



## CPED STAFF REPORT

Prepared for the Heritage Preservation Commission  
 HPC Agenda Item #1  
 October 27, 2015  
 BZH-28879

### HERITAGE PRESERVATION APPLICATION SUMMARY

*Property Location:* 430<sup>st</sup> Avenue North  
*Project Name:* Brothers Bar and Grill Sign  
*Prepared By:* Aaron Hanauer, Senior City Planner, (612) 673-2494  
*Applicant:* 430 Kickernick Association  
*Project Contact:* David Kelly  
*Ward:* 3  
*Neighborhood:* North Loop  
*Request:* To replace an existing projecting sign with a new projecting sign.  
*Required Applications:*

<b>Certificate of Appropriateness</b>	To replace a 24 square foot projecting sign with a 34 square foot projecting sign
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### HISTORIC PROPERTY INFORMATION

<b>Current Name</b>	Kickernick Building
<b>Historic Name</b>	North Star Boot and Shoe Company
<b>Historic Address</b>	416-430 1st Avenue North
<b>Original Construction Date</b>	416-430 1st Avenue North
<b>Original Architect</b>	Hayes and Spaulding
<b>Historic Use</b>	Wholesale factory and warehouse
<b>Current Use</b>	Commercial (office, retail and restaurants)
<b>Proposed Use</b>	Commercial (office, retail and restaurants)

<b>Date Application Deemed Complete</b>	September 21, 2015	<b>Date Extension Letter Sent</b>	N/A
<b>End of 60-Day Decision Period</b>	November 20, 2015	<b>End of 120-Day Decision Period</b>	N/A

**CLASSIFICATION**

<b>Local Historic District</b>	Minneapolis Warehouse Historic District
<b>Period of Significance</b>	1865-1930
<b>Criteria of Significance</b>	Industry/Commerce, Architecture/Engineering, Social History
<b>Date of Local Designation</b>	1978, 2009
<b>Date of National Register Listing</b>	1989
<b>Applicable Design Guidelines</b>	<i>Minneapolis Warehouse Historic District Design Guidelines; Design Guidelines for On-Premise Signs and Awnings; Kickernick Building Multi-Tenant Signage Package</i>

**SUMMARY**

**BACKGROUND.** The North Star Boot and Shoe Company wholesale factory and warehouse building, commonly known as the Kickernick Building, is located at 416-430 1st Avenue North. This seven story building was first constructed in 1896 and designed by Hayes and Spaulding in the Renaissance Revival Style. A similar addition was made in 1902 to the northern portion of the site by F.B. & L.L. Long. To offset the addition, the window reveals in the upper stories were organized into vertical bands. The tri-part facade features striated brick on the first and second stories and a prominent cornice. Brick voussoirs are utilized in the keystoned arched entrances. The first floor windows have been replaced and a new entrance added to the building. The building is a contributing resource to the Minneapolis Warehouse Historic District.

In August of 1993, the HPC asked the property owner of the subject property to submit a multi-tenant sign package for the property. Those guidelines were provided by the owner, but the HPC never officially adopted the guidelines. In 2003, the HPC adopted new sign guidelines for designated properties. In 2004, the HPC adopted revised sign guidelines for the Kickernick Building that are included in the appendix.

**APPLICANT’S PROPOSAL.** There is an existing projecting sign at the southwest corner of the building that is approximately 24 square feet in area and has an overall height of approximately 16 feet when measured from grade to the top of the sign. The applicant is proposing to replace this existing projecting sign with a new 34 square foot projecting sign that would have an overall height of 28 feet. This does not comply with the size and height requirements of the Minneapolis Heritage Preservation Commission *Design Guidelines for On-Premise Signs*.

In 2012, the applicant applied for the exact same proposal (i.e. a replacement of the existing blade sign for a slightly larger blade sign for the Brothers establishment). This was approved by the HPC on the consent agenda (BZH-27556). The approvals were valid until December 11, 2014. The applicant did not request an extension or pull a sign permit prior to their approval deadline. Therefore, the approvals are no longer valid.

**RELATED APPROVALS.**

Planning Case #	Application	Description	Action
BZH-27556	Certificate of Appropriateness	To allow the existing 'Brother' projecting sign to be replaced with a slightly larger projecting sign.	Approved

**PUBLIC COMMENTS.** As of the publication of the staff report, no public comments have been received. Any 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 the replacement of an existing projection sign with a new projection sign 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 Minneapolis Warehouse Historic District is historically significant as an early example of commercial growth as the city’s warehouse and wholesaling district, which expanded during the late 19th and early 20th centuries when Minneapolis became a major distribution and jobbing center for the northwest. The Warehouse Historic District is also significant for its architecture and engineering. Over the period of significance the number and size of signs within the Warehouse Historic District varied.

Regardless of what changes are made to the subject property, it will maintain its historical significance, but proposed changes may affect its integrity (i.e. the property’s ability to communicate its historical significance), as discussed in finding #3 below. The applicant has submitted images demonstrating that the building has had different signage at the corner prior to the existing signage configuration. The proposed projecting sign will continue to support the significance for which the historic district was designated.

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

The property is designated for its association with the warehousing and manufacturing industries in the area that became the warehouse district of Minneapolis. The property is also significant for its architecture. Signs existed on the building throughout its period of significance; therefore permitting some changes to the signage on the building is in keeping with the designation. The appropriateness of the specific design, location, and other attributes of the sign are discussed below in finding #4.

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

As conditioned, the proposed work will not affect the building's location, design, setting, materials, workmanship, feeling, or association and will not, therefore, affect the building's integrity.

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 *Minneapolis Heritage Preservation Commission Design Guidelines for On-Premise Signs* states that a Certificate of Appropriateness is required for sign or awning proposals that do not conform to the design guidelines. The HPC also adopted a master sign plan for the subject property in August 2004, the *Kickernick Building Multi-Tenant Signage Package*, that are used in conjunction with the HPC's general sign guidelines. The proposal does not comply with the design guidelines, as discussed below. In determining whether to approve a Certificate of Appropriateness for a sign or awning proposal, the guidelines state that the HPC will consider special situations including building condition, building orientation, historic precedence and exceptional design proposals.

Location: The proposed sign will be located at the corner of the building above the location of the existing projecting sign that will be removed. The *Kickernick Building Multi-Tenant Signage Package* guidelines note that the "tenant in the corner basement space will continue to use the projecting sign at the corner. This is the only approved signage for this tenant and future tenants are required to utilize the current sign brackets and electrical outlet to limit damage to the exterior building materials." The *Design Guidelines for On-Premise Signs* states that, "Projecting signs should be located near a building entrance and should not be higher than fourteen (14) feet. Projecting signs should not conceal architectural features or obstruct openings, and should not be suspended from the soffit."

The proposed sign will be used by Brothers Bar and Grill, a restaurant that occupies the basement tenant space and the first floor tenant space at this corner. The restaurant occupies the majority of the floor space at this corner, making signage along both 5<sup>th</sup> Street North and 1<sup>st</sup> Avenue North appropriate. The new projecting sign will be oriented vertically and is significantly taller than the existing projecting sign. The applicant proposes to increase the overall height of the sign from 16 feet to 28 feet. The sign will straddle the horizontal stone banding between the first and second floors. Although the sign will be taller than what is permitted in the adopted sign guidelines, historically signs have been located above the horizontal stone banding as shown in the historic photos submitted by the applicant (see appendix). In addition, 28 feet is what would be permitted by the zoning code in this location if the property was not located within a historic district.

Historic sign bands are the usual determinant of the appropriateness of proposed sign heights, but there is no clear historic sign band on the building. Over time the location and installation of signs has varied, in part due to changes to the building, including changes to the window sizes and removal of some of the original arched openings.

Sign Size: The *Design Guidelines for On-Premise Signs* states that, "Projecting signs should be no more than twelve (12) square feet in area and should not project more than four (4) feet from the building. The thickness of a projecting sign should not exceed eight (8) inches" The existing projecting sign is 24 square feet in area and is already larger than what is allowed by the design guidelines. The proposed sign will be 34 square feet in area. Given the size, bulk, and scale of the building the proposed size of the sign is in scale with the building. The proposed sign will not project more than four feet from the building. The proposed sign will be eight inches thick with one inch standoffs for the proposed neon lighting, which is appropriate for the proposed design.

The *Kickernick Building Multi-Tenant Signage Package* notes that the existing projecting sign will continue to be used by the existing and future tenants of the basement space. However, the guidelines do not stipulate specific dimensions or height of the existing sign, nor is there an

indication of if there is a specific size, height or location that is most appropriate for the building. It appears that this stipulation was geared more towards minimizing damage to the exterior and less towards the specific design of the existing projecting sign. See the “installation” section below for more details on how the sign will be attached.

Materials: The *Design Guidelines for On-Premise Signs* states that “projecting signs may be constructed of wood, metal, painted fiberglass or painted plastic.” The sign is proposed to be constructed of a durable metal and will not include a plastic face cover; the letters and outline boarder will be surface-applied vinyl copy. The text and border will be illuminated by neon tubing. No tag lines or flashing elements will be included. While it is not completely clear whether this is truly an exceptional design proposal, the sign message does not detract from the building’s historic character, and is not out of scale with the building or signs previously installed on this building.

Installation: The *Design Guidelines for On-Premise Signs* states that, “Projecting signs should always use a single permanent mounting plate.” The *Kickernick Building Multi-Tenant Signage Package* guidelines state that “...future tenants are required to utilize the current sign brackets and electrical outlet to limit damage to the exterior building materials.” The proposed sign will utilize the existing electrical outlet. The existing projecting sign is installed using two mounting plates and the applicant proposes to use two mounting plates in different locations. To accommodate a larger sign that is oriented vertically new mounting plates are required. The applicant has stated that the proposed sign will be attached through mortar joints, all holes left from the original installation will be repaired with matching mortar, and that the mounting plates and exposed conduit will be painted to match the color of the existing brick. This proposal is a reasonable compromise between structural safety and preservation of the building.

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 *Secretary of the Interior’s Standards and Guidelines for Rehabilitation* are likely the most applicable to the project. Standards number two, six, nine, and ten are most appropriate to the proposed project.

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.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

9. 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.

10. 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.

The proposed projecting sign will be mounted to the building through the mortar joints in a manner that minimizes impacts on the building. The proposed sign will retain and preserve the historic character of the property while allowing for the rehabilitation of the building. The applicant has noted that the “proposed project sign located on the 1<sup>st</sup> and 5<sup>th</sup> corner is an appropriate adaptation

that reflects the building's historic signage while, at the same time, conforming to the requirements of the zoning district.”

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.*

**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.

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.*

The project does not involve 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.*

The materials provided by the Applicant demonstrate an understanding of the significance of the building and the Minneapolis Warehouse Historic District.

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

Chapter 530 of the Zoning Ordinance does not offer guidance on the elements of the proposed project. However, Chapter 543 of the Zoning Ordinance provides guidance for on-premise signage. The proposed sign complies with the size and height requirements of the Zoning Code. The maximum height of signs in a downtown zoning district is 28 feet, and the maximum area of projecting signs is 48 square feet. The proposed sign will comply with these requirements.

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 application complies with the rehabilitation guidelines of the Secretary of the Interior's Standards for the Treatment of Historic Properties.

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.*

A proposal that allows signage that is compatible with the scale of the building and does not obscure the architectural details of the building will ensure the continued integrity of the building and all of the resources within the historic district.

*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 to allow for the replacement of the projecting sign will be in keeping with the spirit and intent of the ordinance by allowing for the size and location of a sign that is reflective of the design of the building.

*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 Applicant has based the new sign design on the design of the building and historic photographic evidence of previous signage on this building. The request might set a precedent for future cases, but will not authorize changes to other Landmarks, Historic Districts, or properties under interim protection without staff or HPC review.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by David J. Kelly, Architect for the property located at 430 1<sup>st</sup> Avenue North in the Minneapolis Warehouse Historic District:

### **A. Certificate of Appropriateness.**

Recommended motion: **Approve** the certificate of appropriateness to allow for the replacement of the existing projecting sign with a new projecting sign, subject to the following conditions:

1. The projecting sign shall not exceed 34 square feet in area.
2. The projecting sign shall not exceed 28 feet in height above grade.
3. The thickness of the projecting sign shall not exceed eight inches.
4. The projecting sign shall not project more than four feet from the building.
5. The sign shall be anchored to the wall through mortar joints. No blocks shall be altered or removed for the installation of wiring. All holes left from the original installation shall be repaired with matching mortar. The mounting plates and exposed conduit shall be painted to match the color of the existing brick
6. 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 approval 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 October 29, 2016.

7. 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.
8. CPED staff shall review and approve the final plans and elevations prior to building permit issuance.

## ATTACHMENTS

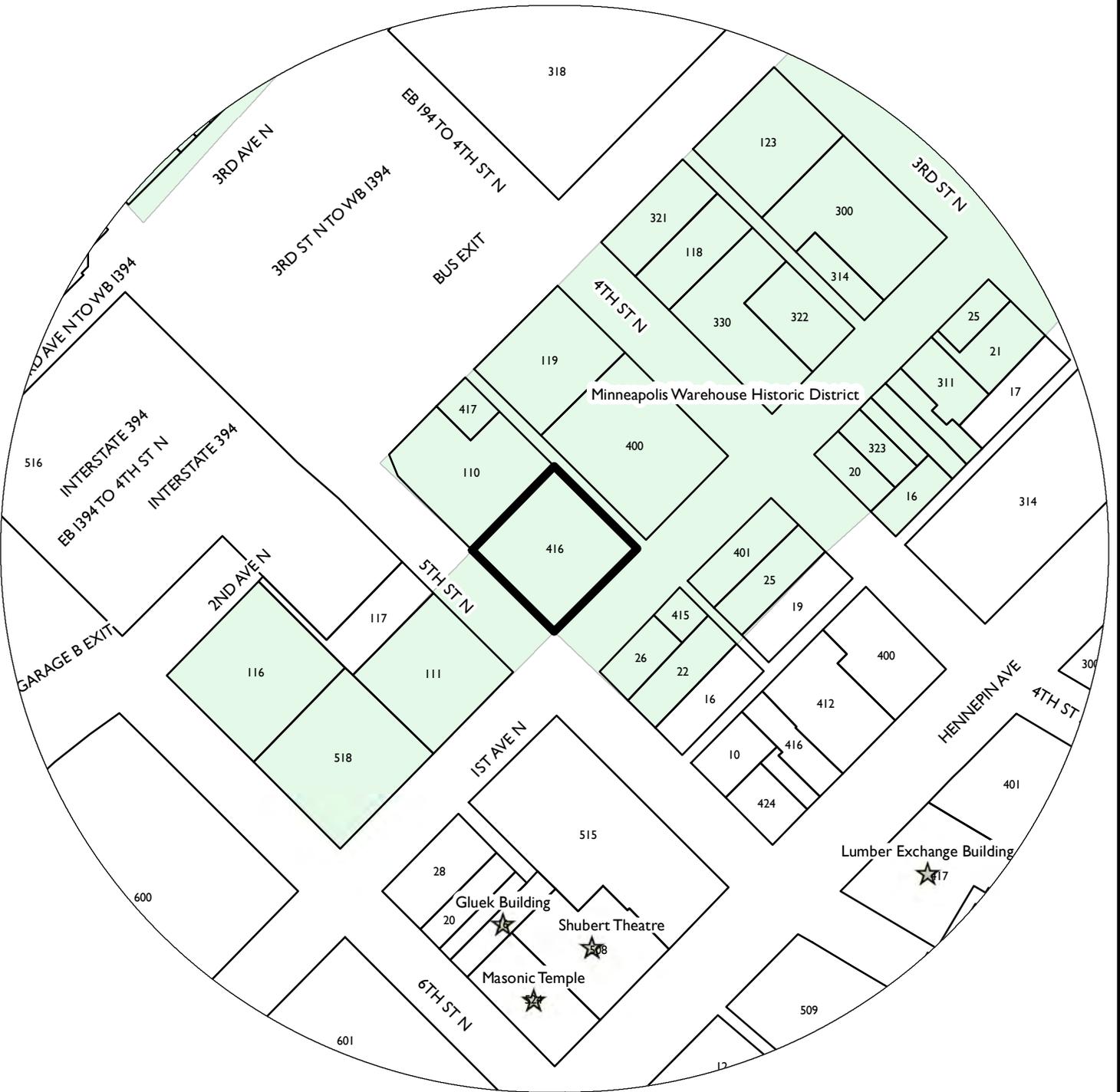
1. BZH Map
2. Written description and findings submitted by applicant
3. Site plan
4. Images: historic, contemporary, example blade signs
5. Sign proposal

# 430 Kickernick Association Ltd. Partnership

3rd

NAME OF APPLICANT

WARD



PROPERTY ADDRESS  
**430 1st Avenue North**

FILE NUMBER  
**BZH-28858**

David J. Kelly  
Architect, Inc.

September 08, 2015

City of Minneapolis CPE&D  
250 So. 4<sup>th</sup> St., Rm 300 PSC  
Minneapolis, MN 55415-1393

Re: Brothers Bar Proposed Exterior Corner Sign  
Project Description and Findings Statements  
Kickernick Building  
416-430 First Ave. No.  
DKA Comm. No. 15.033

To Whom It May Concern,

The owners of Brothers Bar would like to replace their existing illuminated projecting sign, located on the 1<sup>st</sup> Ave. No. and 5<sup>th</sup> St. No. corner of the Kickernick Building, with a new illuminated projecting sign. Brothers Bar is a tenant in the Kickernick Building. They are located on the lower and main levels at the corner of 1<sup>st</sup> Ave. No. and 5<sup>th</sup> St. No. The Kickernick Building is located within zoning district B4S-1/DP. The building is also located within and along the southern edge of the Minneapolis Warehouse Historic District (Building ID# 15).

Please note that the owners made the same application for a Certificate of Appropriateness in December of 2012 (BZH 27556) for the corner blade sign and the C of A was approved by the HPC.

### **Property History**

The original building was built in two phases; the half closest to the 1<sup>st</sup>-at-5<sup>th</sup> corner in 1896 and the second half in 1902. It was known then as the North Star Boot and Shoe Company Building.

Over the early years of the building the appearance of the ground floor changed significantly. When built the building had arched masonry openings at the corner of 1<sup>st</sup> and 5<sup>th</sup> and at the ends of the primary facades. The façade along 5<sup>th</sup> St. No. had tall, narrow windows. The current appearance of the ground floor was established by the New England Furniture Company in 1920-1921.

In 1902 the building was owned by the North Star Shoe Company. A photograph on file with the Minnesota Historical Society (MH5.9 MP3.1N p8) shows the building in its original state. The company signs are located on the brick wall above each entrance off of 1<sup>st</sup> Ave. No., between the first floor storefront windows and the sill line of the second floor windows. See Exhibit A.

In 1920 the building was owned by the United States Rubber Company. A photograph on file with the Minnesota Historical Society (MH5.9 MP3.1U r3) shows linear signage between the windows on floors two through six. See Exhibit B.

In 1921 the building was owned by the New England Furniture Company. A photograph on file with the Minnesota Historical Society (MH5.9 MP31N r49) shows a large vertical sign on the 1<sup>st</sup>-at-5<sup>th</sup> corner between the third and sixth floors. See Exhibit C.

In 1925 the building was still owned by the New England Furniture Company. A photograph on file with the Minnesota Historical Society (MH5.9 MP3.1N p44) again shows a large vertical sign on the 1<sup>st</sup>-at-5<sup>th</sup> corner between the third and sixth floors. See Exhibit D.

A wall-mounted clock was added on the 1<sup>st</sup>-at-5<sup>th</sup> corner at the second floor. In addition a large projecting sign has been added to the 1st Ave. No. facade near the alley common with the Wyman Building (right-side of photograph).

Today the building is referred to as the Kickernick Building. Its appearance was essentially established in 1921. The original first floor storefront windows, building entrances and upper story windows have been replaced within the last 25 years with aluminum and glass units. In 2004 the HPC established the location for the first floor multi-tenant signage to be the transom panels at the top of the first floor storefront windows. See Exhibit E.

## **Project Description**

The proposed projecting blade sign is to be 30" wide by 13'-7" high. The top of the sign will be 27'-6" above the public sidewalk. The exterior materials will be pre-finished metal. The letters and outline border striping will be surface-applied, vinyl copy and will be outlined with neon tubing.

The proposed sign's size, area and height above the public sidewalk comply with Chapter 543 On-Premise Signs, Article IV, Table 543.3 Specific Standards for Signs in the Downtown.

The sign will be set at a 45-degree angle to the building corner. It will be secured to the building with two metal brackets. The brackets will be painted to match the color of the building's brick. Each bracket will have a 12" x 12" mounting plate on each face of the building. The mounting plates will be secured to the building with anchor bolts that will be located at the building's existing mortar joints. The plates will be painted to match the color of the existing brick.

The electrical power for the new sign will be fed from the existing surface-mounted conduit that currently feeds the existing sign. All exposed conduit will be painted to match the color of the existing brick.

Prior to the installation of the new sign, the existing sign will be removed. All mounting holes will be cleaned and filled with colored mortar to match the color of the existing brick mortar.

## **Specific Application Requirements**

*(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 designed.*

As stated on page 4 of the Minneapolis Warehouse Historic District Design Guidelines;

"The Minneapolis Warehouse Historic District's period of significance covers the 65-year period of growth in Minneapolis between 1865 and 1930."

The photographic evidence was taken between the years of 1902 and 1925. This time frame is within the designated period of significance.

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

Given the photographic evidence of the presence of large-scale signs on the building and, specifically, at the corner of the building at First Avenue No. and Fifth Street No., the proposed projecting sign is compatible with and supports the exterior designation of the Minneapolis Warehouse Historic District.

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

Given the photographic evidence of the presence of projecting signs on the building, the proposed projecting sign is compatible with and ensures the integrity of the Minneapolis Warehouse Historic District.

*(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.*

In Appendix B of the Minneapolis Warehouse Historic District Design Guidelines under GUIDELINES FOR RESTORATION item 6 permits the replacement of missing features that can be substantiated by documentary evidence. The 1921 and 1925 photographs show two significant signs on the building; a 4-story high sign at the corner of 1<sup>st</sup> and 5<sup>th</sup>, and a 4-story projecting sign on the 1<sup>st</sup> Ave. No. façade. The proposed projecting sign located on the 1<sup>st</sup> at 5<sup>th</sup> corner is an appropriate adaptation that reflects the building's historic signage while at the same time conforming to the requirements of the zoning district.

The MPLS HPC Kickernick Building Multi-Tenant Signage Package Guidelines (adopted in 2004) established two guidelines for the corner projecting sign.

6. Any replacement sign must reuse the two (2) existing mounting brackets to secure the sign to the building.

The proposed sign will be located higher than the existing projecting sign. It will require two new mounting brackets set higher on the exterior wall. The existing brackets will be removed and all mounting hole locations will be repaired with marching mortar.

7. Any replacement sign can be illuminated, but its power feed must come from the existing electrical outlet.

The proposed sign will be illuminated with the power feed to come from the existing electrical junction box.

*(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 Places.*

The Secretary of the Interior's Standards for the Treatment of Historic Properties, Standards for Rehabilitation relating to new construction, Standards 6 and 10, have been applied to this project:

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of the distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. **Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence** (my emphasis).

GUIDELINES FOR RESTORATION item 6 permits the replacement of missing features that can be substantiated by documentary evidence. The 1921 and 1925 photographs show two significant signs on the building; a 4-story high sign at the corner of 1<sup>st</sup> and 5<sup>th</sup>, and a 4-story projecting sign on the 1<sup>st</sup> Ave. No. façade. The proposed projecting sign located on the 1<sup>st</sup> at 5<sup>th</sup> corner is an appropriate adaptation that reflects the building's historic signage while, at the same time, conforming to the requirements of the zoning district.

10. 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.

The new sign will be secured to the face of the existing building so that it can be completely removed. All anchors will be located at existing mortar joints so that the holes can be repaired with matching mortar should the sign be removed.

*(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 the applicable preservation policies in small area plans adopted by the city council.*

Minneapolis Code of Ordinance, Title 23, Chapter 599, Heritage Preservation Regulations: This application complies with application procedure requirements, public hearing, and application fees.

Downtown Minneapolis 2010 Small Area Plan: This application addresses:

Downtown's Physical Setting Policy 1: Promote a street-level design of buildings that contributes to downtown's vitality and security by encouraging individual entrances to street-level building tenants, windows and architectural detailing.

Downtown's Physical Setting Policy 2: Promote retail and other interesting uses at street-level design in order to reinforce the linking function of streets and to create vitality. These uses should be encouraged at the street level throughout downtown and required where the continuity of retail activity is important.

*(7) Destruction in whole or part:*

No property will be demolished as part of this project. A non-historic sign will be removed and any mounted holes in the existing brick mortar joints will be repaired.

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

As stated on page 4 of the Minneapolis Warehouse Historic District Design Guidelines;

“The Minneapolis Warehouse Historic District’s period of significance covers the 65-year period of growth in Minneapolis between 1865 and 1930.”

The photographic evidence was taken between the years of 1912 and 1925. This time frame is within the designated period of significance.

*(9) Where applicable, Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530, Site Plan Review:*

A site plan review is not required for the sign. A signage permit will be obtained by the signage contractor, Lawrence Sign Company. The proposed sign’s size, area and height above the public sidewalk comply with Chapter 543 On-Premise Signs, Article IV.

*(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:*

As stated in Statement 5, the sign is in conformance with the Secretary of Interior’s Standards for the Treatment of Historic Properties and the associated guidelines for rehabilitation relating to pictorial evidence of historic features and removal of non-historic new construction.

The removal of the existing sign and its two mounting brackets will leave behind several holes in the existing mortar joints of the building. These holes will be filled with cement mortar in a color to match the existing adjacent mortar.

If, once the brackets are removed, there are uncovered holes in the existing brick, they will be filled with cement mortar colored to match the brick and struck flush with the face of the brick.

The proposed sign will be illuminated with an extension of the existing power feed coming from the existing wall-mounted electrical junction box. The junction box and exposed conduit will be painted to match the existing brick. The exact color will be submitted to HPC staff for review and approval.

*(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.*

As stated on page 4 of the Minneapolis Warehouse Historic District Design Guidelines:

“The Minneapolis Warehouse Historic District’s period of significance covers the 65-year period of growth in Minneapolis between 1865 and 1930.”

The photographic evidence covers the time frame of 1912 through 1925. This time frame is within the designated period of significance.

*(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.*

The proposed sign is compatible with the historic record of signage on the building and, as such, the granting of the certificate of appropriateness will be in keeping with the spirit and intent of the ordinance.

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

The proposed sign is compatible with the historic record of signage on the Kickernick Building. Approving the certificate of appropriateness for the new sign will not affect the continued application of the current Minneapolis Heritage Preservation Commission Design Guidelines for On-Premises Signs and Awnings throughout the Minneapolis Warehouse Historic District. In fact, over the past few years several blade signs have been approved (see Exhibit F).

## Summary

1. The current appearance of the first story of the Kickernick Building was established in 1921.
2. The HPC Kickernick Building Multi-Tenant Signage Package, adopted August 10, 2004, is not supported by historic documentation. The established location for tenant signage in the transom panel of the first floor storefront windows is a prudent solution to the ever-changing nature of tenant signage.
3. The installation of a projecting sign on the 1<sup>st</sup>-at-5<sup>th</sup> corner of the building is supported by historic documentation.
4. The proposed projecting corner sign is an appropriate interpretation of the historic signage for the building as shown in the series of historic photographs.
5. The proposed projecting corner sign complies with the City of Minneapolis Zoning Ordinance for district B4S-1.
6. In the fall of 2012 the owners of Brothers made this exact same application for a Certificate of Appropriateness for the corner blade sign as described here in and the HPC granted the C of A. This occurred in December of 2012 (BZH 27556). However the owners were not able to proceed with the installation of the sign.

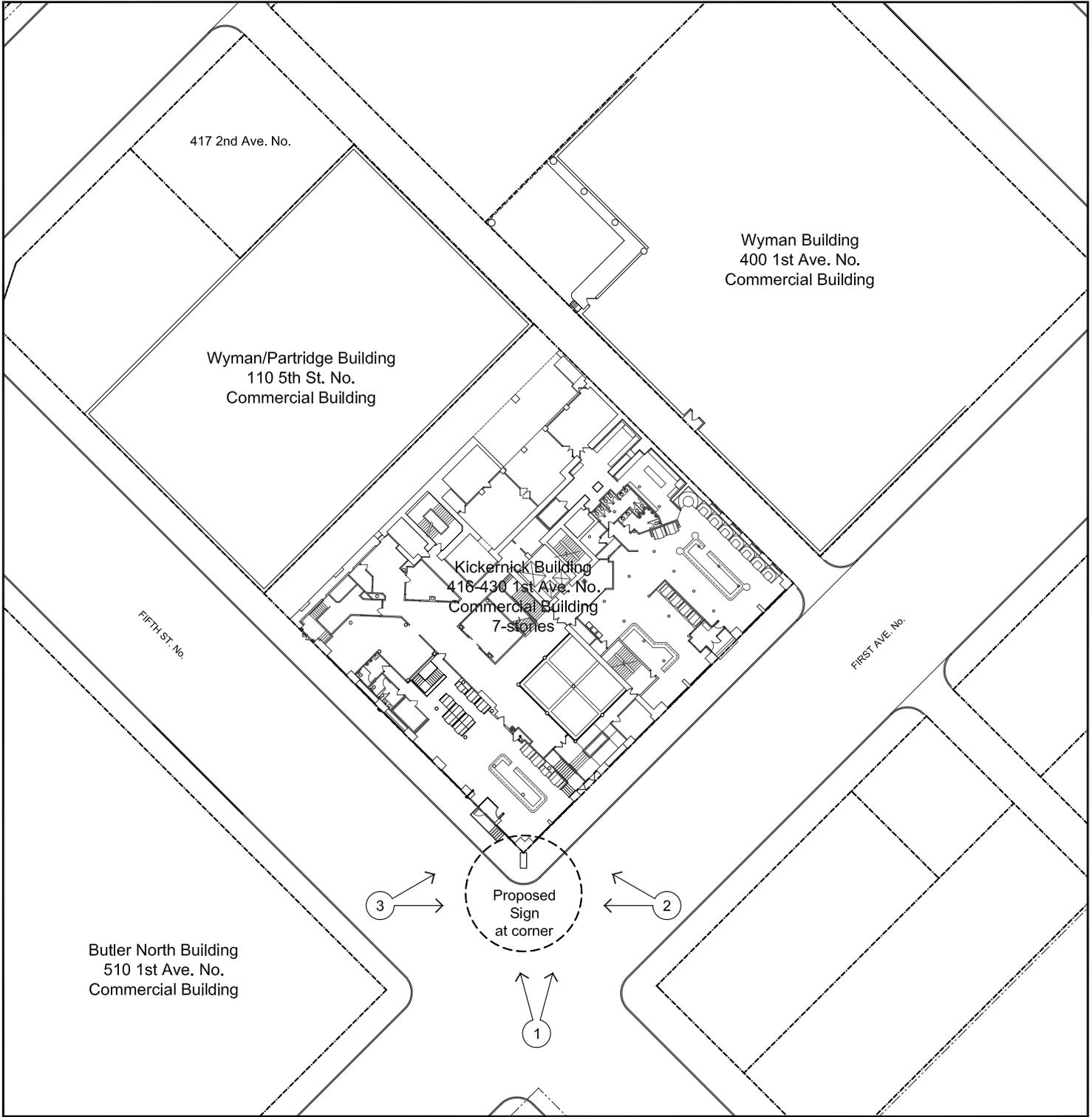
The owners of Brothers Bar respectfully request the issuance of a Certificate of Appropriateness for their proposed illuminated projecting sign.

Respectfully,



David J. Kelly, A.I.A.  
Architect-of-Record

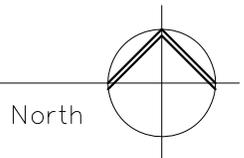
cc: File (MPLS\_Bros Sign HPC CofA App\_9-8-2015)



1  
a0.1

**Kickernick Building : Site Plan**

Scale : 1" = 30'-0"



**David J. Kelly  
Architect, Inc.**

Suite 235 4600 West 77th St  
Edina, Minnesota 55435  
(952) 922-2220

CERTIFICATION  
I hereby certify that this plan,  
specification, or report was prepared  
by me or under my direct supervision  
and that I am a duly Licensed  
Architect under the laws of the  
State of Minnesota

*David J. Kelly*

Reg. No. : 15254

Project Kickernick Building  
416-430 1st Ave. No.  
Minneapolis, MN

Comm. No. : 15.033  
Drawn By : djk  
Date Issued : 09.08.2015

Sheet Number

**a0.1**

EXHIBIT A  
North Star Shoe Co. Building, ca. 1902



Brothers Illuminated Corner Sign  
430 First Avenue No., Minneapolis, MN

EXHIBIT B  
United States Rubber Building, ca. 1920



Brothers Illuminated Corner Sign  
430 First Avenue No., Minneapolis, MN

EXHIBIT C  
New England Furniture Co. Building, ca. 1921



Brothers Illuminated Corner Sign  
430 First Avenue No., Minneapolis, MN

EXHIBIT D  
New England Furniture Co. Building, ca. 1925



Brothers Illuminated Corner Sign  
430 First Avenue No., Minneapolis, MN



EXHIBIT E  
Existing View of Kickernick Building  
At First Ave. No. and Fifth St. No.



Brothers Illuminated Corner Sign  
430 First Ave. No, Minneapolis, MN

Existing View of Kickernick Building Floors 1 thru 3  
from opposite street corner.



Brothers Illuminated Corner Sign  
430 First Ave. No, Minneapolis, MN

Existing view of 1<sup>st</sup> Ave. at 5<sup>th</sup> St. from 1<sup>st</sup> Avenue.



Brothers Illuminated Corner Sign  
430 First Avenue No., Minneapolis, MN

Existing view of 1<sup>st</sup> at 5<sup>th</sup> from 5<sup>th</sup> Street.



Brothers Illuminated Corner Sign  
430 First Avenue No., Minneapolis, MN

Detail view existing sign mounting brackets



Brothers Illuminated Corner Sign  
430 First Avenue No., Minneapolis, MN

EXHIBIT F  
Examples of Blade Signs within  
Historic Warehouse District

Jackson (1<sup>st</sup> Ave No. at 3<sup>rd</sup> St. No.)



Bootleggers (300 block of 1<sup>st</sup> Ave. No.)



Pourhouse (5<sup>th</sup> St. No. at Hennepin Ave.)



Brothers Illuminated Corner Sign  
430 First Ave. No, Minneapolis, MN

Lawrence  
Sign

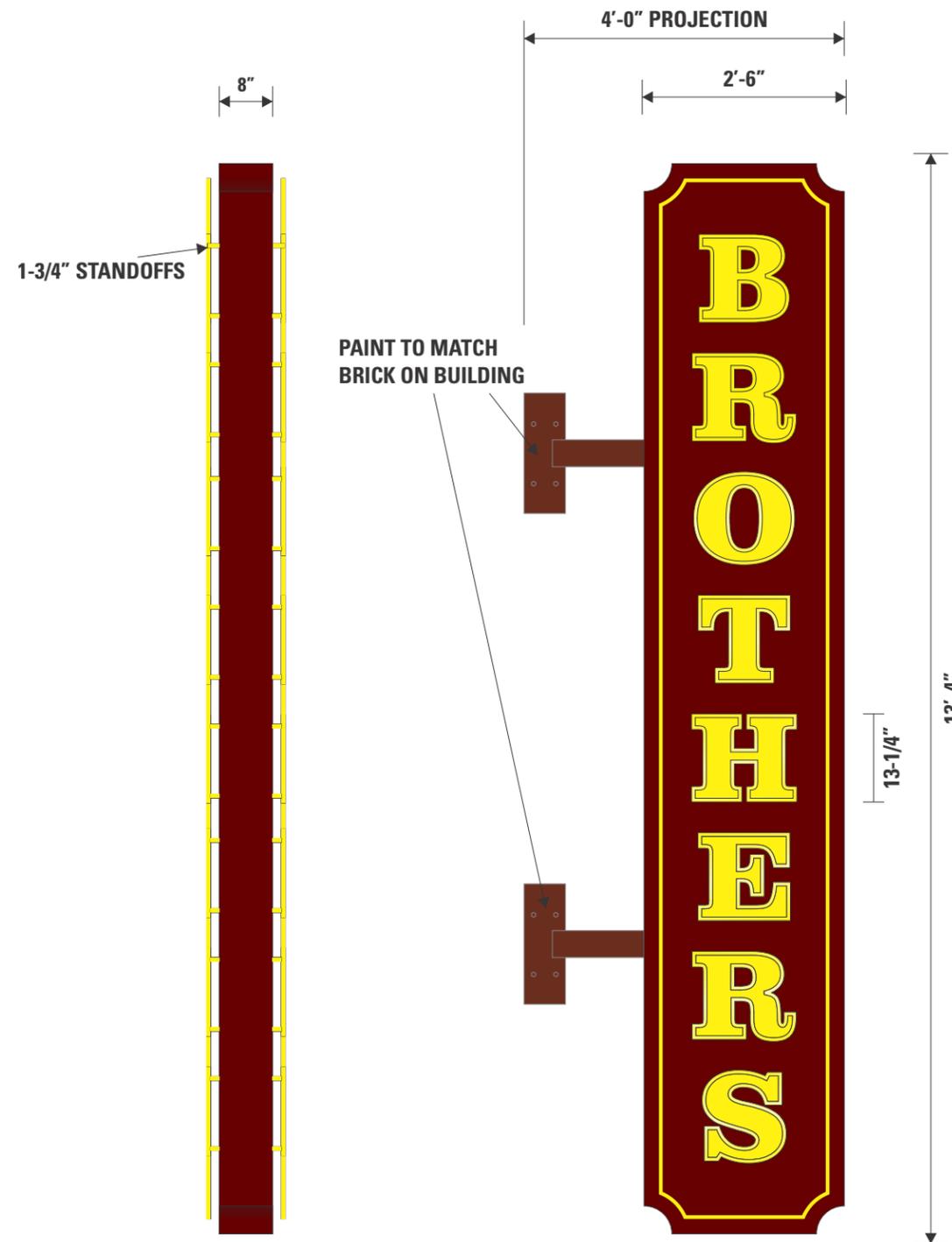
SIGN PACKAGE

09.10.15

**BROTHERS**  
BAR & GRILL

**MINNEAPOLIS**  
MINNESOTA

SQUARE FOOTAGE : 33.33



**1** END VIEW  
SCALE: 1/2"=1'-0"

**2** FRONT AND BACK ELEVATION  
SCALE: 1/2"=1'-0"

## DOUBLE FACE FLAG SIGN

- 13'-4" H x 2'-6" W x 8" D DOUBLE FACE CABINET
- 45 DEGREE ANGLE MOUNT
- FLAT .125" ALUMINUM FACES
- VINYL COPY AND STRIPE DETAIL
- LETTERS TO HAVE DOUBLE STROKE OUTLINE NEON 12MM NUVO GOLD
- STRIPE TO HAVE 15MM NUVO GOLD NEON, PLUS GLASS HOUSINGS

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MINNEAPOLIS, MN

DOUBLE FACED  
FLAG SIGN

### CUSTOMER APPROVAL

NAME: \_\_\_\_\_

DATE: \_\_\_\_\_

REV1 \_\_\_\_\_

REV2 \_\_\_\_\_

REV3 \_\_\_\_\_

REV4 \_\_\_\_\_

REV5 \_\_\_\_\_

REV6 \_\_\_\_\_

REV7 \_\_\_\_\_

REV8 \_\_\_\_\_

SALES: JH PR:

DESIGN: RR

DATE: 09.10.15

DWG: BROTHERS BAR

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CUSTOMER APPROVAL

NAME: \_\_\_\_\_

DATE: \_\_\_\_\_

REV1 \_\_\_\_\_

REV2 \_\_\_\_\_

REV3 \_\_\_\_\_

REV4 \_\_\_\_\_

REV5 \_\_\_\_\_

REV6 \_\_\_\_\_

REV7 \_\_\_\_\_

REV8 \_\_\_\_\_

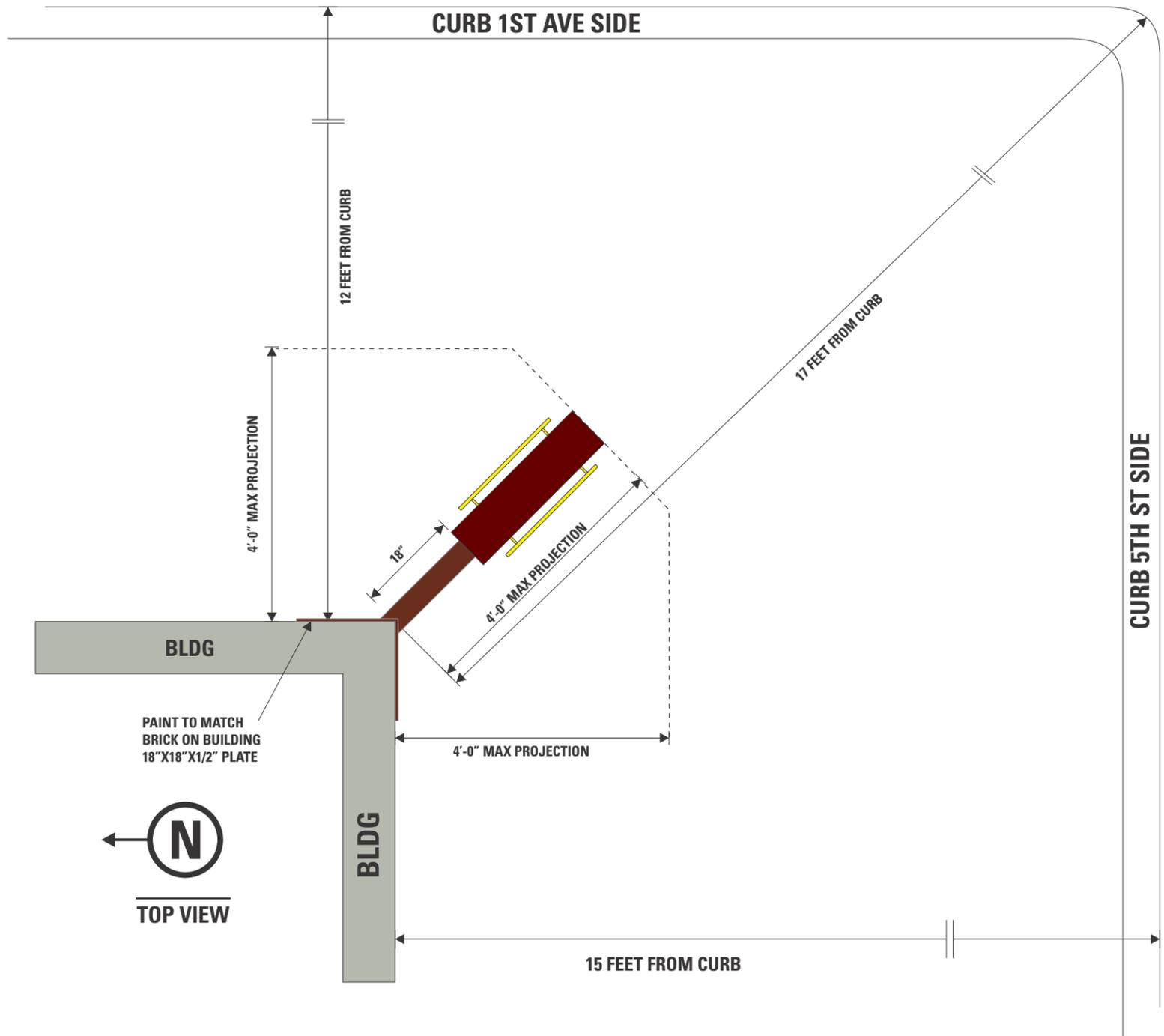
SALES: JH PR:

DESIGN: RR

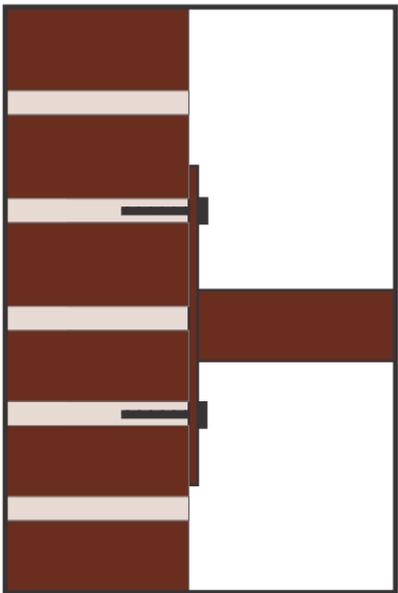
DATE: 09.10.15

DWG: BROTHERS BAR

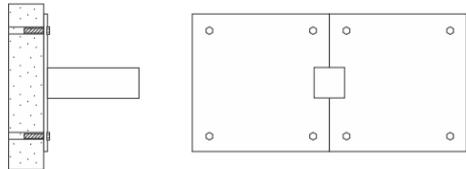
These plans are the exclusive property of Walker Sign Holdings Inc. dba Lawrence Sign and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Walker Sign Holdings Inc. dba Lawrence Sign A sign manufactured according to these plans, distribution or exhibition of these plans to anyone other than employees of your company, or use of these plans to construct a sign similar to the one embodied herein, is expressly prohibited and will render the user liable for damages. Copyright 2015 © Walker Sign Holdings Inc. All rights reserved.



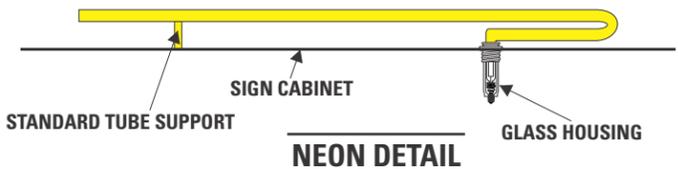
APPROPRIATE ANCHORS LOCATED  
IN MORTAR JOINTS ONLY



18" x 18" x 1/2"  
ALUMINUM PLATE  
4" x 4" x 1/4" SQUARE ALUMINUM TUBE



45 DEGREE MOUNTING DETAIL





## NIGHT VIEW

### DOUBLE FACE FLAG SIGN

- 13'-4" H x 2'-6" W x 8" D DOUBLE FACE CABINET
- 45 DEGREE ANGLE MOUNT
- FLAT .125" ALUMINUM FACES
- VINYL COPY AND STRIPE DETAIL
- LETTERS TO HAVE DOUBLE STROKE OUTLINE NEON 12MM NUVO GOLD
- STRIPE TO HAVE 15MM NUVO GOLD NEON, PLUS GLASS HOUSINGS

**BROTHERS**  
BAR & GRILL

MINNEAPOLIS, MN

DOUBLE FACED  
FLAG SIGN

#### CUSTOMER APPROVAL

NAME: \_\_\_\_\_

DATE: \_\_\_\_\_

REV1 \_\_\_\_\_

REV2 \_\_\_\_\_

REV3 \_\_\_\_\_

REV4 \_\_\_\_\_

REV5 \_\_\_\_\_

REV6 \_\_\_\_\_

REV7 \_\_\_\_\_

REV8 \_\_\_\_\_

SALES: JH PR:

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TOP OF SIGN 27'-6"

MAX 28'-0"

SIDE A

TOP OF SIGN 27'-6"

MAX 28'-0"



SIDE B



MINNEAPOLIS, MN

DOUBLE FACED  
FLAG SIGN

CUSTOMER APPROVAL

NAME: \_\_\_\_\_

DATE: \_\_\_\_\_

- REV1 \_\_\_\_\_
- REV2 \_\_\_\_\_
- REV3 \_\_\_\_\_
- REV4 \_\_\_\_\_
- REV5 \_\_\_\_\_
- REV6 \_\_\_\_\_
- REV7 \_\_\_\_\_
- REV8 \_\_\_\_\_

SALES: JH PR:

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MINNEAPOLIS, MN



**Kickernick Building**  
**Multi-Tenant Signage Package**  
**430 1<sup>st</sup> Avenue North**  
(Adopted by the Minneapolis HPC, August 10, 2004)

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In addition to the “Design Guidelines for On-Premise Signs and Awnings” the Kickernick Building Multi-Tenant Signage Package includes the following guidelines:

1. Tenants on the street level of the building are permitted to install a sign in a transom panel of the ground floor spaces. It is preferred that each tenant use the transom panel above their location, but there are ground floor tenant spaces that do not have an exterior window and those tenants are allowed to utilize the remaining transom spaces. If there is available transom space tenants may have signage on both sides of the building. The corner location will continue to use the corner transoms.
2. Transom panel signage must be similar in lettering type, materials, size, color and must not exceed the boundaries of the panel.
3. The transom signage and corresponding awning below must advertise the same tenant.
4. All awnings on the building must be similar in shape, location, projection, color, materials and skirt length.
5. Only one sign is allowed per awning and all awning signs must be located in the same position on the awnings.
6. The tenant in the corner basement space will continue to use the projecting sign at the corner. This is the only approved signage for this tenant and future tenants are required to utilize the current sign brackets and electrical outlet to limit damage to the exterior building materials.
7. To limit damage to the building and provide design consistency, transom signs and awning signs may not be illuminated. The corner projecting sign is currently illuminated and may remain illuminated provided that future tenants use the current electrical outlet opening.