



NEBRASKA MAIN STREET NETWORK

# DESIGN CASE STUDY

MOYER'S BUILDING | PITZER DIGITAL

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.

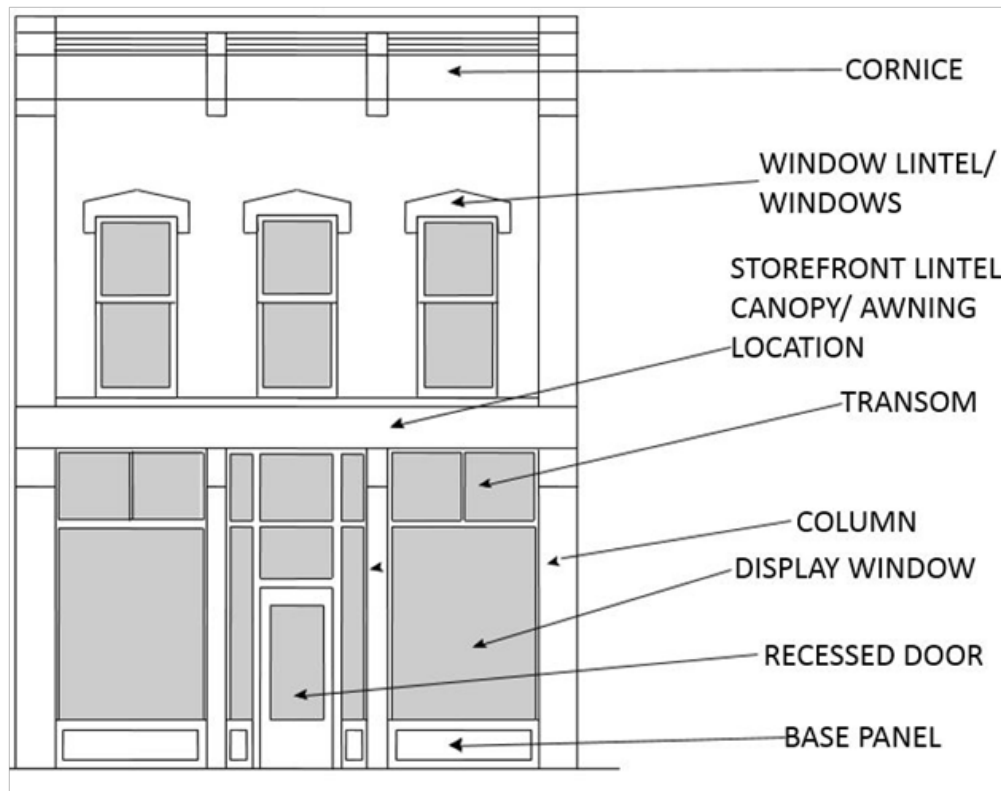
## FAIR CONDITION:

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:** Moyer's Building | Pitzer Digital

**Building Address:** 314 Main Street

**Building Location:** Neligh, NE

**Building Use (current):** Retail

**Building Use (Historic):** Retail

**Building Date of Construction/ decade:** 1940s

**Building Style/ Period:** Post WWII

**Building Materials/ Elements:** Brick/ Glass/ Tile/ Wood

**Condition Evaluation:** FAIR

**Aesthetic Evaluation:** FAIR



# EXISTING CONDITIONS

## GENERAL STATEMENT

The Moyers building has a great deal of extant original fabric. The store front at street level is original and the brickwork is original and in fair to good condition. The biggest change on the façade of the building is the addition of the hipped roof canopy (*image at right: Building on the right, as it appeared c. 1970*).

## WALL

Above the storefront, the wall is yellow brick, original to the construction of the building, with a simple soldier course of brick in the same color at the top that denotes a cornice. The brick is in good condition (*image at right: brickwork of the wall above the storefront*).



## WINDOWS

The windows on the second level have been replaced at some point in the past. The originals were one-over-one, and have been replaced with casement. However, the openings have not been altered so the window pattern is original (*image at right: windows at the sides were originally one-over-one single hung windows, the same as the windows in the center flanking the middle casement*).

### RECOMMENDATION

- Not a critical issue aesthetically speaking, but if windows are ever to need replacement, it is recommended that single or double hung one-over-one windows replace the existing.

## STOREFRONT

The configuration of the storefront with the recessed entry is original. The material of the storefront is also original, including the glass frames, tile section of wall under the windows, and the tile floor outside the front door within the entry recess (*image at right: storefront showing the original window frames and tile work*). Some tiles are missing, and the front door has been replaced with an aluminum glazed door at some point in the distant past.

### RECOMMENDATION

- Replace missing tile.



## AWNING

The period image on page 3 seems to suggest an awning was originally on the building, and holes in the brick wall above the storefront seem to suggest there was a retractable awning. The existing wood shingled hipped roof awning is not appropriate for this building (*image at upper right: storefront showing the existing awning*). It is apparent that the flashing for the existing awning is cut diagonally into the brick wall (*image at lower right: end of cut line for flashing of hipped awning roof*).

## RECOMMENDATION

- To be period correct and more appropriate to the architecture of the building, the existing awning should be removed in its entirety. A possible replacement would be to install a fixed canvas awning or a retractable canvas awning that would cover the incised diagonal cut in the brick when the canopy is removed.



## SIGNAGE

The Moyers sign, while prominent, is not in the traditional location.

## RECOMMENDATION

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





# RECOMMENDATIONS ILLUSTRATED

Façade illustration showing façade with a fixed canvas awning and vinyl window graphic signage

