



**DOWNTOWN
MINNEAPOLIS
NEIGHBORHOOD
ASSOCIATION**

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January 21, 2019

Ms. Janelle Widmeier
City of Minneapolis
250 South 4th Street, #300
Minneapolis, MN 55415

RE: 314 1st Avenue North – Certificate of Appropriateness

Dear Janelle:

I am writing to you on behalf of the Downtown Minneapolis Neighborhood Association regarding D-Bold Investment, Inc.'s, Certificate of Appropriateness to allow fire escape and window/door opening modifications and new balconies. Matthew Kruntorad from MSR Design presented the application to the DMNA Land Use Committee on January 8, 2019.

Kruntorad provided some historical background on the building. He stated that the historic name of the property is the Kingman Building. The property is a contributing building in an historic district. The primary use of the building has been storage, but the plan is to convert the upper levels to office space. The ground floor proposal is retail or a restaurant.

Kruntorad went on to explain the Certificate of Appropriateness application. He explained that the owners had applied and received approval previously, but did not complete the work, therefore the application expired. He reviewed architectural drawings that showed the placement of the new fire escape and the improvements to the windows.

After some questions and discussion, the Land Use Committee recommended approval of the Certificate of Appropriateness for 314 1st Avenue North. If you have any questions about this letter, please feel free to contact me at christie@thedmna.org or by phone at 320-583-4573.

Sincerely,

Christie Rock Hantge
DMNA Neighborhood Coordinator

CC: Council Member Steve Fletcher
Joe Tamburino, DMNA Board Chair
Kevin Frazell, DMNA Land Use Committee Chair
Matthew Kruntorad, MSR Design