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Image 1. Existing Condition. The east façade of the building, facing Lincoln Avenue, is the original brick-faced front of the building. In 1986 the building was remodeled. The east entrance was removed and infilled with masonry. The east brick wall is now painted. An illuminated box sign is mounted on the exterior wall.



Image 2. Existing Condition. The building's customer entrance on the north façade is visible in this view from the northeast. The entrance is now situated under a large wood-framed canopy with a steeply-sloped, wood-shingled, front surface.

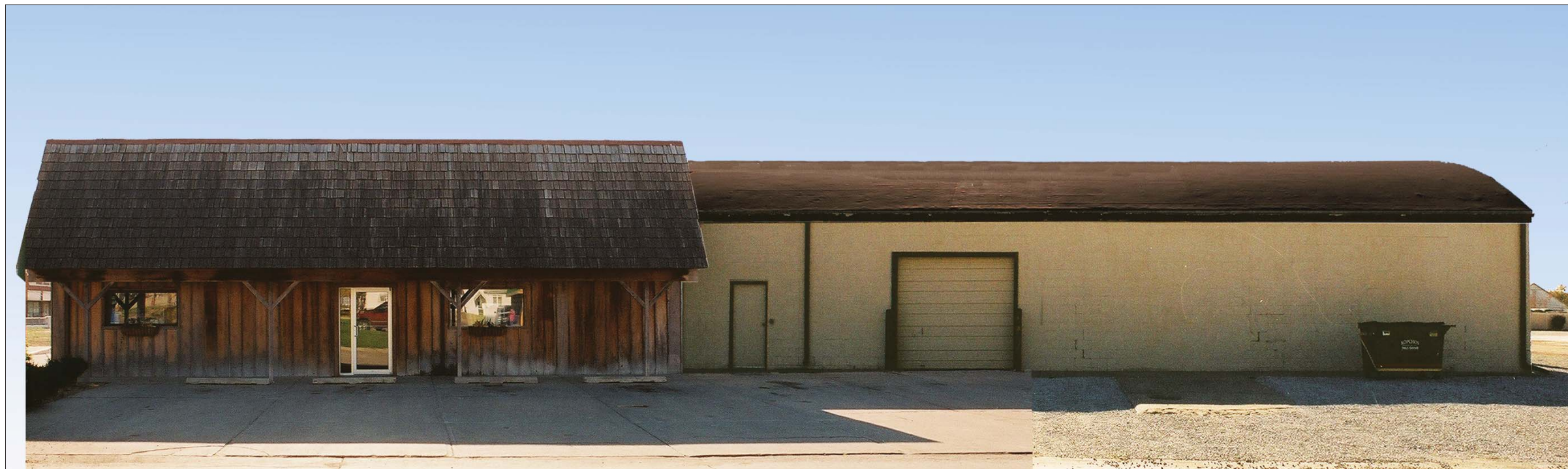
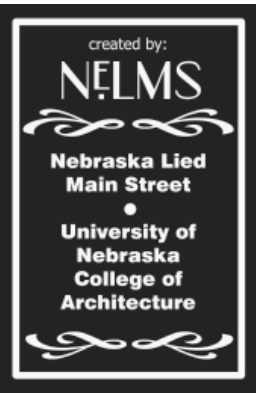


Image 3. Existing Condition. The north façade of the building reveals the graceful curve of the bowstring truss structure of the roof. In addition to the customer entrance under the rustic wood canopy, the north wall of the building has a large garage door and a pedestrian door, providing access into the back service area of the building. The rustic wood canopy is constructed with rough-hewn lumber.



Design assistance for:
Gloystein Veterinary Clinic
Brad Gloystein
1529 Lincoln Avenue
York, NE 68467

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

Project Code:
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17 JUN 2009

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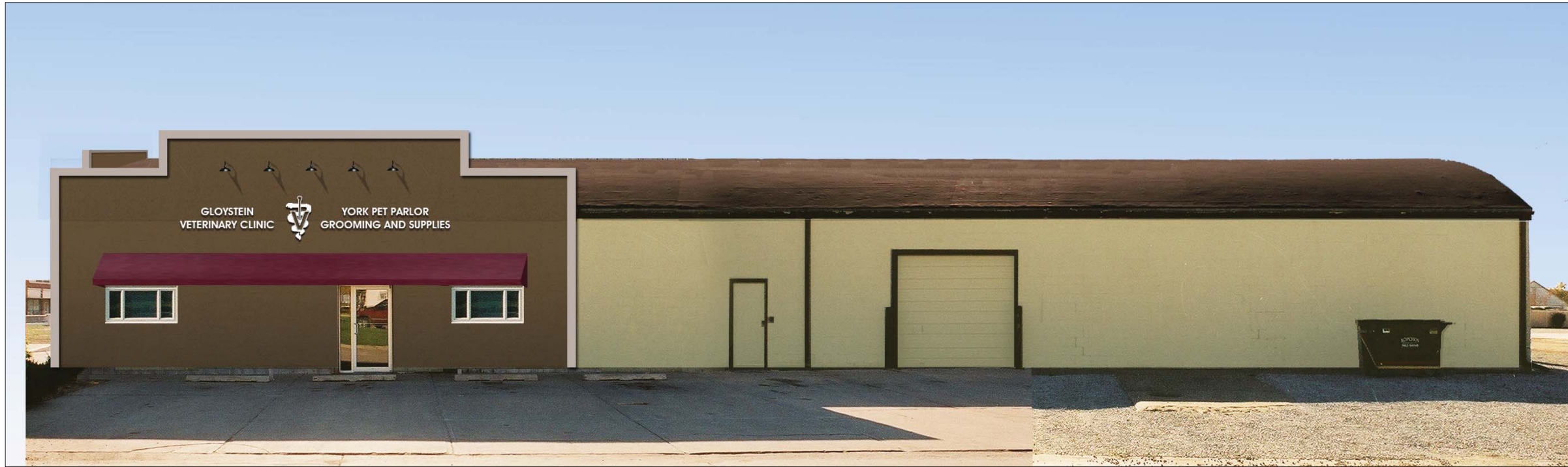


Image 1. Option 3. The existing wood-framed canopy is removed from the north façade (shown in this image) of the building, and a new false front in a configuration that echoes the east façade (see Image 4 [Option 1] of the April 9, 2009, presentation images) is added to the entry portion of the façade. Both the east façade and the entry portion of the north façade could be surfaced with an exterior insulation and finishing system (EIFS), a light synthetic wall cladding that consists of rigid foam insulation panels anchored to an existing exterior wall surface or a new wall substrate and covered with a synthetic coating that resembles stucco. The colors for the east façade and the new entry portion of the north façade should be identical, and the awnings on both façades should match. The signage and gooseneck barn-style lamps on both façades, likewise, should match.

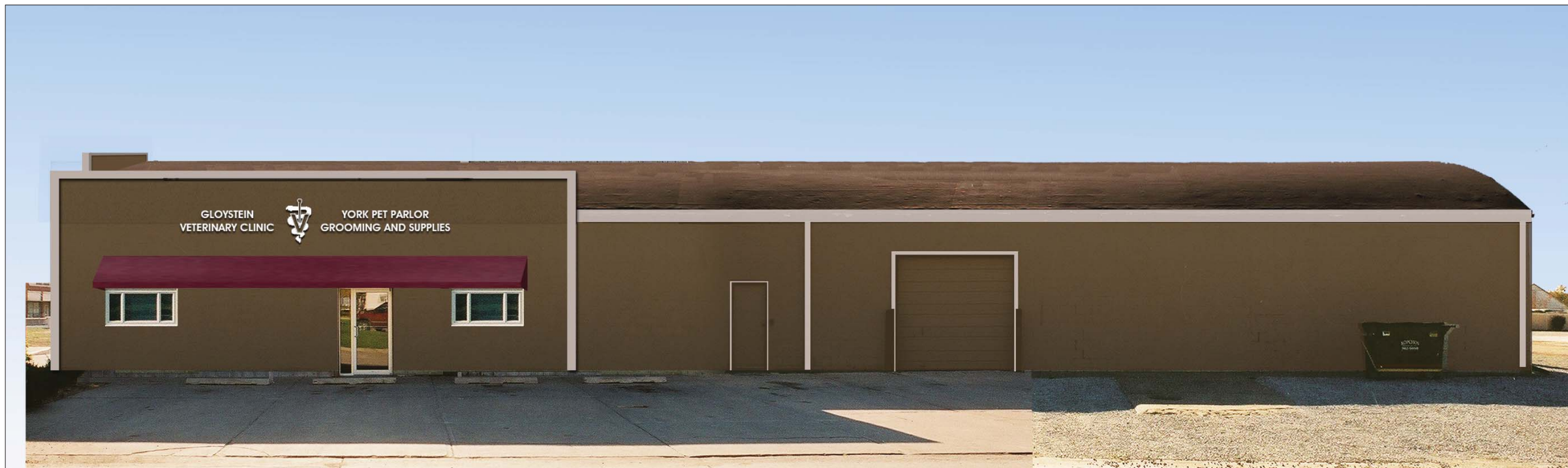
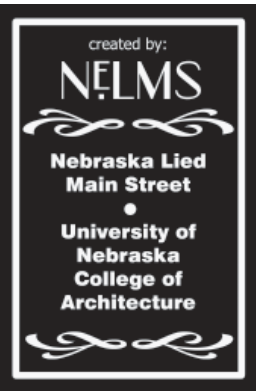


Image 2. Option 4. Otherwise similar to Option 3 (Image 1 above), the false front at the entry portion of the north façade in this option is simply an extension—around the northeast corner of the building—of the lower north segment of the east façade (see Image 4 [Option 1] of the April 9, 2009, presentation images). The raised center portion of the false front shown in Image 1 and the gooseneck barn-style lights are not included in this option.



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Image 4. Option 1. The east façade is repainted and provided with new windows, awnings, signage, and sign lighting. Awnings with Sunbrella's "Burgundy" fabric (#4631) are installed over the two windows. Gooseneck barn-style lamps are installed above the signage to enhance visibility at night and to create a warm presence for the building on heavily-traveled Lincoln Avenue.



Image 5. Awning Fabric Sample. The awning fabric for Option 1 is Sunbrella's "Burgundy" (#4631).

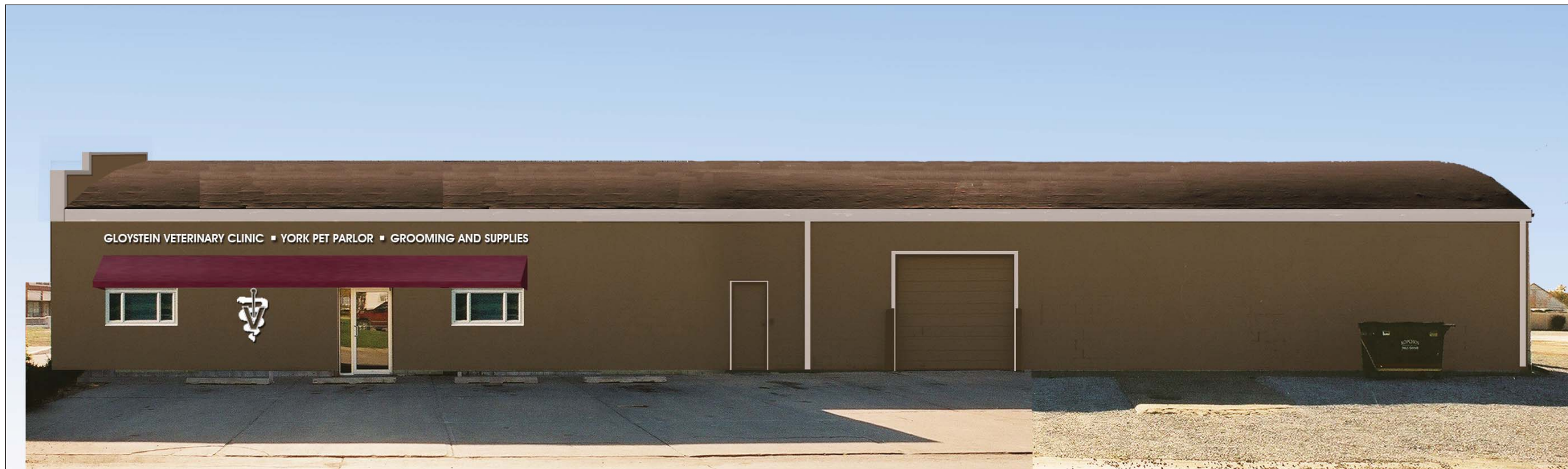


Image 6. Option 1. The north façade of the building is partially restored to its original configuration. With the wood-framed canopy removed, the full extent of the bowstring truss roof of the building is visible. The façade is painted to match the east façade (Image 1), and a continuous awning, matching the awnings on the east façade, is installed over the two windows and main customer entrance. Signage is installed across the top of the awning and below the awning between the east window and the building entrance.



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Image 7. Gooseneck Lamp. Five gooseneck barn-style lamps (see www.barnlightelectric.com) mounted above the signage provide nighttime illumination on the east façade.

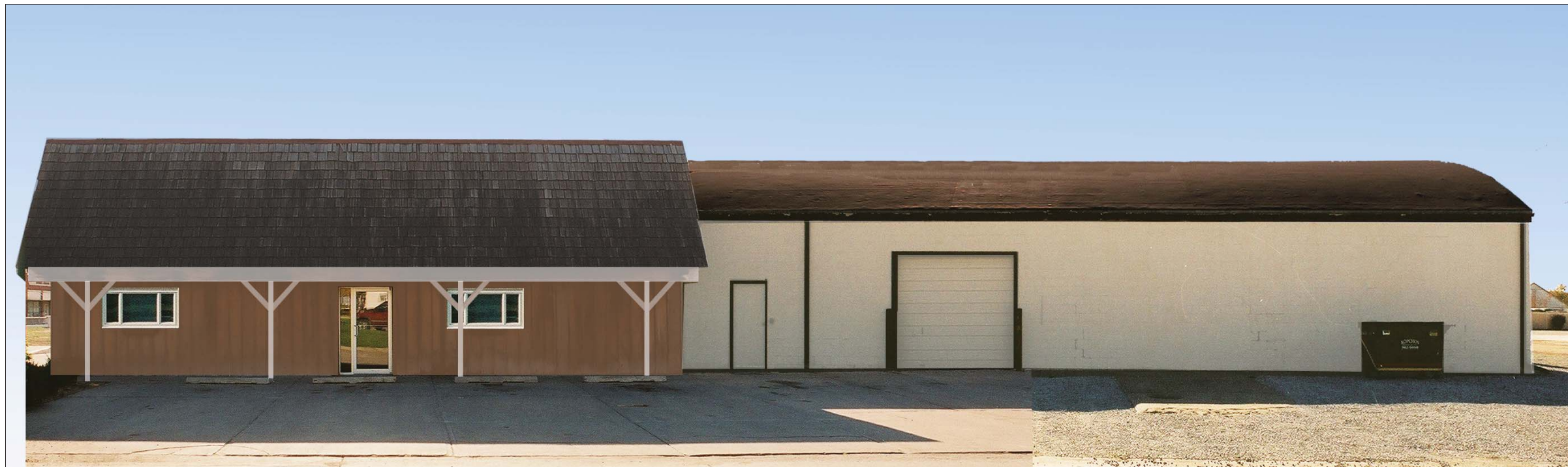


Image 8. Option 2. Involving minimal renovation, this option includes retention of the wood-framed canopy on the north façade, but refinishing the surfaces with smooth-surface materials in brighter, lighter, colors. The wood shingles on the canopy are replaced with asphalt shingles. The east façade could be renovated as depicted in Image 4.



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