



February 19, 2020

Kaley Brown, Executive Director
Whittier Alliance
Minneapolis, MN 55404

Subject: **MCAD 2550 Student Housing Exterior Rehabilitation**
PR16-0276 – MCAD Student Housing

Dear Executive Director Brown:

I am writing to you to introduce a proposed project in the Whittier Neighborhood on the Minneapolis College of Art and Design campus.

The proposed project is located at 2550 3rd Avenue South on the corner of East 26th Street and 3rd Avenue South. The 1928 apartment building at this location is in need of some exterior repair work to the windows and this project is proposing to remove all of the existing wood windows and steel windows to replace them with new aluminum clad wood windows that will match the existing historic windows. We are also proposing to replace the south facing entry and garage doors as well as cleaning the exterior stone work.

Due to the historic nature of the building and being located in the Washburn-Fair Oaks historic district we will be submitting an application to the Heritage Preservation Commission for a Certificate of Appropriateness on the proposed work.

The replacement of the existing windows makes good sense for health, environmental, and economic reasons. This project will ensure the longevity of this historic apartment building while at the same time respecting its historic character, reducing MCAD's energy use, and improve the thermal comfort for the building occupants.

Sincerely,

CUNNINGHAM GROUP ARCHITECTURE, INC.

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Principal

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