



CPED STAFF REPORT

Prepared for the Heritage Preservation Commission
 HPC Agenda Item #1
 February 16, 2016
 BZH-28109

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 95 Merriam Street
Project Name: Nicollet Island Inn sign
Prepared By: Aaron Hanauer, Senior City Planner, (612) 673-2494
Applicant: Louis DeMars
Project Contact: Louis DeMars
Ward: 3
Neighborhood: Nicollet Island East Bank Neighborhood Association
Request: To allow the installation of a new sign
Required Applications:

Certificate of Appropriateness	To allow a second wall sign on a contributing building in the St. Anthony Falls Historic District that is taller than allowed by the Minneapolis Heritage Preservation Commission's <i>Design Guidelines for On-Premise Signs and Awnings</i> (2003)
Historic Variance	To allow a contributing building in a historic district to have a wall sign that exceeds zoning code requirements.

HISTORIC PROPERTY INFORMATION

Current Name	Nicollet Island Inn
Historic Name	Island Sash and Door Company Building
Historic Address	51-53 Merriam Street
Original Construction Date	1893
Original Architect	Kilroe Brothers
Original Builder	Bernard D. and John D. Kilroe
Historic Use	Industrial/manufacturing
Current Use	Hotel
Proposed Use	Hotel

Date Application Deemed Complete	January 15, 2016	Date Extension Letter Sent	N/A
End of 60-Day Decision Period	March 15, 2016	End of 120-Day Decision Period	N/A

CLASSIFICATION

Local Historic District	St. Anthony Falls
Period of Significance	1848-1941
Criteria of Significance	Architecture and social significance
Date of Local Designation	1971
Date of National Register Listing	1971
Applicable Design Guidelines	<i>St. Anthony Falls Historic District Design Guidelines</i> <i>Secretary of Interior Standards for Treatment of Historic Properties</i>

SUMMARY

BACKGROUND. The Island Sash and Door Company building is a rare surviving industrial building on Nicollet Island that is related to the sawmilling industry and one of the first successful building conversions (Source: Architecture and Historic Preservation on the Minneapolis Riverfront). The three-story Platteville limestone building was built in 1893. Its use of limestone and straightforward design make this building recall the mill buildings common during the early history of St. Anthony Falls.

The Island Sash and Door Company lasted only a few years (1896-1900) and then sat vacant until 1913. In 1913, the building was remodeled for the Salvation Army Industrial Home for Men and offered food and shelter to men. It maintained this use until 1972. In 1982, it was reopened as the Nicollet Island Inn, an upscale hotel and restaurant and has maintained that use for the past 33 years (Source: Architecture and Historic Preservation on the Minneapolis Riverfront).

Today, the subject property has one wall sign and two canopy signs. The existing green-colored, channel letter wall sign is located on the south elevation (facing Wilder Street) and is approximately 93 square feet (31 feet wide by 3 feet tall) in area. It reads ‘Nicollet Island Inn’ and is located approximately one foot below the parapet (approximately 43 feet in height to the top of the sign). The channel letters are on a raceway extending the width of the sign. The exact date of installation is unknown; however in reviewing older images of the building it was installed prior to 1996. The wall sign also predates the adoption of the Minneapolis Heritage Preservation Commission’s *Design Guidelines for On-Premise Signs and Awnings* (2003). In 2012, CPED administratively approved the lighting retrofit of the wall sign to LED (BZH-27510). The canopy signs are located on the first floor of the south elevation (facing Wilder Street) and east elevations (facing Merriam Street) and are approximately six square feet in size.

APPLICANT’S PROPOSAL. The applicant is proposing to install a new wall sign on the south elevation. It would read ‘Hotel * Restaurant * Bar’ directly below the existing ‘Nicollet Island Inn’ sign. The sign would be approximately 40 feet in height (measured to the top of the sign) and 29 square feet in area (23 feet wide by 1’-2” tall). The proposed aluminum channel letters would have a white acrylic face and be internally lit with LED lights. Like the ‘Nicollet Island Inn’ sign, the ‘Hotel * Restaurant * Bar’ sign letters would be attached to a raceway. The raceway is proposed to be attached to the existing wall sign above; additional holes would not be required to be drilled into the limestone or mortar. The letters of the new sign would match the depth of the existing sign (approximately 10 inches). The applicant states that the proposed sign would more clearly identify the uses in the building which will hopefully draw additional people to the Nicollet Island Inn.

The property is zoned residential (R1, Single-Family Residential). As outlined by the zoning code, a hotel use is a nonconforming use in the residential zoning districts. Per Section 543.250-Nonconforming Uses, “Newly established signs accessory to nonconforming nonresidential uses in the Residence Districts shall be limited to one (1) nonilluminated, flat wall identification sign, not to exceed sixteen (16) square feet in area and fourteen (14) feet in height.” The applicant’s proposal to install an illuminated wall sign that is 29 square feet in area would typically require an expansion of a nonconforming use application to comply with the zoning code requirement. However, given that the building is a contributing building to the St. Anthony Falls Historic District, was originally built as a nonresidential use, and the applicant’s purpose for installing the sign (i.e. to clearly identify the uses in the building), the applicant has applied for a historic variance. As outlined by Section 599.490, the purpose of the historic variance is to, “encourage the preservation and reuse of landmarks and properties in historic districts by providing the commission with authority to recommend departure from the literal requirements of any of the applicable zoning regulations.”

RELATED APPROVALS.

Planning Case #	Application	Description	Action
BZH-27510	CNC	Retrofit sign with LED lights	Approved

PUBLIC COMMENTS. On December 13, 2013, the Nicollet Island East Bank Neighborhood Association voted to support the changes to the Nicollet Island Inn sign. Any additional correspondence received prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration.

ANALYSIS

CERTIFICATE OF APPROPRIATENESS

The Department of Community Planning and Economic Development has analyzed the application to allow a second wall sign on a contributing building in the St. Anthony Falls Historic District that is taller than allowed by the Minneapolis Heritage Preservation Commission’s Design Guidelines for On-Premise Signs and Awnings (2003) based on the following findings:

1. *The alteration is compatible with and continues to support the criteria of significance and period of significance for which the landmark or historic district was designated.*

The proposed sign is compatible with and continues to support the criteria of significance and period of significance for which the historic district was designated. The St. Anthony Falls Historic District is significant for its architecture, commerce, industry and transportation. The District’s period of significance is from 1848-1941. The Island Sash and Door Company Building/Nicollet Island Inn (1893) is a rare surviving industrial building on Nicollet Island that is related to the sawmilling industry. Photos could not be found that show signs on the Island Sash and Door Company Building at the proposed location; however, it was common for industrial buildings in the St. Anthony Falls Historic District to have wall signs at a similar location as the applicant is proposing (see attached historic images).

2. *The alteration is compatible with and supports the interior and/or exterior designation in which the property was designated.*

The proposed sign is compatible with and supports the criteria of significance and period of significance for which the historic district was designated. The St. Anthony Falls Historic District is significant for its architecture, commerce, industry, and transportation. The proposed sign would help continue the commerce and industrial history of the historic district and Nicollet Island. The sign is in a typical location for a wall sign in the district during the period of significance and is proposed in a fashion that is respectful to the building, the former industrial-setting of this portion of the St. Anthony Falls Historic District, and the contemporary park-like setting.

3. *The alteration is compatible with and will ensure continued integrity of the landmark or historic district for which the district was designated.*

Both the City of Minneapolis' Heritage Preservation Regulations and the National Register of Historic Places identify integrity as the authenticity of historic properties and recognize seven aspects that define a property's integrity: location, design, setting, materials, workmanship, feeling and association. Based upon the evidence provided below, the proposed sign is compatible with and would ensure continued integrity of the historic district.

Location: The applicant is not proposing to change the location of the building with the submitted applications thus the project would not impair the landmark's integrity of location.

Design: Design is the combination of elements that create the form, plan, space, structure, and style of a property. The additional signage would not impact the building's design.

Setting: Setting is the physical environment of a historic property. The project site is on the southern portion of Nicollet Island. As noted by the *St. Anthony Falls Historic District Design Guidelines*, the southern portion of the island during the period of significance was an industrial center, and buildings such as the William Bros Broiler Works (Nicollet Island Pavilion) and the Island Sash and Door Company Building (Nicollet Island Inn) are evidence of this former activity. Most of the island's industrial setting no longer exists. As proposed, the sign for a commercial establishment would not have an adverse impact on the former industrial setting nor the current residential/park-like setting.

Materials: Materials are the physical elements that were combined during a particular period of time and in a particular pattern or configuration to form a historic property. The applicant's proposal would not have a negative impact on the building's original material. The applicant is proposing to attach the new sign to the existing sign. Therefore, additional holes would not be required to be drilled into the limestone or mortar.

Workmanship: Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history. As previously mentioned, the applicant's proposed sign would not adversely impact the building's limestone walls nor hide important architectural features.

Feeling: Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. The applicant's proposed sign is in keeping with the historic character of the building and the historic district. The wall sign would be located in an area that was typical for wall signs to be located in the late 19th century/early 20th century.

Association: Association is the direct link between an important historic event or person and a historic property. The proposed sign would not have an adverse impact on the industrial significance of the subject building and the surrounding area.

4. *The alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property under interim protection as evidenced by the consistency of alterations with the applicable design guidelines adopted by the commission.*

The *St. Anthony Falls Historic District Design Guidelines* were adopted in 2012 and the *Design Guidelines for On-Premise Signs and Awnings* were adopted in 2003. The district and general sign guidelines provide guidance for new signs. The applicable guidelines are analyzed below:

ST. ANTHONY FALLS DESIGN GUIDELINES

Signs

Intent

Preserve historic signs. Efficiently use signage for identification and way finding that do not create false sense of security or sign clutter.

7.16 Fake historic signs are not appropriate.

7.18 Identification, interpretive and wayfinding signage are encouraged.

7.19 Contemporary designs that do not create a false sense of history are appropriate.

Staff Comment: The proposal is in compliance with the *St. Anthony Falls Historic District Design Guidelines*. The new illuminated channel letter sign is respectable to the building and historic district without creating a false sense of history. In addition, the proposed sign would help more clearly identify the uses within the Nicollet Island Inn (i.e. hotel, restaurant, and bar).

DESIGN GUIDELINES FOR ON-PREMISE SIGNS AND AWNINGS

Requirement

The *Minneapolis Heritage Preservation Commission Design Guidelines for On-Premise Signs and Awnings* provides guidance for new signs on buildings within a historic district. The following guidelines are applicable to this proposal.

I. In General

a. Sign message: All signs, except window signs, real estate signs, project information signs, auxiliary signs, temporary signs and portable signs are limited to the name and address of the establishment.

c. Number of signs: Each principal building entrance that faces a public street, or each ground floor principal use, whichever is less, is allowed two signs. A corner lot with a principal entrance on each street is allowed two signs per street frontage. The two signs may be a combination of one wall sign, one projecting sign, one ground sign, one banner, and awning signage. However, a property may not have both a projecting sign and a ground sign. Only one of the signs should be illuminated, except that banners and awning signs should never be illuminated. Awning signs are limited to ground floor awnings and are subject to the specific guidelines for awnings and awning signs. Parking lot signs are subject to the specific guidelines for signs accessory to parking lots.

d. Location of building signs: Wherever possible, signs should be placed in traditional sign locations including the storefront sign band area. Signs should not obscure or damage architectural features including windows, doors, pilasters, columns and historic signs. Building signs should be located only on the primary façade of the building adjacent to the street and should be no higher than fourteen (14) feet, except as otherwise provided in the specific guidelines for wall signs.

e. Color: Sign colors and materials should be compatible with the colors of the building and its surroundings. Day-glo, light reflecting or fluorescent colors or materials are not allowed.

f. Installation: Sign installation should have a minimal impact on the building and to the extent practical allow the building to be returned to its original condition if the sign is removed. Existing

signboards and sign frames should be reused to limit drilling new holes into masonry. Projecting signs should be attached to a permanent mounting plate. Awnings should be attached to window or door frames and should never damage masonry.

g. Illumination: Signs may be illuminated externally, internally, or by neon. Plastic face covers should not be placed on illuminated signs. All illuminated building signs should connect to a permanent mounting plate located near the entrance. Electrical conduit should be installed through the permanent mounting plate. Not more than one brick should be damaged by the installation of the permanent mounting plate. Electrical conduit and any lighting fixture should be attached to the sign and not the building wall.

4. Guidelines for Specific Types of Signs

Wall Signs

- i. Location. Wall signs should be located between the first and second floor and should not be higher than fourteen (14) feet, except where the historic sign band is higher. Wall signs should
- ii. Size. Wall signs should be no more than two (2) feet high and thirty-two (32) square feet in area and should not extend outward from the building more than eight (8) inches.
- iii. Materials. Wall signs may be constructed of wood, metal, painted fiberglass or painted plastic.
- iv. Installation. Wall signs should be attached to the building through the mortar joints. If illuminated, a wall sign should be placed adjacent to or over a permanent mounting plate for electrification. Electrical conduit and lighting fixtures should be attached to the top of the wall sign, and should not be attached to the building. Wall signs should not be painted directly on the surface of the building, except as part of the maintenance or restoration of an existing historic sign.

Staff Comment: The proposed sign is in compliance with most of the general and wall sign requirements outlined in the *Design Guidelines for On-Premise Signs and Awnings*. In terms of the general guidelines, the sign message would identify the business, the colors would not be day glo, light reflecting, or fluorescent, the installation would not have an impact on the building (the sign is proposed to be attached to the existing sign raceway), and the sign would be internally illuminated. In terms of the specific wall sign guidelines, the sign would be 29 square feet in area (23 feet wide by 1'-2" tall) and made of aluminum channel letters with an acrylic face.

It is recognized that there would be two wall signs, instead of the one wall sign that is allowed by the sign guidelines. However, the sign would read as one: 'Nicollet Island Inn-Hotel * Restaurant * Bar'. The wall sign is also taller than allowed. As proposed, the sign would be approximately 40 feet above grade instead of the 14 feet that is allowed. However, CPED is supportive of the applicant's proposal given the locational relationship between the existing and proposed wall sign, the sign message helping to identify all of the uses in the building, the sign location not impacting or hiding architectural detail, and the location being similar to where wall signs were historically located for industrial buildings in the late 19th/early 20th century.

5. *The alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property under interim protection as evidenced by the consistency of alterations with the recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties.*

The applicant is proposing an additional sign on the Island Sash and Door Company Building. Staff finds that the proposal meets the following *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
 6. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
 7. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
6. *The certificate of appropriateness conforms to all applicable regulations of this preservation ordinance and is consistent with the applicable policies of the comprehensive plan and applicable preservation policies in small area plans adopted by the city council.*

The proposed sign would conform to the preservation ordinance and applicable preservation policies of the comprehensive plan:

Heritage Preservation Policy 8.1: Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture.

- 8.1.1 Protect historic resources from modifications that are not sensitive to their historic significance.

Heritage Preservation Policy 8.10: Promote the benefits of preservation as an economic development tool and a method to achieve greater environmental sustainability and city vitality.

- 8.10.5 Prioritize the reuse of the city's historic buildings as a strategy for sustainable development.
 - 8.10.7 Use planning tools, such as transfer of development rights and historic variances, as well as economic incentives, such as tax increment financing and tax abatements, to retain historic structures while compensating for the loss of development potential.
7. *Destruction of any property. Before approving a certificate of appropriateness that involves the destruction, in whole or in part, of any landmark, property in an historic district or nominated property under interim protection, the commission shall make findings that the destruction is necessary to correct an unsafe or*

dangerous condition on the property, or that there are no reasonable alternatives to the destruction. In determining whether reasonable alternatives exist, the commission shall consider, but not be limited to, the significance of the property, the integrity of the property and the economic value or usefulness of the existing structure, including its current use, costs of renovation and feasible alternative uses. The commission may delay a final decision for a reasonable period of time to allow parties interested in preserving the property a reasonable opportunity to act to protect it.

This proposal does not constitute the destruction of the property.

Before approving a Certificate of Appropriateness, and based upon the evidence presented in each application submitted, the Commission shall make findings that alterations are proposed in a manner that demonstrates that the Applicant has made adequate consideration of the following documents and regulations:

8. *The description and statement of significance in the original nomination upon which designation of the landmark or historic district was based.*

Evidence presented in the application submitted and the alterations proposed demonstrate that the applicant has made adequate consideration of the description and statement of significance of the nomination of the St. Anthony Falls Historic District.

9. *Where applicable, adequate consideration of Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530, Site Plan Review.*

The proposal does not require site plan review.

10. *The typology of treatments delineated in the Secretary of the Interior's Standards for the Treatment of Historic Properties and the associated guidelines for preserving, rehabilitating, reconstructing, and restoring historic buildings.*

The applicant has adequately considered the Secretary of the Interior's Standards for the Treatment of Historic Properties with the sign proposal.

Before approving a Certificate of Appropriateness that involves alterations to a property within an historic district, the Commission shall make findings based upon, but not limited to, the following:

11. *The alteration is compatible with and will ensure continued significance and integrity of all contributing properties in the historic district based on the period of significance for which the district was designated.*

The proposed sign would be compatible with and would ensure continued significance and integrity of all the contributing properties in the historic district based on the period of significance of 1848-1941. See findings 1-4 for more detailed analysis.

12. *Granting the certificate of appropriateness will be in keeping with the spirit and intent of the ordinance and will not negatively alter the essential character of the historic district.*

Granting the certificate of appropriateness would be in keeping with the spirit and intent of the ordinance and will not negatively alter the essential character of the historic district.

13. *The certificate of appropriateness will not be injurious to the significance and integrity of other resources in the historic district and will not impede the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance.*

The significance and integrity of other resources in the district would not be negatively impacted by the certificate of appropriateness. These alterations would not impede the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance.

HISTORIC VARIANCE

The Department of Community Planning and Economic Development has analyzed the application to allow a contributing building in a historic district to have a wall sign that exceeds zoning code requirements based on the following findings:

1. *The variance is compatible with the preservation of the property and with other properties in the area.*

The subject property is zoned residential (RIA, Single-Family Residential). Per Section 543.250-Nonconforming Uses, “Newly established signs accessory to nonconforming nonresidential uses in the Residence Districts shall be limited to one (1) non-illuminated, flat wall identification sign, not to exceed sixteen (16) square feet in area and fourteen (14) feet in height.”

Approving the historic variance for the proposed sign would be compatible with the preservation of the property and other properties in the area. The sign as proposed exceeds the zoning code signage allowance for a nonconforming nonresidential use in a residential zoning district. However, the applicant’s proposal is sensitive to the historic Island Sash and Door Company Building and the St. Anthony Falls Historic District. The applicant is proposing to install a new 29 square foot illuminated wall sign on the south elevation. It would read ‘Hotel * Restaurant * Bar’ and would be located directly below the existing ‘Nicollet Island Inn’ sign. The proposed sign would more clearly identify the uses in the building, which would hopefully draw additional people to the Nicollet Island Inn. A successful business establishment at this location would continue the preservation and reuse of this contributing building in the St. Anthony Falls Historic District that was originally built as a factory building for the Island Sash and Door Company.

2. *The variance is necessary to alleviate practical difficulties due to special conditions or circumstances unique to the property and not created by the applicant.*

The historic variance is necessary to alleviate practical difficulties due to special conditions and circumstances unique to the property and were not created by the applicant. It is a unique circumstance to have a hotel use in a residential zoning district so close to Downtown Minneapolis. In addition, the zoning code allowance for signage for nonresidential uses in residential zoning districts is extremely limiting. The applicant’s proposal is sensitive to the historic building, the historic character of the St. Anthony Falls Historic District, and the contemporary residential/park-like setting of the island today.

Furthermore, the overall signage for the Wilder Street elevation and the entire building is well below what would typically be allowed for a hotel in a commercial zoning district. There is C3A zoning to the north and south of the subject property. If the project site had C3A zoning, the hotel use would be allowed to have 158 square feet of signage for the building walls facing Wilder Street and Island Avenue (1.5 square feet of signage for each one foot of primary building wall) and 81 square feet of signage on the elevations facing Merriam Street and Hennepin Avenue. With the proposed sign, the Nicollet Island Inn would have 128 square feet of signage on the elevation facing Wilder Street and a total of 134 square feet of signage for the entire building.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the applications by Louis DeMars for the property located at 95 Merriam Street in the St. Anthony Falls Historic District:

A. Certificate of Appropriateness.

Recommended motion: **Approve** the certificate of appropriateness to allow a second wall sign on the Island Sash and Door Company Building that is taller than allowed by the Minneapolis Heritage Preservation Commission's *Design Guidelines for On-Premise Signs and Awnings* (2003), subject to the following conditions:

1. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approved is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than February 16, 2018.
2. By ordinance, all approvals granted in this certificate of appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.

B. Historic Variance.

Recommended motion: **Approve** the historic variance to allow the Nicollet Island Inn/Island Sash and Door Company Building, a contributing building to the St. Anthony Falls Historic District, to install the proposed wall sign that exceeds zoning code requirements.

ATTACHMENTS

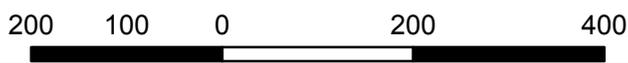
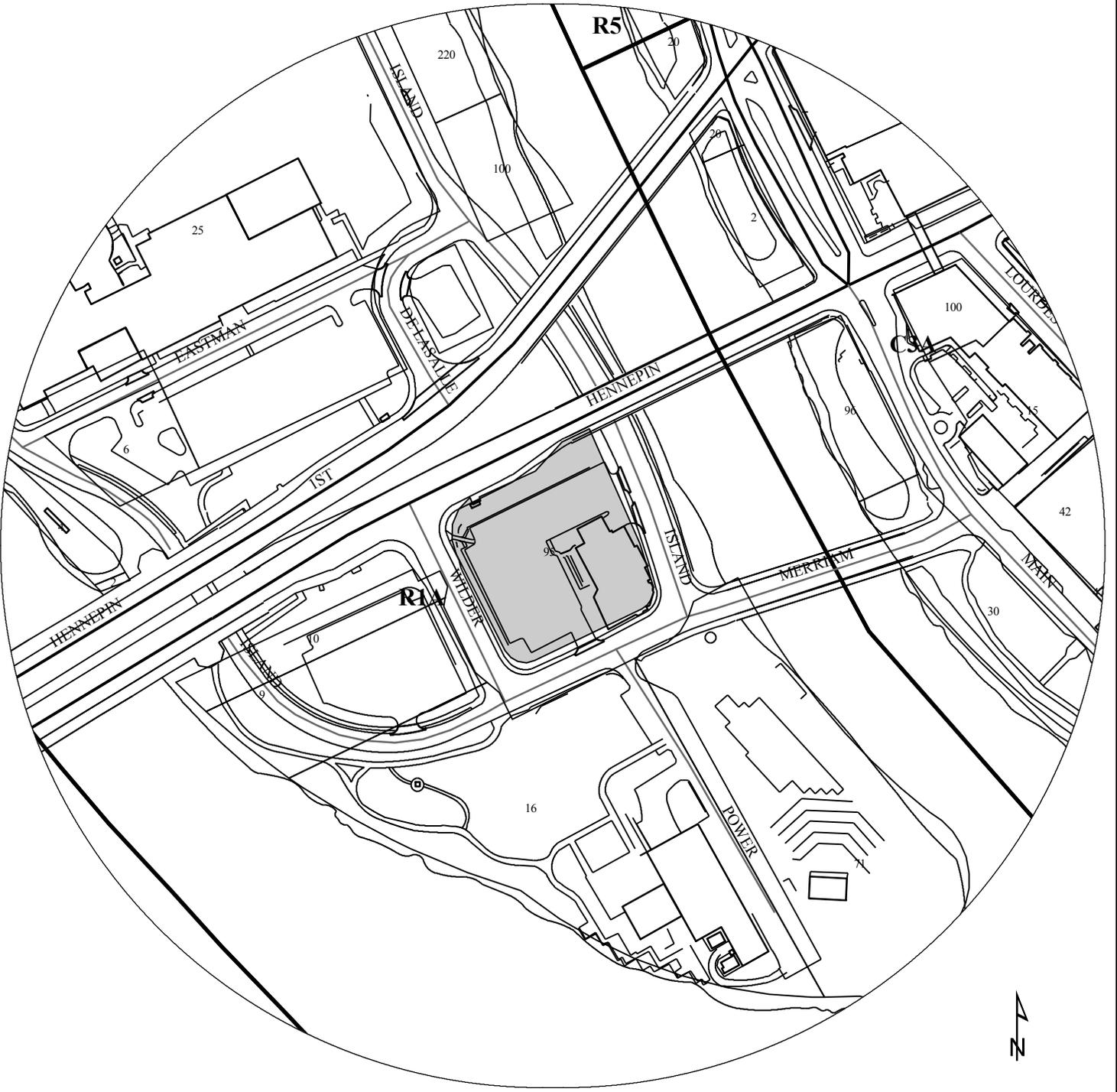
1. BZH Map
2. Project description and findings
3. Sign proposal
4. Aerials
5. Images
6. Letter of support

Nicollet Island Inn

3rd

NAME OF APPLICANT

WARD



PROPERTY ADDRESS
95 Merriam Street

FILE NUMBER
BZH-28109



601 Marquette Ave. So., Suite 100
Minneapolis, Minn. 55402
(612) 341-9148

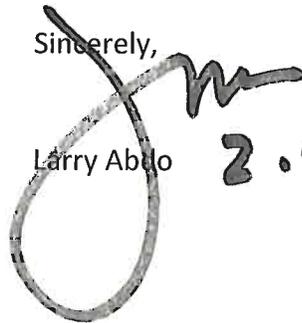


Mr. Larry Abdo on behalf of the Nicollet Island Inn is applying to the Minneapolis Heritage Preservation Commission (HPC) for permission to add to the existing sign on the Upper wall of the Hotel. The sign addition will read Hotel Restaurant and Bar and will be located underneath the existing sign. The sign will have 14" LED white lighted letters (HOTEL * RESTAURANT * BAR) mounted on a raceway and suspended from the existing Nicollet Island Inn sign. Included with this application and letter is a picture of how the sign will look on the Nicollet Island Inn.

Mr. Lou DeMars will be my representative working with the neighborhood group, the city council, the Minneapolis Park board, HPC and any effected parties. His contact information is as follows. lou@louisdemars.com, 612-968-0720.

Thank you for your attention to this matter,

Sincerely,

A large, stylized handwritten signature in black ink, appearing to be "Larry Abdo".
Larry Abdo 2.6.14

Nicollet Island Inn Sign Addition

This is the supporting information regarding an addition to the current sign on the northwestern facing wall of the Nicollet Island Inn at 95 Merriam St, on Nicollet Island which is in a historic district and is zoned residential R-1.

The proposed addition to the sign will more clearly identify the uses in the building. The building use is a Hotel, Restaurant and Bar and the addition to the existing sign supports those functions. The sign as it exists just says "Nicollet Island Inn".

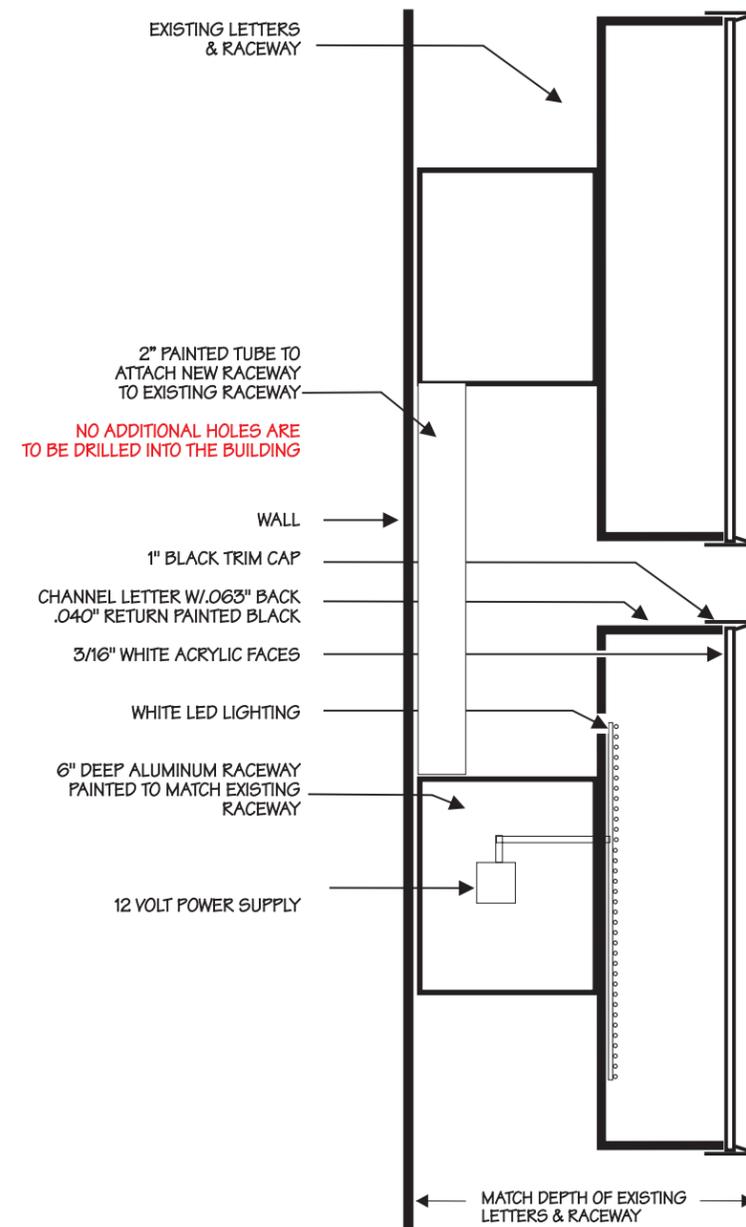
The proposed addition will just add underneath the existing sign the words in white letters "Hotel Restaurant Bar". The Operator believes this will help draw additional people to the facility now that it will be apparent what services are available in this beautiful restored building.

The Building is one of the only remaining commercial historic buildings on Nicollet Island. The owner/operator of the facility has a business that could use more customers and believes that the addition to the sign will let many who are residents of the twin cities and out of town visitors know what is available in the facility.

This is important to the heritage nature of the area because as the operator Mr. Abdo has been diligent in providing the necessary repairs and maintenance needed to continue to preserve both the interior and exterior of this historic building. The addition to the sign will hopefully result in additional income which will make the operation more able to continue the preservation efforts for the building.

The proposed sign addition will be mounted on a new raceway that will be connected to the raceway that supports the existing sign. Therefore the installation will not alter the current structure of the building. The sign will be a steady white LED light, with letters 14 inches in height mounted on a new raceway.

From a historic point of view these changes will not alter or violate the current historic area and district and will ensure the integrity of the building and is consistent with the design guidelines of the HPC.



CHANNEL LETTER END VIEW NTS

SPECIFICATIONS

14" WHITE LED ILLUMINATED RACEWAY MOUNTED LETTERS
 CONNECT TO EXISTING RACEWAY W/ 2" PAINTED SQUARE TUBES



FILE NAME
 NICOLLET ISLAND INN

TITLE
 NICOLLET ISLAND INN.CDR

DRAWN BY
 RLP

DATE
 08/15/13

REVISED 09/04/13
 09/05/13

SCALE
 3/16" = 1'-0"

THIS DESIGN REMAINS THE PROPERTY OF UNIVERSAL SIGNS INC. AND IS TO BE RETURNED ON DEMAND. NO REPRODUCTION SHALL BE MADE EXCEPT BY WRITTEN AGREEMENT



NICOLLET ISLAND INN

SPECIFICATIONS

14" WHITE LED ILLUMINATED RACEWAY MOUNTED LETTERS
 CONNECT TO EXISTING RACEWAY W/ 2" PAINTED SQUARE TUBES



FILE NAME
 NICOLLET ISLAND INN

DRAWN BY
 RLP

REVISED 09/04/13 09/05/13
 02/28/14 03/03/14

TITLE
 NICOLLET ISLAND INN.CDR

DATE
 08/15/13

SCALE
 3/8" = 1'-0"

THIS DESIGN REMAINS THE PROPERTY OF UNIVERSAL SIGNS INC. AND IS TO BE RETURNED ON DEMAND. NO REPRODUCTION SHALL BE MADE EXCEPT BY WRITTEN AGREEMENT





De La Salle High School

Lourdes Pl

River Place

Mississippi River

Merriam St

East Hennepin Ave

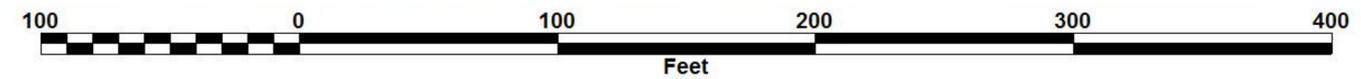
Island Ave E

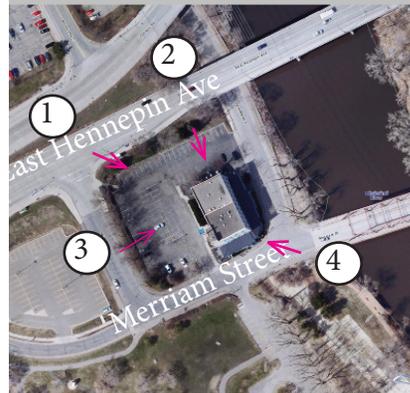
Wilder St

East Hennepin Ave

East Hennepin Ave

Island Ave W







Wilder Street elevation and location of the proposed wall sign



Merriam and Island elevations



Wilder Street canopy sign



Island Avenue canopy sign

Nicollet Island

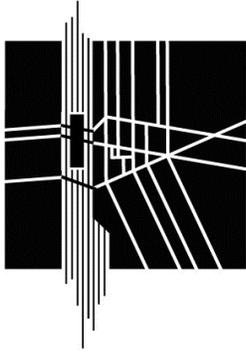


area of
sub ect
property

DUNN & CO. C.



1908 view from city hall showing commercial and industrial buildings with wall signs in similar location as applicant's proposal



Nicollet Island – East Bank Neighborhood Association

132 Bank St SE
Minneapolis, MN 55414
www.niebna.com

Date: December 13, 2013

To: Whom it may Concern

RE: Support for the changes to the Nicollet Island Inn signage

At its meeting of December 12, 2013 the NIEBNA Board adopted (vote: 8 aye, 1 nay) the following resolution:

Resolved: The NIEBNA Board supports granting the variances necessary for the installation of new lighted signage on the Nicollet Island Inn building as presented at the meeting (shown below). It is the new signage will not be blinking or otherwise actively animated.



Please contact me with any questions.

For the Nicollet Island – East Bank Neighborhood Association

/s/ P. Victor Grambsch

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