

Stephanie Fisher
City Administrator
14130 Lancashire
Waverly, NE 68462

2/27/2026

**Re: WPA Building Existing Conditions Evaluation
N 141 Street & Oldfield Street
Waverly, NE**

Dear Ms. Fisher:

Per your request, I have performed an observation of the reference properties to review the building's integrity for your determination of viable future uses. This Existing Conditions Evaluation was prepared based on a site visit observations made at the WPA Building on February 5, 2026 and February 18, 2026.

OBSERVATIONS:

1. **The project is generally located northwest of the intersection of North 141st Street & Oldfield Street in Waverly, NE.**
2. **Owner Information:**
 - Lancaster County
 - 555 S 10th Street, Lincoln, NE 68508
 - Parcel ID: 2416200001000
 - Assessed Value: \$189,500 (Land \$113,700 + Building \$75,800)
 - Tax District: 9809
 - Legal Description: S16, T11, R8, 6th Principal Meridian, LOT 97 SW NE
3. **Site Aerial**



Approximate Property Lines

County Granular Material Storage Building & Yard

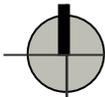
North 141st Street

WPA Building

County Access Road

Oldfield Street

NORTH



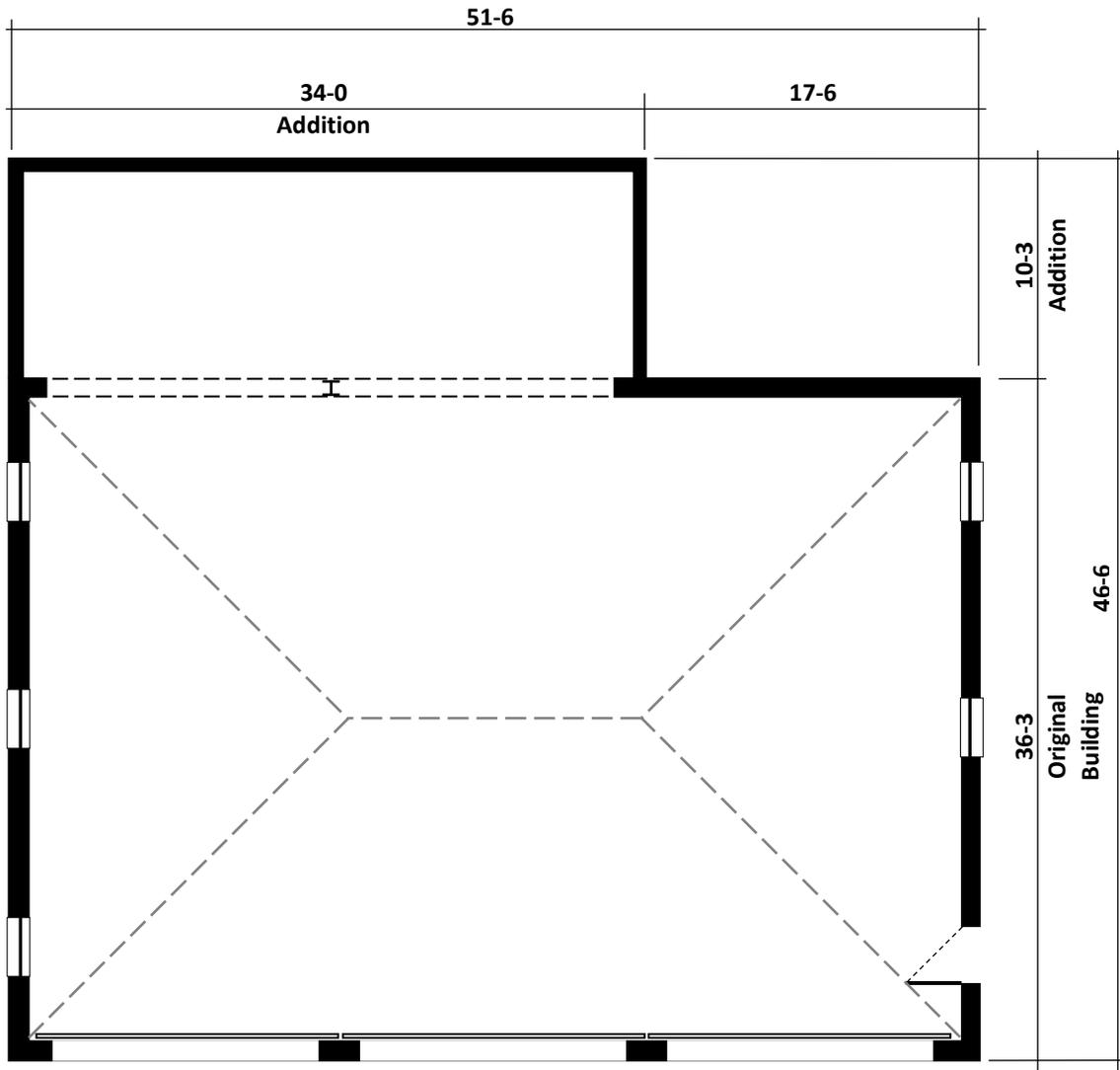
SITE plan

No Scale

4. General Building Conditions

- These observations were visual in nature and did not include and invasive testing or analysis. A Descriptive Scale of Very Poor / Poor / Fair / Good / Excellent was utilized for evaluation purposes.
- The site consists of the WPA building and an adjacent Granular Material Storage Building & Yard to its north. A search of Lancaster County records appears to have both buildings on the same lot. The lot is pie shaped with a base (south) property line along Oldfield Street of approximately 167.5', a west property line of approximately 447.5' and an east property line along N 141st Street of approximately 482' with a total area of approximately 45,427 sf or 1.04 acres.
- The site is generally flat with a low slope to the west and south and is not located in a designated flood plain. Generally, the site is unpaved with a granular surface.
- Zoning = R2
- The WPA Building is generally 51'-6" E/W x 36'-3" N/S with a 34'-0" E/W x 10'-3" N/S addition attached to the north at the northwest corner.
 - ◆ Foundation: Main Building - 12" thick limestone / Addition - 8" concrete masonry units (CMU). Footings material unknown.
 - ❖ **Condition: Main Building – Good.**
 - ❖ **Condition: Addition - Good.**
 - ◆ Exterior Walls: Main Building - 12" thick load bearing limestone, uninsulated / Addition: - 8" load bearing concrete masonry units (CMU), uninsulated
 - ❖ **Condition: Main Building - Good. Some shrinkage cracking/weathering observed around limestone. Opening cut through north wall into the addition with steel supporting beam and column. Steel rusted but appears in good condition.**
 - ❖ **Condition: Addition - Good. Some minor cracking at base at the northeast corner and connections to main building has expanding foam fill.**
 - ◆ Floor: Main Building - Concrete Slab thick unknown / Addition - Concrete Slab thick unknown
 - ❖ **Condition: Main Building – Poor. Some cracking and separation at the southern third near the sliding doors**
 - ❖ **Condition: Addition – Fair. Unlevel slope from south to north exterior wall.**
 - ◆ Roof: Main Building - Wood trusses @ 24" o.c. sloped at 5/12 with 1 x board roof decking and asphalt shingles / Addition - Wood 2x4 @ 24" o.c. sloped at 5/12 with 1 x board roof decking and asphalt shingles. Evidence of leakage was not observed.
 - ❖ **Condition: Main Building – Fair. Bearing at 11'-7" +/- AFF with some sagging of the bottom chord. No members appear compromised but would not be compliant with current building codes. Reinforcement recommend. Fascia, gutters and downspouts in excellent condition. Pier caps at south elevation made of wood which have weathered and possibly rotted which may require partial replacement**
 - ❖ **Condition: Addition - Fair. Bearing at 6'-11" +/- at north exterior wall then sloping up to 11'-4" +/- AFF bearing at Main Building. No members appear compromised but would not be compliant with current building codes. Fascia, gutters and downspouts are in excellent condition.**
 - ◆ Windows: Main Building - 5 total (2 east & 3 west) @ 3'-2" wide x 4'-6" tall steel with horizontal and vertical muntin bars divided in smaller panels / Addition -: None.
 - ❖ **Condition - Main Building – Very poor. No glass, covered with plywood. Replacement recommended.**
 - ◆ Man Doors: Main Building - 1 at east @ 2'-8" wide x 6'-8" tall metal clad with wood frame / Addition - None.
 - ❖ **Condition: - Main Building - Very poor. No glass, frame rotting. Needs painted. Replacement recommended.**
 - ◆ Access Doors: Main Building - 3 at south @ 14'-0" wide x 10'-8" tall sliding wood with 2 - 1'-7" wide x 3' tall windows / Addition - None.
 - ❖ **Condition: Main Building – Very poor. No glass in windows that are covered with plywood and road signs. No reliable seals. Needs painted and repaired.. Replacement recommended.**
 - ◆ HVAC: Main Building - None / Addition - None.
 - ◆ Electrical: Main Building - 100 Amp power panel with capacity of 12 breakers. 7 breakers utilized in 9 of the slots. 6 serving 4 light fixtures and approximately 4 receptacles in the building and one serving the Granular Material Storage Building. Light fixtures producing minimal light. / Addition - None.
 - ❖ **Condition: Main Building – Fair. Replacement recommended if more electrical devices are added.**
 - ◆ Plumbing: Main Building: None / Addition: None.

5. FLOOR Plan



NORTH



FLOOR plan

1" = 10'-0"

6. PHOTOS

6.1 Site with WPA Building looking northwest.



6.2 Site with WPA Building looking southwest.



6.3 Site with WPA Building looking southeast.



6.4 Site with WPA Building looking northeast.



6.5 WPA Building south elevation (L) and east elevation (R) looking northwest.



6.6 WPA Building east elevation looking west.



6.7 WPA Building east elevation (L) and north elevation (R) looking southwest.



6.8 WPA Building north elevation looking south.



6.9 WPA Building north elevation (L) and east elevation (R) looking southeast.



6.10 WPA Building west elevation looking east.



6.11 WPA Building west elevation (L) and south elevation (R) looking northeast.



6.12 WPA Building south elevation looking north.



6.13 WPA Building typical south sliding door looking north.



6.14 WPA Building east elevation entrance door looking west.



6.15 WPA Building north elevation inside corner to Addition foamed joint looking southwest.



6.16 WPA Building north Addition northeast corner masonry cracking looking south.



6.17 WPA Building west elevation window looking east.



6.18 WPA Building west elevation showing typical cracking around stones looking east.



6.19 WPA Building southwest corner weathered and possibly rotted wood block looking northeast.



6.20 WPA Building south pier weathered and possibly rotted wood block looking northeast.



6.21 WPA Building southeast corner weathered and possibly rotted wood block looking northeast.



6.22 WPA Building southeast corner weathered and possibly rotted wood block looking northwest.



6.23 WPA Building interior looking northwest.



6.24 WPA Building interior looking southwest.



6.25 WPA Building interior looking southeast.



6.26 WPA Building interior looking northeast.



6.27 WPA Building interior looking north with opening into the addition.



6.28 WPA Building electrical panel looking west.





7. SUMMARY

Overall I would rate the building in “FAIR to GOOD” condition. The building certainly does not warrant demolition consideration and would be valuable for reused and rehabilitation.

- Structurally the building appears to be “FAIR” and stable with minimal deficiencies. Depending upon what the future used is determined to be, some corrections should be considered.
- Architecturally the building appears to be in “POOR” condition. The floor slab is cracking, the walls and ceiling are uninsulated and the doors & windows need replaced. Depending upon what future used is determined to be, updates should be considered.
- Mechanical, Electrical and Plumbing (MEP) the building appears to be in “FAIR” condition for what exists. No HVAC and plumbing systems exist and the electrical is minimal. Depending upon what future used is determined to be, updates should be considered.

You have any questions or comments. Contact call me at 402.580.2312 or email at ksuhr@neb.rr.com.

Sincerely

Kurtis A. Suhr, Architect

