



**DOWNTOWN  
MINNEAPOLIS  
NEIGHBORHOOD  
ASSOCIATION**

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*The DMNA Land Use Committee works to promote a safe, active, and welcoming public realm; a stable, civically engaged residential neighborhood; and architecturally distinctive urban design.*

September 21, 2020

Sheila Vemmer  
City of Minneapolis CPED  
250 South 4th Street, Room 300  
Minneapolis, MN 55415

Re: McKesson Building (251 1<sup>st</sup> Avenue N.) – Certificate of Appropriateness application

Dear Ms. Vemmer:

I am writing on behalf of the Downtown Minneapolis Neighborhood Association's Land Use Committee **to express support for ACRE's Certificate of Appropriateness (CoA) application for the McKesson Building.** Cynthia Schultz from ACRE presented the application to the DMNA Land Use Committee on September 1, 2020.

Ms. Schultz stated that the purpose of the CoA application is to allow for exterior rehabilitation work to ensure the longevity of a building in the Warehouse Historic District. She stated that the building dates back to 1892. She noted that ACRE worked with historic preservation consultants from New History and structural engineers from Meyer, Borgman and Johnson to review the building and determine the best course of action for the rehabilitation work. She stated that they hope to start the work next spring.

Ms. Schultz then presented the details of the proposed rehabilitation work, which includes the reconstruction of the partially missing lower and upper stone cornices at the north, west, and south façades, and the repair and replacement of the stone window sills at the north, west, and south façades. She further explained the method for reconstructing the lower and upper cornices. She stated that the consultants are recommending using reinforced cast stone for the lower cornices and fiberglass that will match the existing stone in appearance, profile, size, color and texture for the upper. She explained that due to the weight of the stone, it is necessary to use fiberglass.

Finally, she reviewed the process for repairing and replacing the stone window sills. The consultants propose patching deteriorated stone window sills with Jahn restoration mortar (or similar), and replacing deteriorated-beyond-repair stone window sills with salvaged stone or cast stone to match the existing stone in color, size, texture and profile.

After some questions and discussion, **the DMNA LUC recommended support for the Certificate of Appropriateness application for the McKesson Building.** The committee appreciates ACRE's commitment to retaining the historic character and integrity of the McKesson Building as best as possible.

If you have any questions regarding this letter, please feel free to contact me at [christie@thedmna.org](mailto:christie@thedmna.org), or 320-583-4573.

Kind regards,

Christie Rock Hantge  
DMNA Neighborhood Coordinator

CC: Cynthia Schultz, ACRE  
Quentin Collette, New History  
Casie Radford, New History  
Council Member Steve Fletcher  
Pam McCrea, DMNA Board Chair  
Kevin Frazell, DMNA Board Liaison to the Land Use Committee  
Tom Schmid, DMNA Land Use Committee Chair  
LB Guthrie, DMNA Land Use Committee Vice Chair