

**PROPOSAL:**

Todd Hesson of Encompass Architect, on behalf of US Properties, requests a certificate of appropriateness for work at 129 N. 10<sup>th</sup> Street, the former U. S. Courthouse and Post Office, also known as Grand Manse.

**DISCUSSION:**

When first constructed in 1905, the east portion of Lincoln’s U. S. Courthouse and Post Office had a main entrance and wide staircase towards the east, and secondary but significant entrances facing both P St. on the north and the mid-block alley on the south.



*South entrance to U.S. Courthouse & Post Office, ca. 1910.*



*Former south entrance, converted to window*



## Photograph from the Southeast Existing Condition

In subsequent building and remodeling campaigns, the south entrance was replaced with windows and the next two windows to the south were converted into doorways. A basement entrance was also created in this vicinity, with a staircase down along the foundation wall, to a doorway two bays west of the former south entrance.

The current application involves two separate but adjacent projects in this vicinity. I will provide “clippings” from the attached proposals to illustrate this discussion; for the full presentation see the attachment.



*Existing at left, proposed at right.*

The first proposal would rework the added deck/access ramp system on the south side of the Grand Manse to create a new entrance to the basement, for a new enterprise called the “Grand Manse Boiler Brewing Company.” The project would consist of a stairs down, within the footprint of the existing dock. An accessible entrance, by elevator, would be provided within the building. This project would principally impact the concrete dock added in the 1990s rehab of the building, with little visible effect and no loss of historic fabric.

The second project involves returning the south entrance from the current window to a doorway, and adding an outdoor dining area in association with that entrance.



**Partial South Elevation**  
Proposed Phase 2 Additions – New Sidewalk Café Patio

While located at the rear of the building, the location is highly visible from 10<sup>th</sup> Street. Consequently, the proposal is for a considerably higher degree of finish than the existing rear concrete dock, including

- brick piers supporting a brick posts for the steel railings, which themselves are finer finish than the pipe railings of the existing dock;
- a setback from the corner of the building;
- simplified replication of the original doorway.



At this secondary yet visible location, Standard 9 of the Secretary of the Interior's Standards seems particularly relevant, that a substantial addition should be compatible and respectful of the historic resource, while clearly reflective of its own time and not deceptive in appearance. The thoughtful design appears to achieve that balance, especially in such details as combing plain cast concrete between the brick piers. Consideration might be given to reducing or eliminating the planter between the upper and lower stairs, replacing it with a narrower wall to allow the upper stairs to more closely match the significant doorway above.

The proposal includes placing two street-lamp-scale fixtures on the corner posts of the railing, and two torchieres flanking the reinstalled doorway.



Proposed Light Fixture  
Re-installation to original locations

While the light posts are well-scaled for the dining area, the overall impact of varied lights and light elevations along the alley should also be studied and perhaps reconsidered. The proposed fixtures for the re-introduced doorway appear to be only half or one-third the scale of the original fixtures, and should be reconsidered or even omitted.

The Grand Manse is subject to a preservation easement as well as review under its landmark status, as befits its architectural and historic significance in the community. The proposal to reopen the south doorway is welcome, yet the prominence of the deck warrants careful study. The Commission may wish to consider acting on the Phase 1 basement work and considering whether the more prominent Phase 2 work would benefit by further refinement, with action next meeting.

**Recommended finding, Phase 1 (basement stairs):**

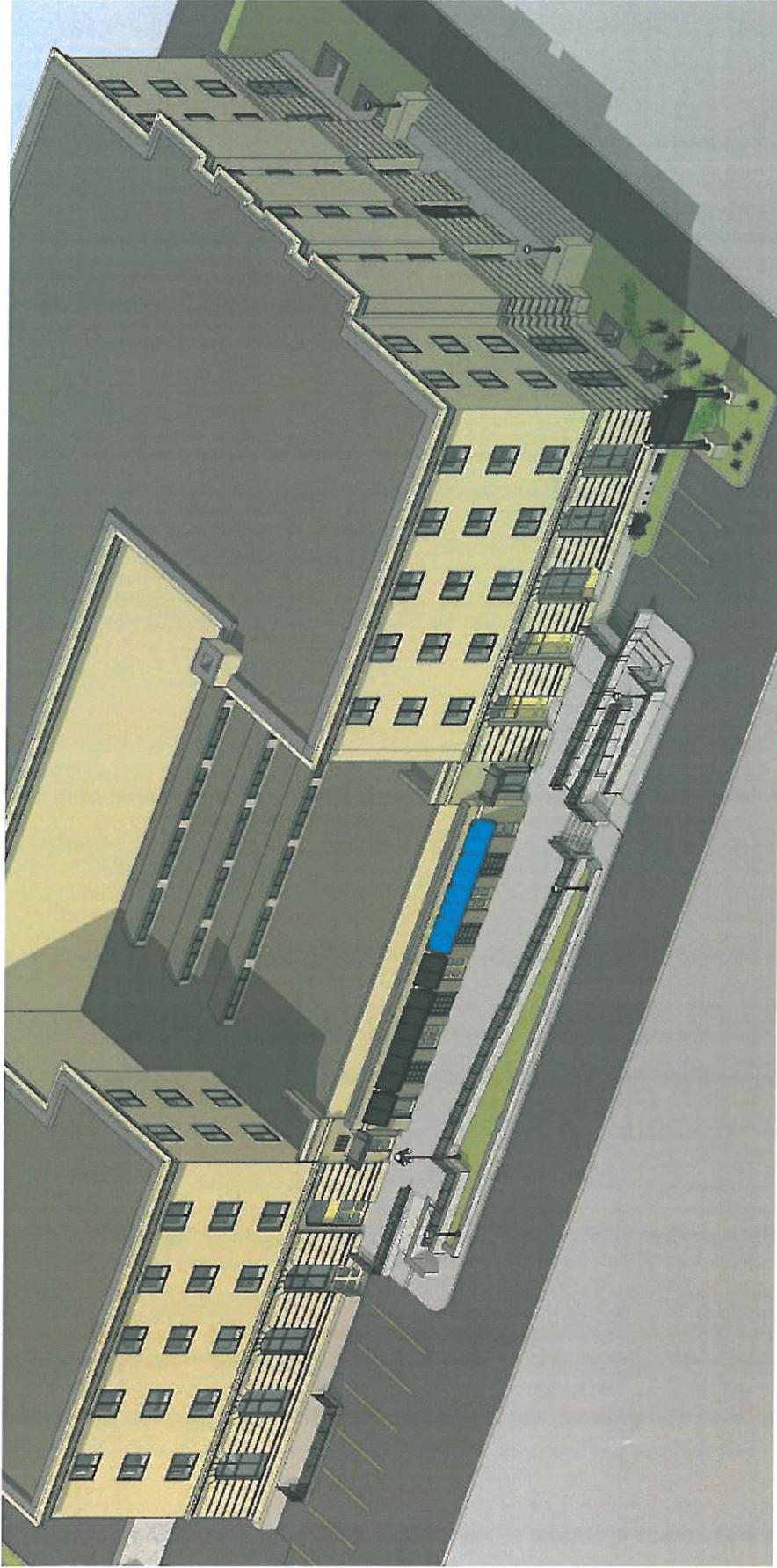
*The proposed basement stairs have no impact on significant features of the historic property.*

**Recommended action, , Phase 1 (basement stairs):**

*Approval of a certificate of appropriateness.*

**Recommendation, Phase 2 (dining deck):**

*Discuss proposed design and consider whether modifications are necessary prior to making a finding and taking action.*

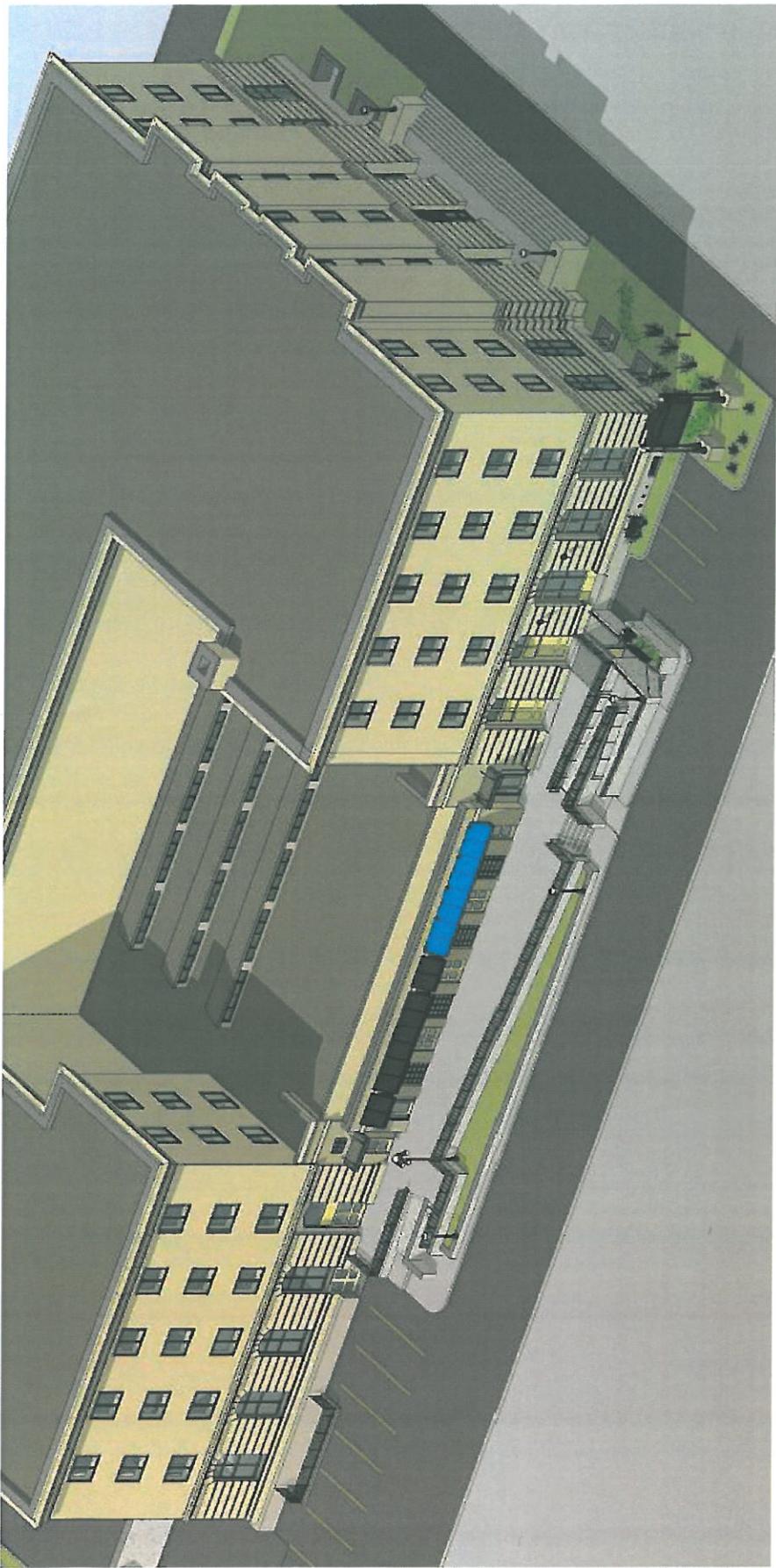


Isometric Overview  
Existing Condition

# Grand Manse Boiler Brewing Company

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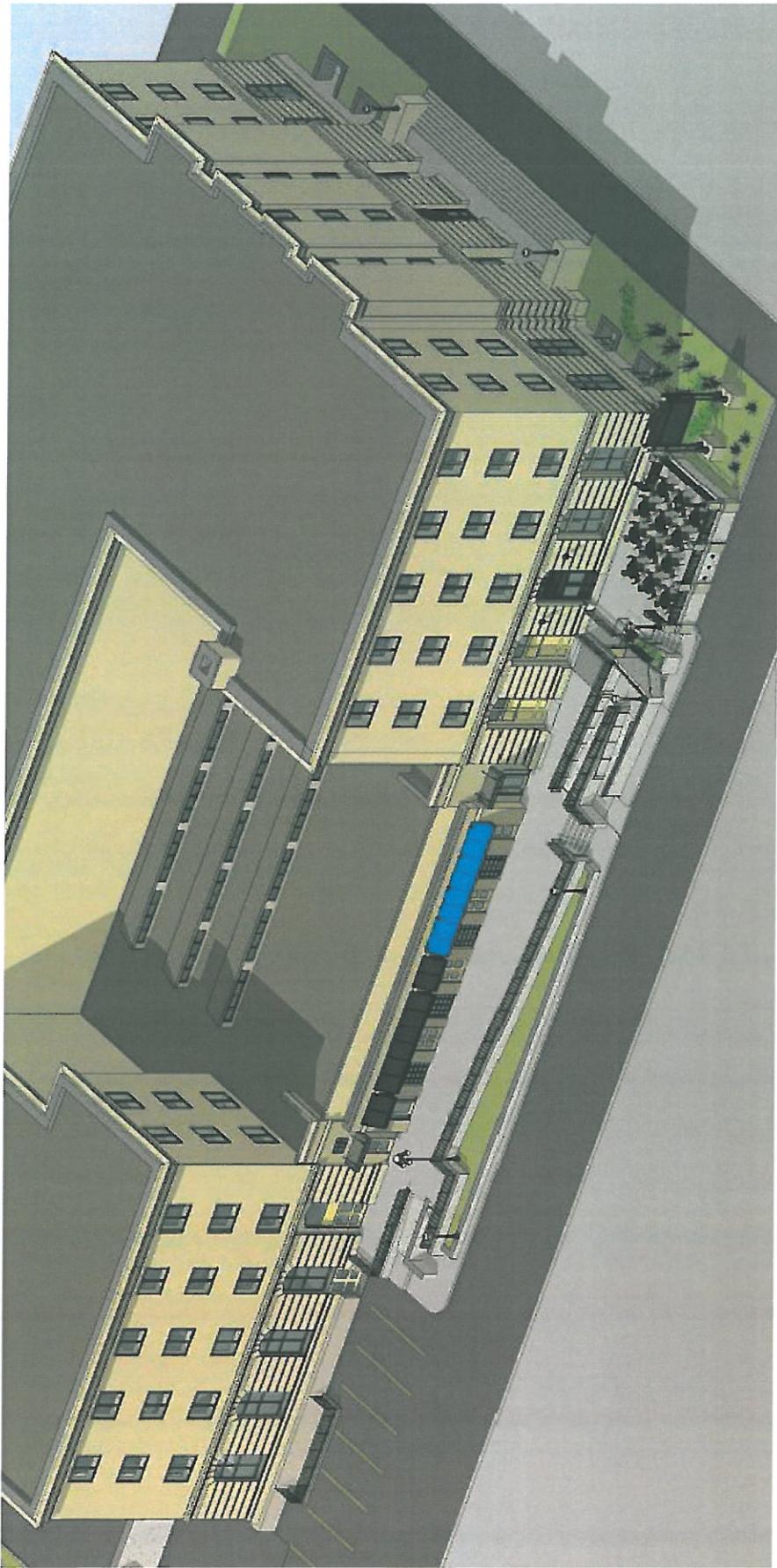
## Isometric Overview

Proposed Phase 1 Additions – New Stair Down to Brew Pub

# Grand Manse Boiler Brewing Company

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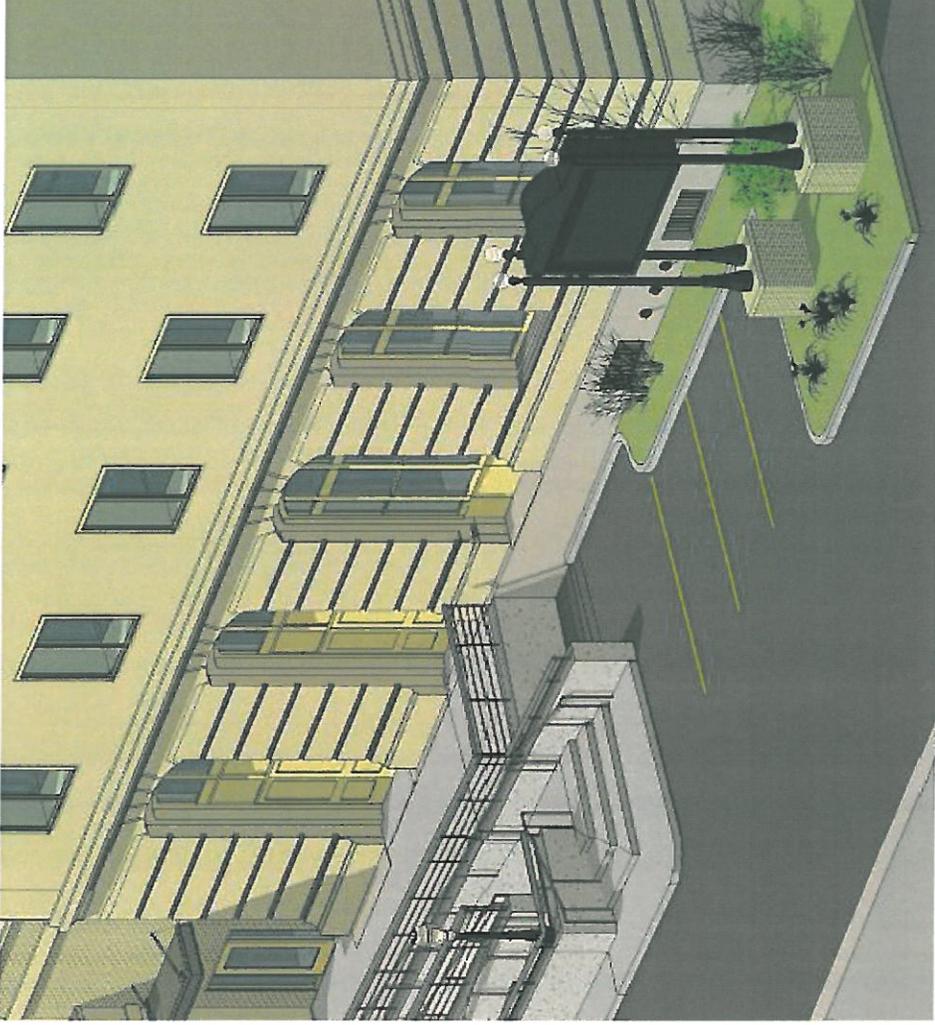
## Isometric Overview

Proposed Phase 2 Additions – New Sidewalk Café Patio

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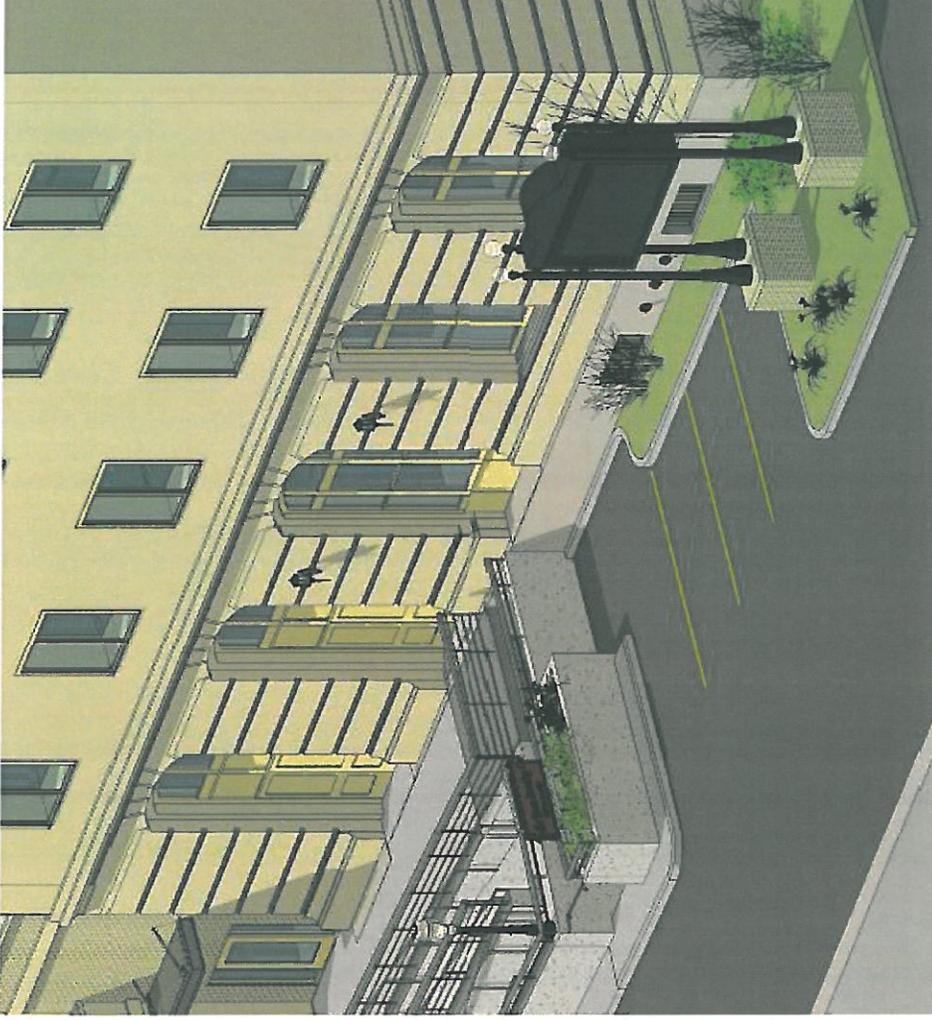


Isometric View from the Southeast  
Existing Condition

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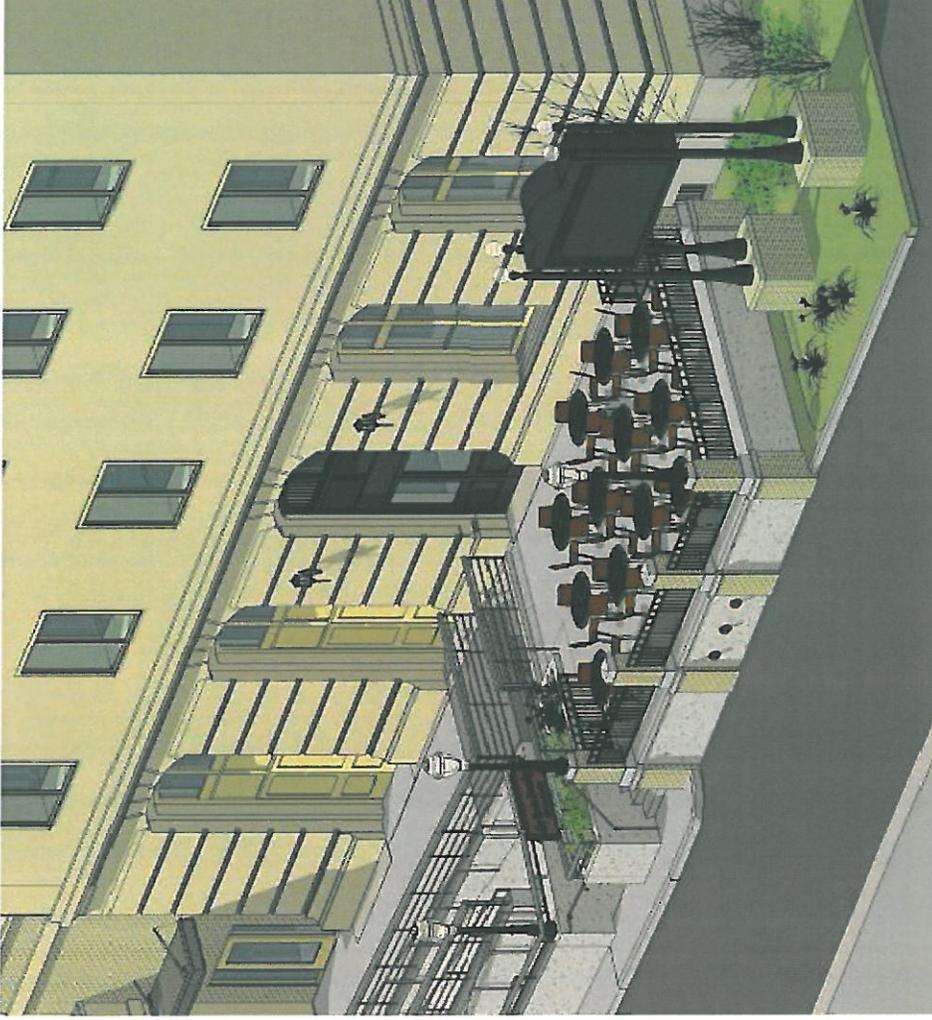




Isometric View from the Southeast  
Proposed Phase 1 Additions – New Stair Down to Brew Pub  
**Grand Manse Boiler Brewing Company**

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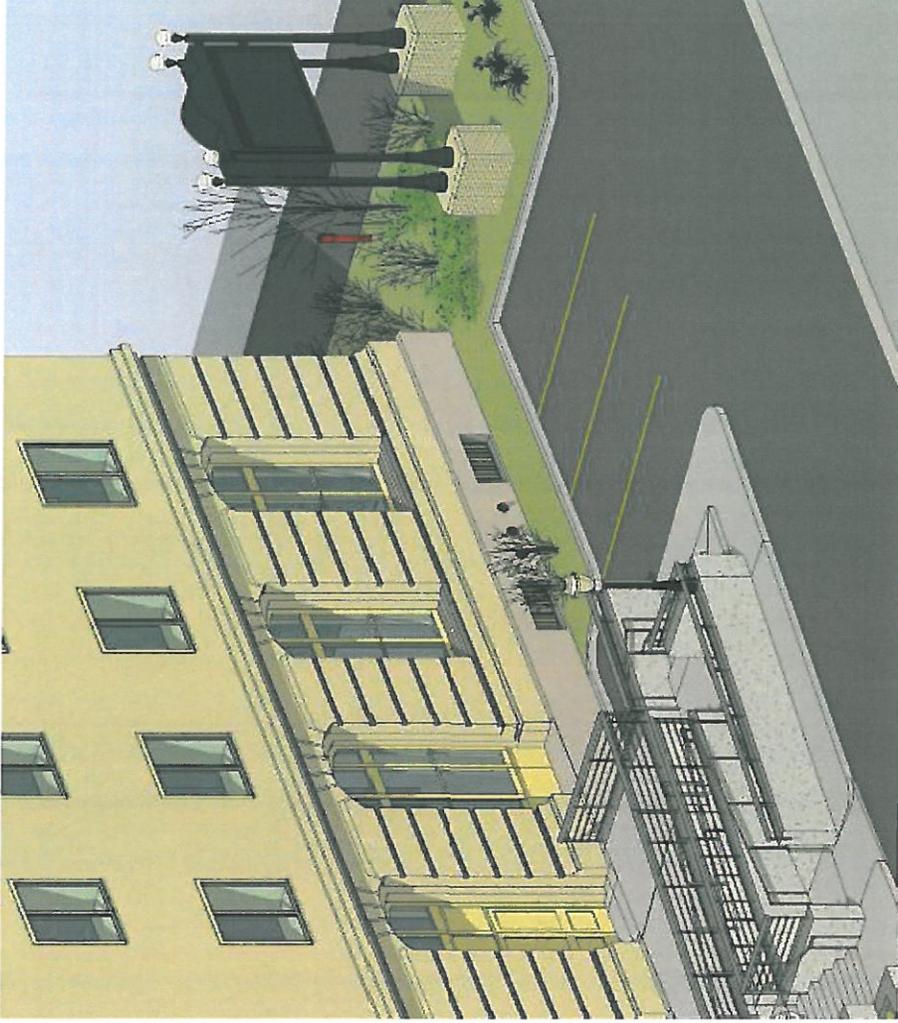


Isometric View from the Southeast  
Proposed Phase 2 Additions – New Sidewalk Café Patio

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Isometric View from the Southwest  
Existing Condition

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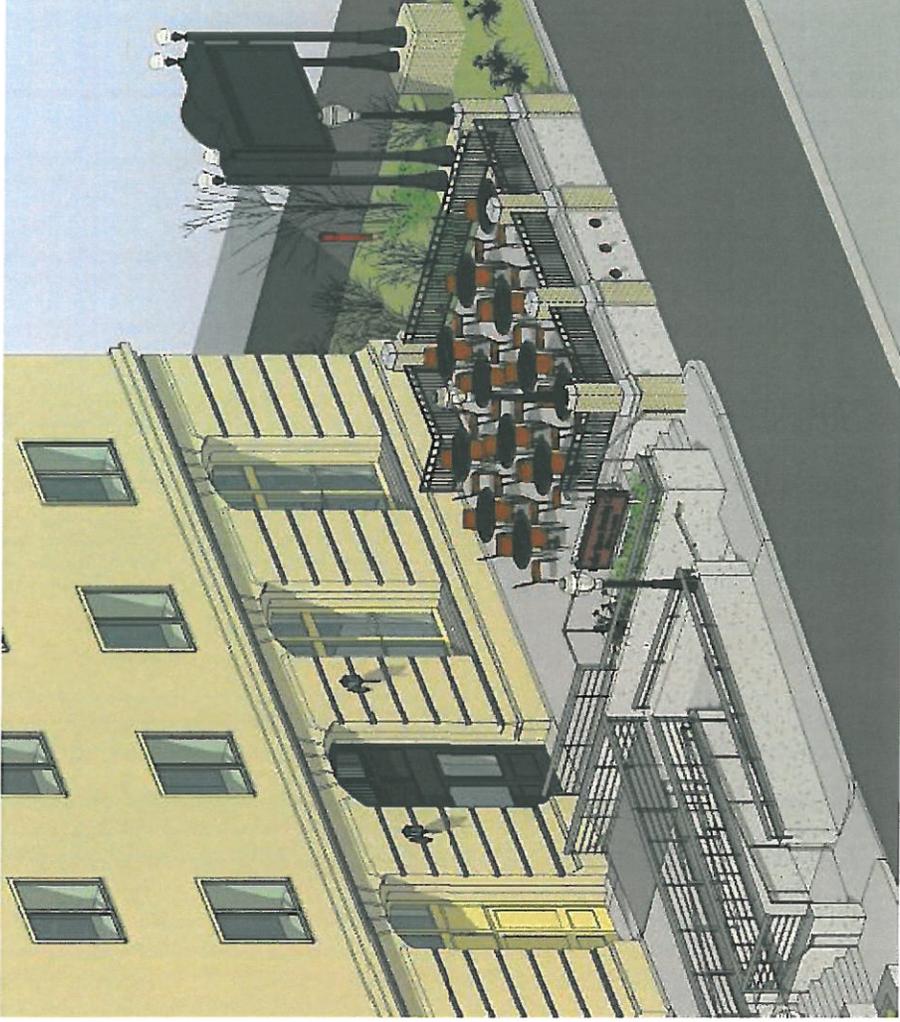




Isometric View from the Southwest  
Proposed Phase 1 Additions – New Stair Down to Brew Pub  
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Isometric View from the Southwest  
Proposed Phase 2 Additions – New Sidewalk Café Patio

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Photograph from the Southeast  
Existing Condition

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Perspective View from the Southeast  
Existing Condition

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Perspective View from the Southeast  
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Perspective View from the Southeast  
Proposed Phase 2 Additions – New Sidewalk Café Patio

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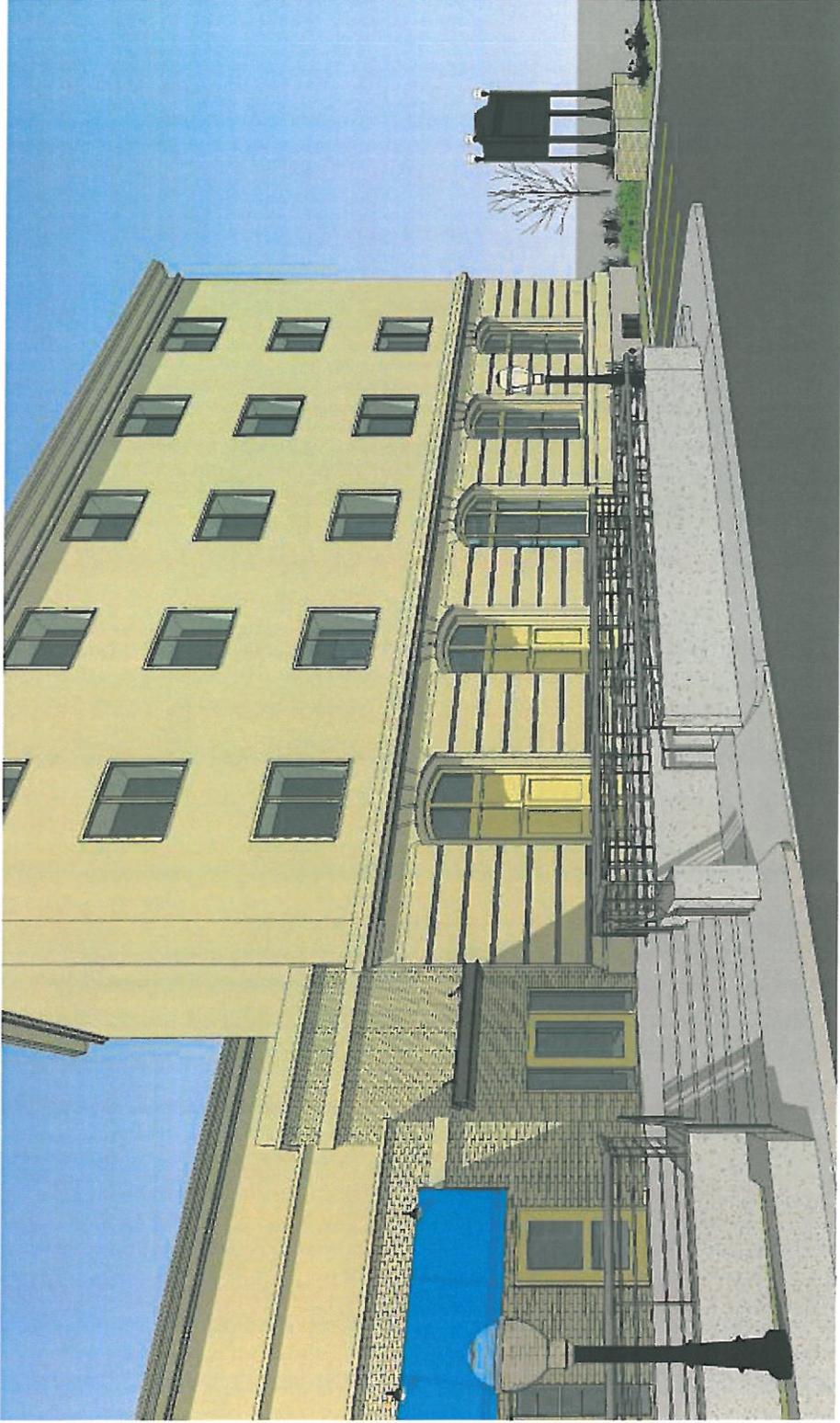


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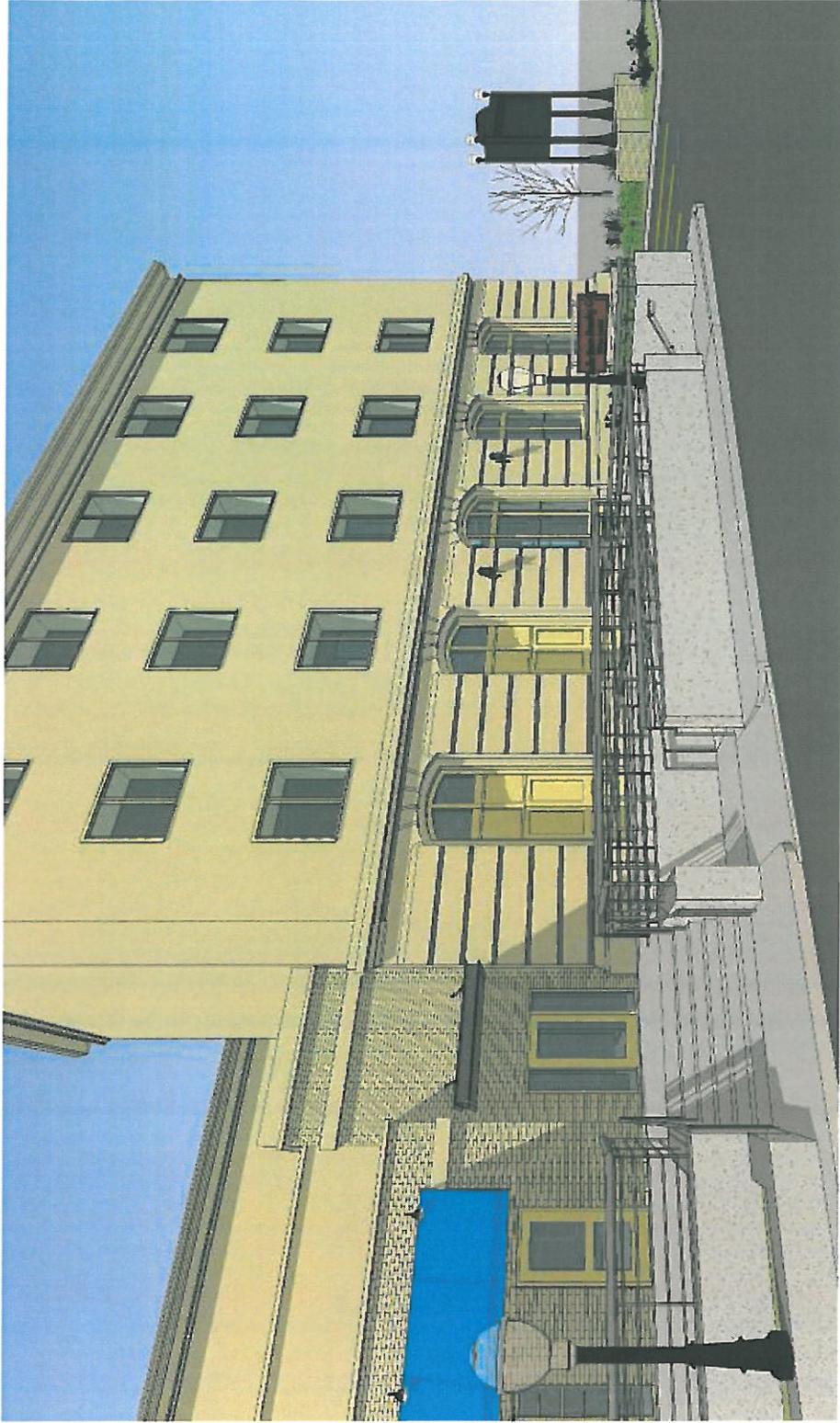


Perspective View from the Southwest  
Existing Condition

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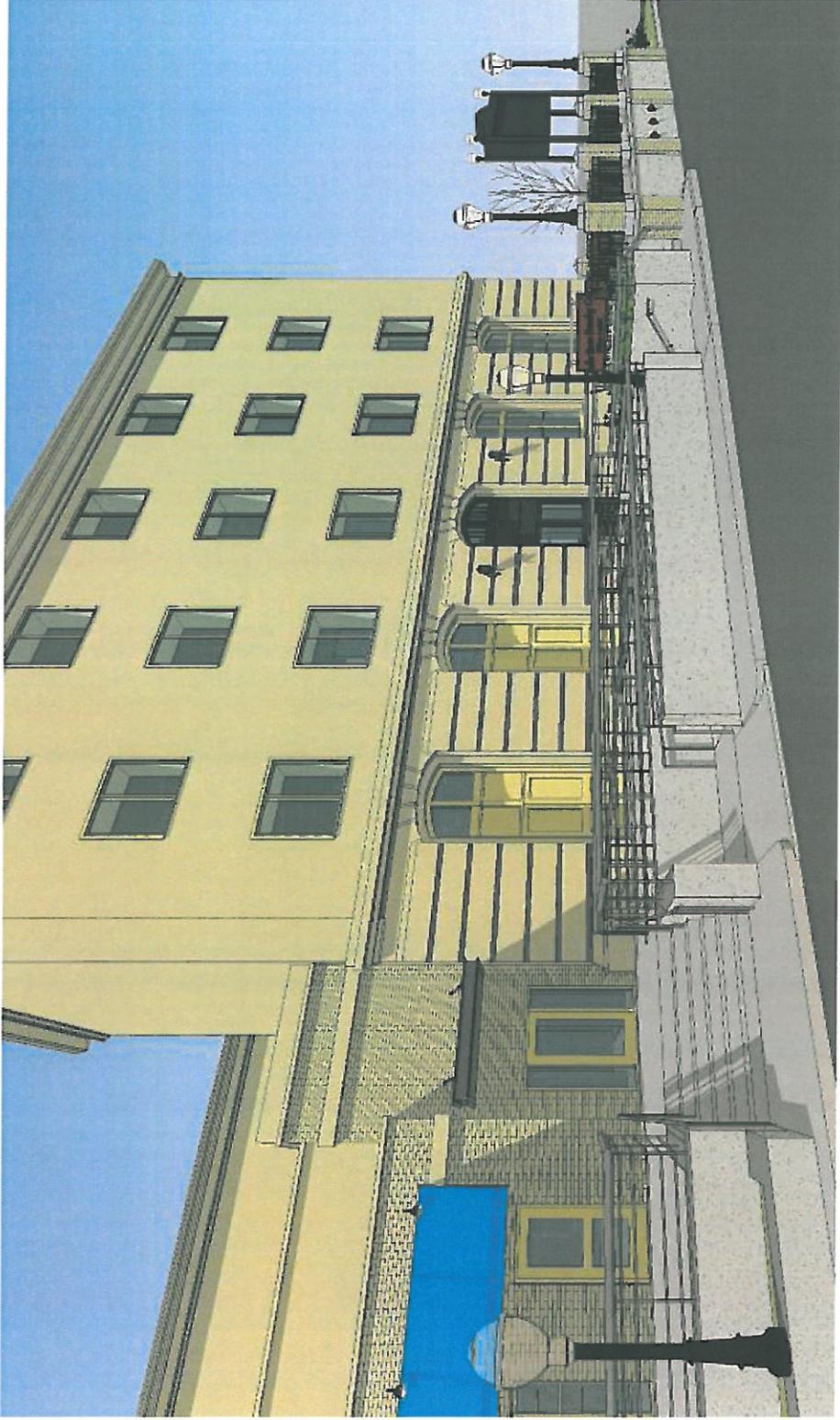


Perspective View from the Southwest  
Proposed Phase 1 Additions – New Stair Down to Brew Pub

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Perspective View from the Southwest  
Proposed Phase 2 Additions – New Sidewalk Café Patio

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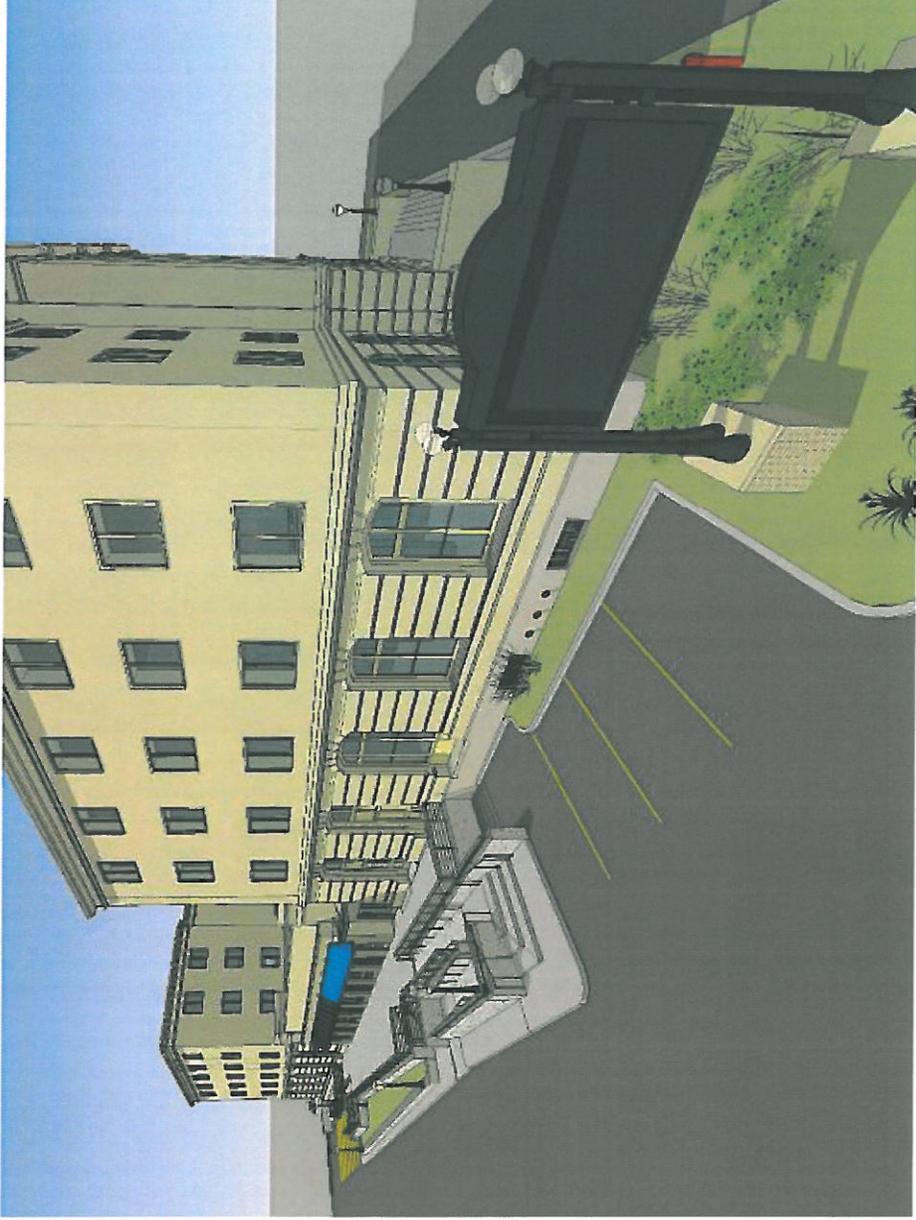


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Existing Condition

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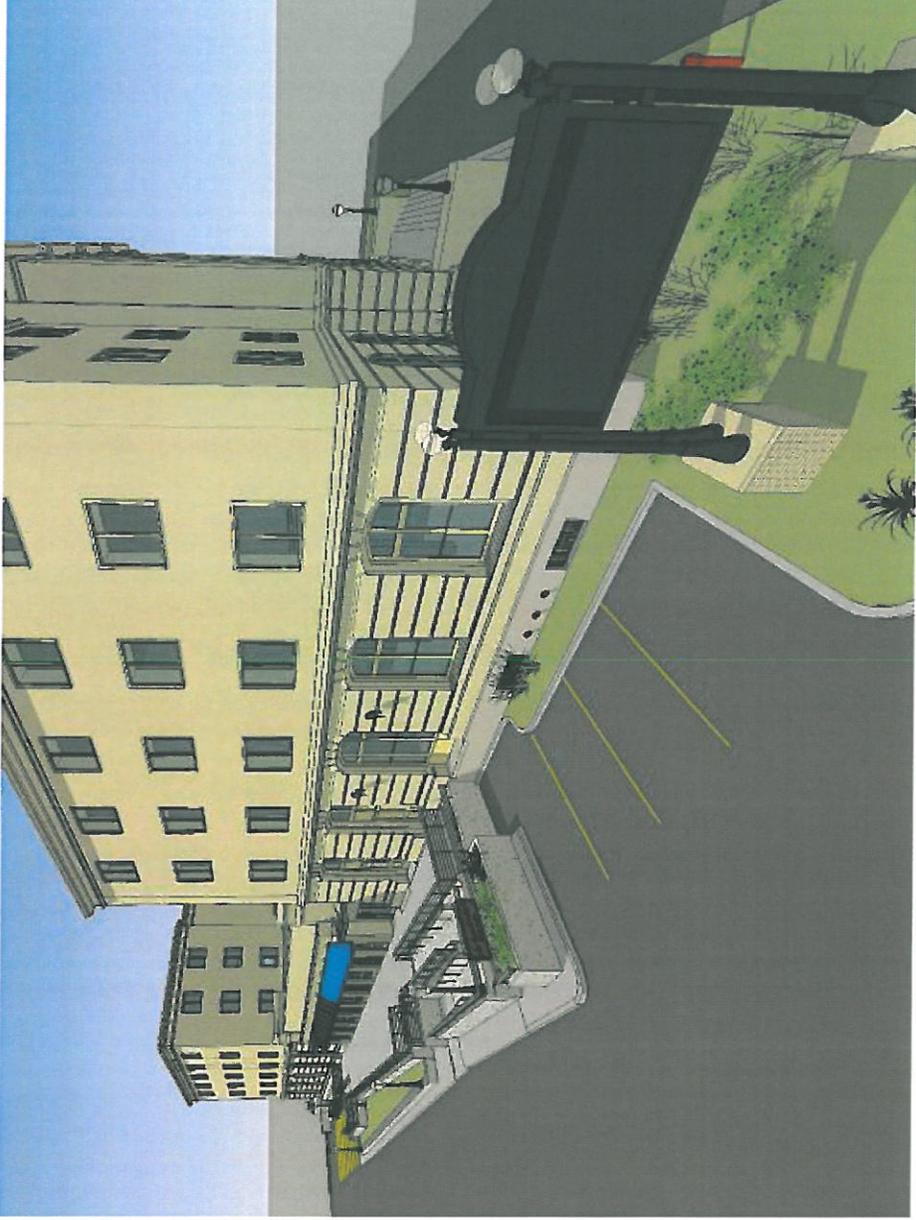


Perspective Overview from the Southeast  
Existing Condition

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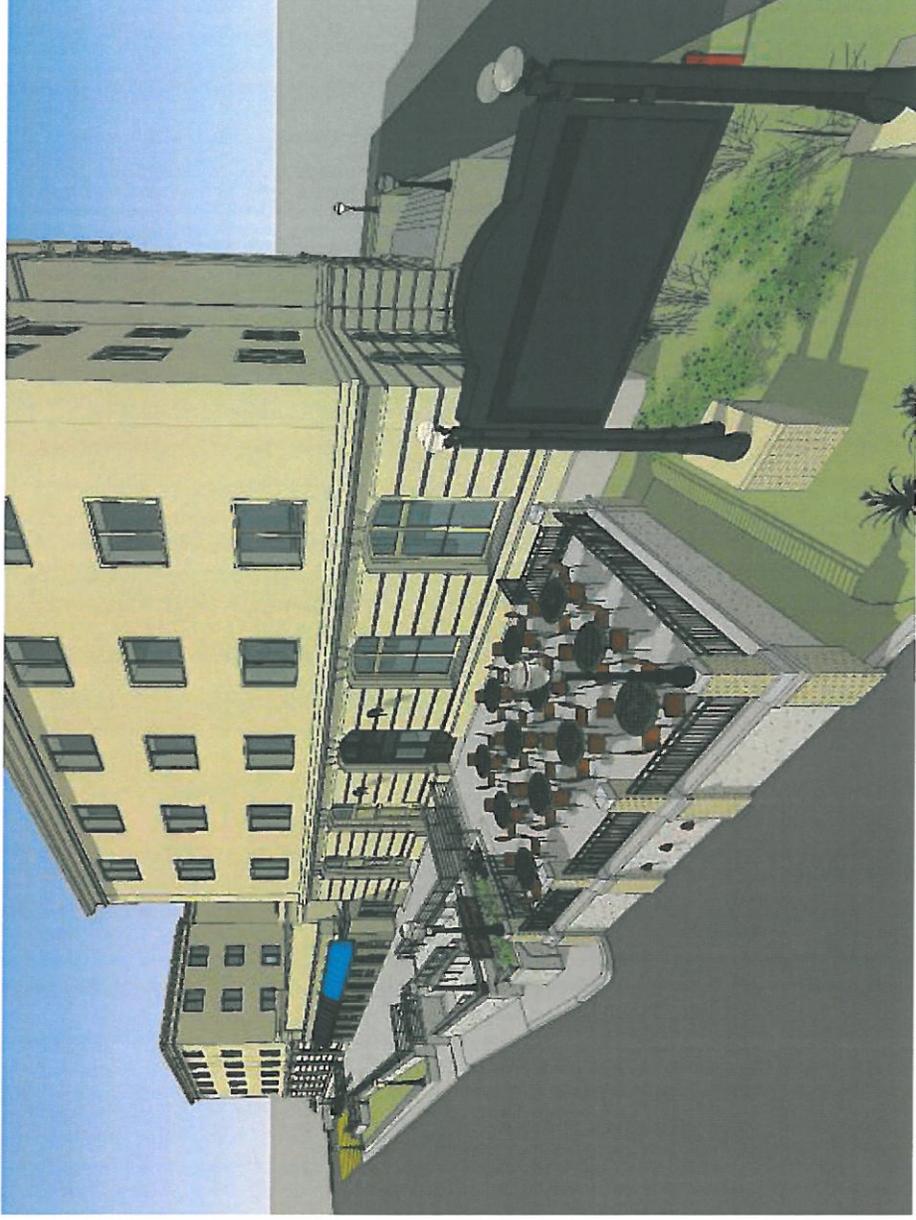


Perspective Overview from the Southeast  
Proposed Phase 1 Additions – New Stair Down to Brew Pub

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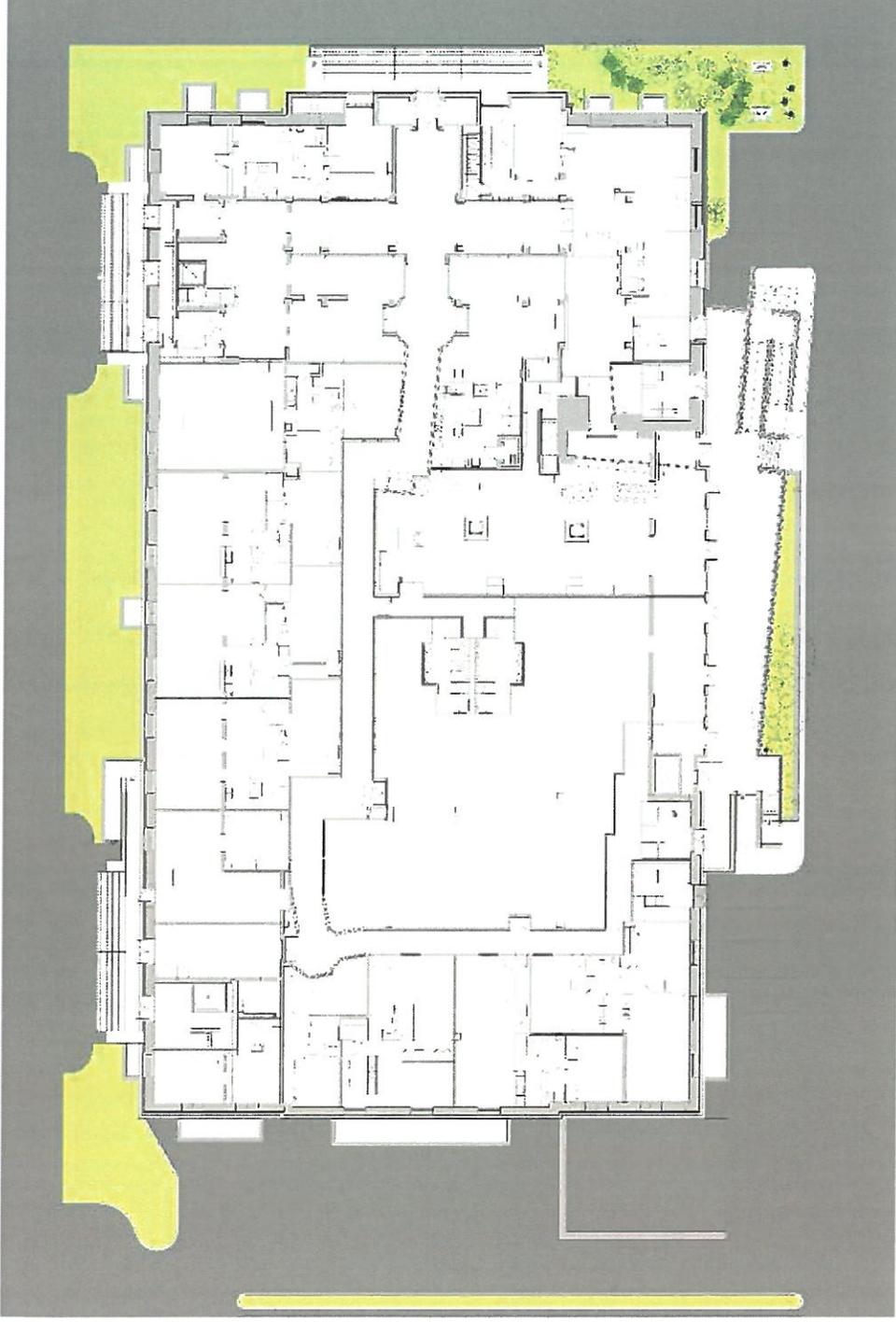


Perspective Overview from the Southeast  
Proposed Phase 2 Additions – New Sidewalk Café Patio

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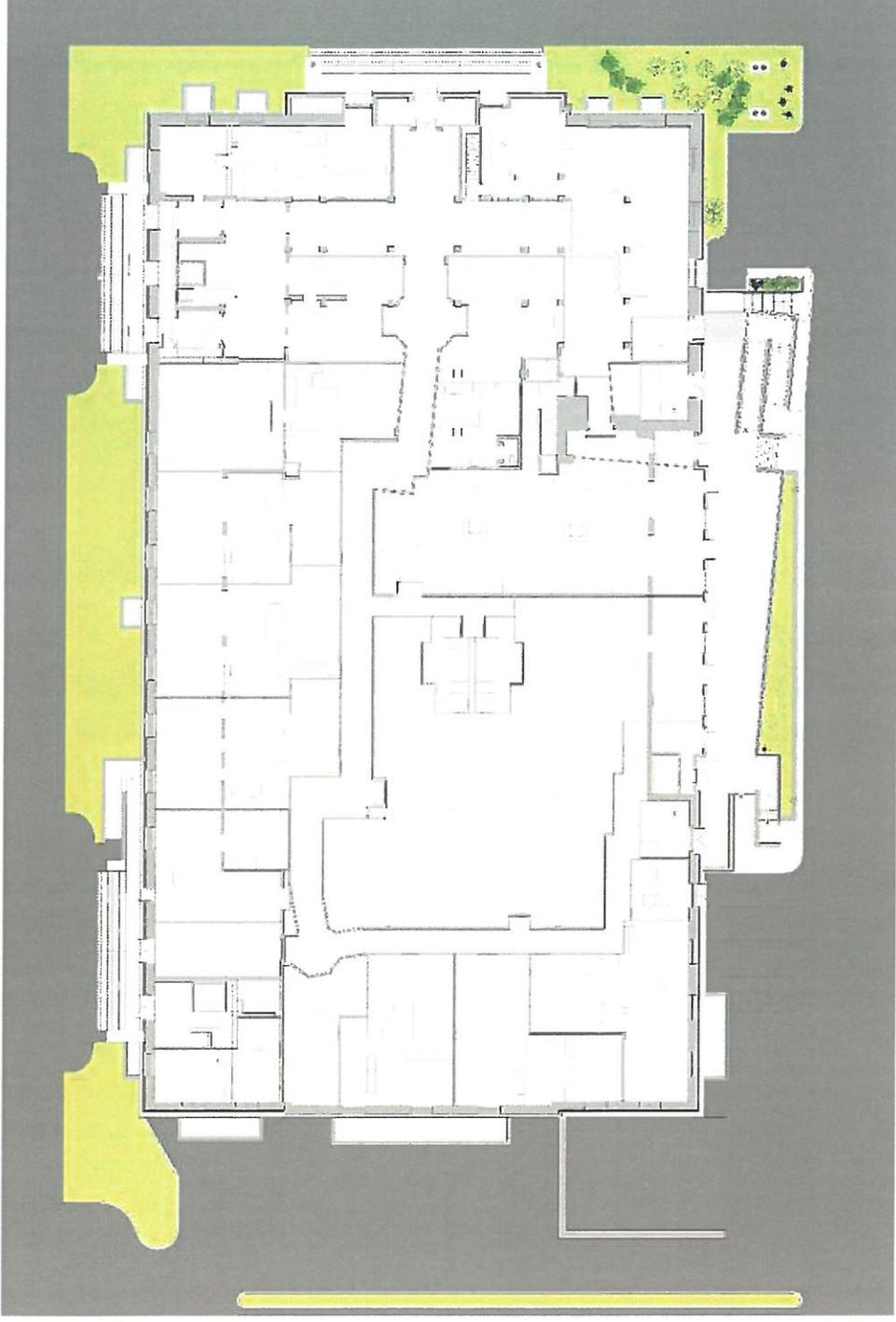


Floor Plan  
Existing Condition

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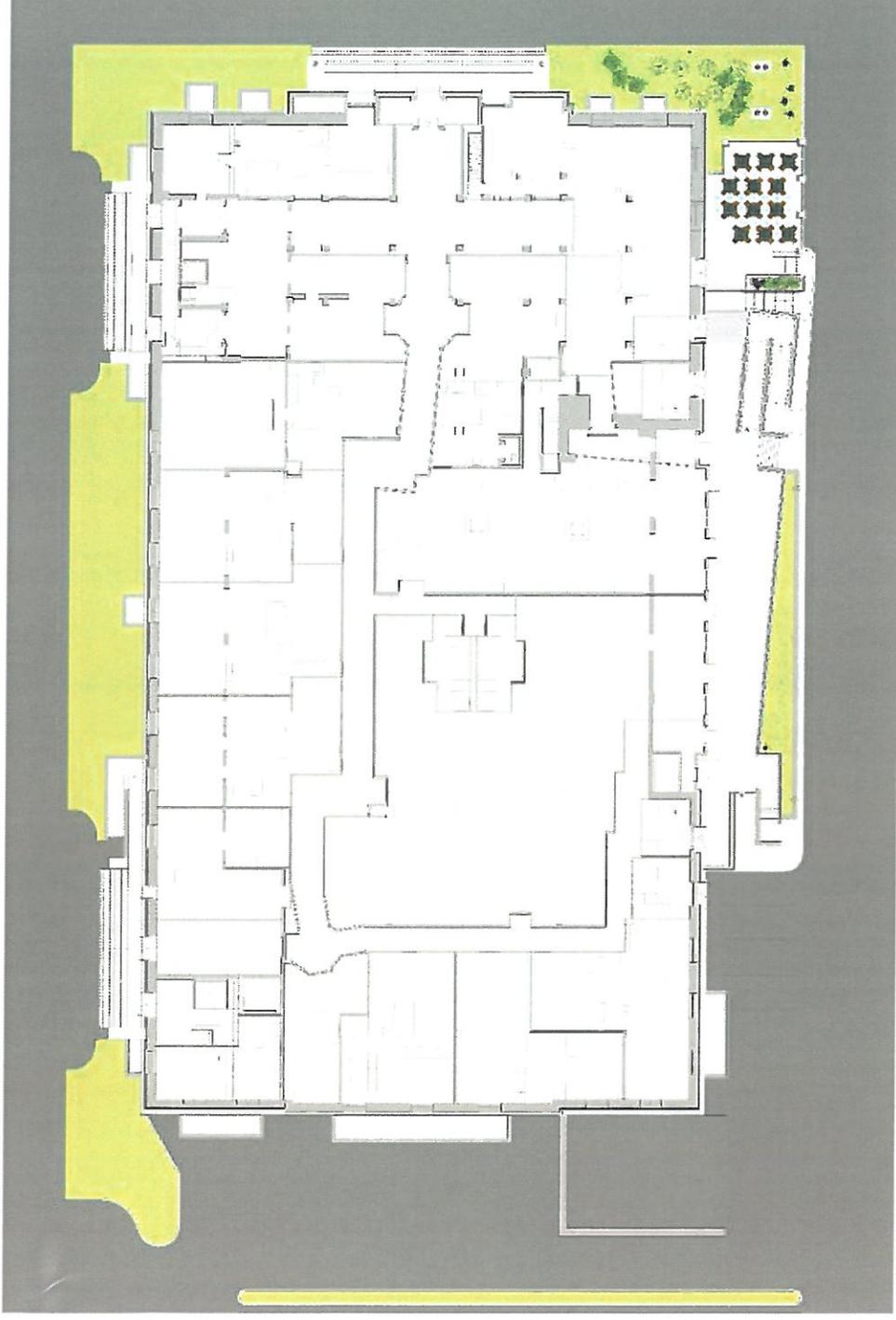
## Floor Plan

Proposed Phase 1 Additions – New Stair Down to Brew Pub

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## Floor Plan

Proposed Phase 2 Additions – New Sidewalk Café Patio

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Partial South Elevation  
Existing Condition

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Partial South Elevation

Proposed Phase 1 Additions – New Stair Down to Brew Pub

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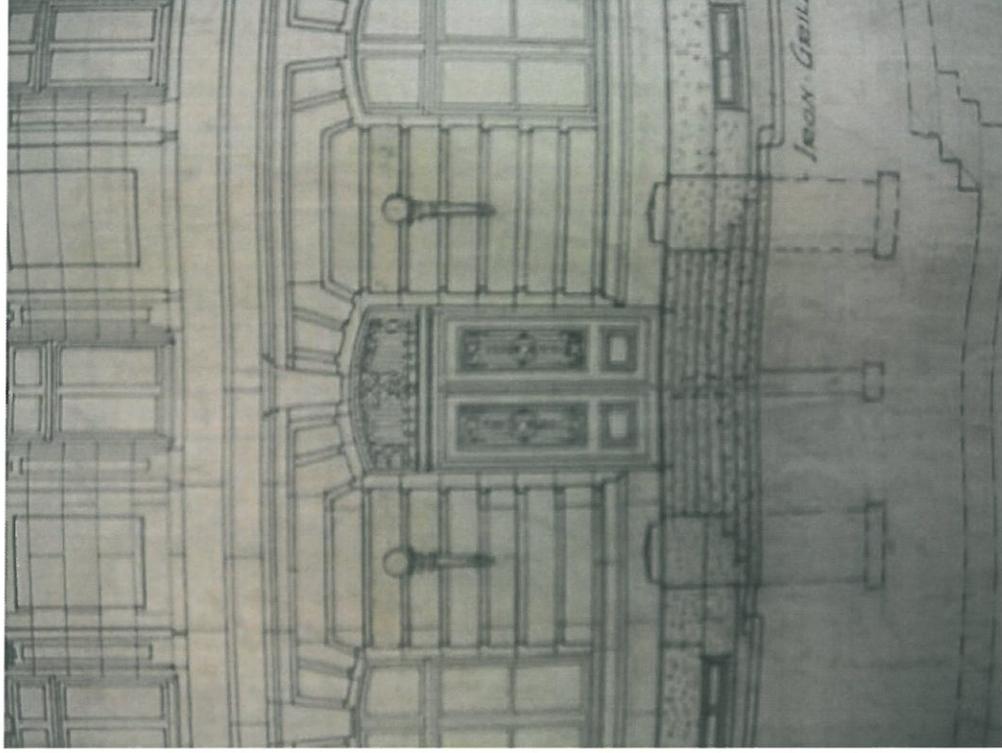
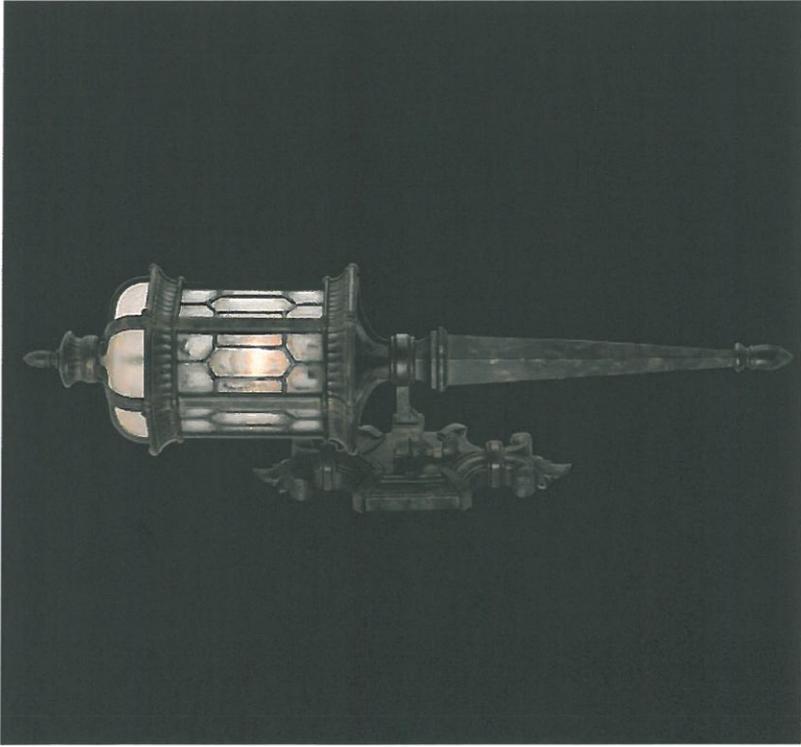
Partial South Elevation

Proposed Phase 2 Additions – New Sidewalk Café Patio

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Proposed Light Fixture

Re-installation to original locations

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