door in the middle of the building. The central door is painted to match the stucco that surrounds it. The new awning, which runs the expanse of the building's façade, is Sunbrella fabric "Walnut Brown Tweed" (#4618). The single course of 12"x12" porcelain tile installed at the base of the building is similar to American Olean "Broadway Brown". Full-size double hung windows are installed in all second story window openings. The support beam across the entire facade is revealed along the top edge of the awning.



**Image 21. Option 11.** Changes are the same as those made in Image 20.



**Image 22.** "Broadway Brown" American Olean Porcelain Tile.



**Image 23.** "Walnut Brown Tweed" Sunbrella fabric (#4618).



Design assistance for:  
**Olds, Pieper & Connolly**  
**Jeff Morlok, Otte Construction**  
 218 Main St.  
 Wayne, NE 68787

Produced under the direction of:  
**Nebraska Lied Main Street**  
 P.O. Box 83107  
 Lincoln, 68501-3107  
 Phone: 402.323.7337 Fax: 402.323.7349

Project Code:  
**WYN0702**  
 Date:  
**2 Apr 2008**  
 Sheet No.:  
**7/7**