

**Greenstick, LLC  
310 Clifton Avenue  
Minneapolis, MN 55403  
612.338.4605**

To:  
City Planner  
250 South 4<sup>th</sup> St. Room 300  
Minneapolis, MN 55415

January 24, 2014

Dear Mr. Smoley

I write in support of the variances sought from the Heritage Preservation Commission regarding improvements to 300 Clifton Avenue.

We have owned and occupied the building right next door since 2007. 300 Clifton Avenue has been dormant for many years and given the location, and the difficulty of finding suitable uses given its size, layout and our unique neighborhood, I applaud any efforts to make it a viable commercial space. Without variances, I am afraid the space will continue to remain unused and would perhaps become a blight.

Although I have never spoken to the owners, none of the variances sought strike me as problematic from the standpoint of our immediately adjacent property and I would urge the Commission to approve them.

Sincerely,



Vincent Esades  
President, Greenstick, LLC.

**From:** [Ralph Behme](#)  
**To:** [Smoley, John](#)  
**Subject:** Re: 300 Clifton Ave; Adsit Architecture  
**Date:** Wednesday, January 22, 2014 4:02:49 AM

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So In the end. I would rather the property be left as it is(and not be made any worse). If Mr. Kistler has the funds and the means to change the terrible appearance of this property. I would love for the city to approve his motion.

Sincerely,  
Ralph H Behme  
301 Oak Grove Street #414

On Wed, Jan 22, 2014 at 3:50 AM, Ralph Behme <[behme.ralph@gmail.com](mailto:behme.ralph@gmail.com)> wrote:  
As I would like to attend the meeting on February the 4th at 4:30pm, I am unable, due to work constraints. So you will have to be my voice. I have lived at 301 Oak Grove #414 since April of 2005. I have a direct view of the 300 Clifton property from the unit that I reside. All I can speak of are the facts. I am aware that when I moved into this building I was made aware that all sides of 300 Clifton facing north towards our building were painted accordingly(by our builder) to meet potential buyers palate. It was painted a light beige that was palatable. That was it. Since that time I have noticed some differences in the care for the building.

I do like the idea of what John Kistler has envisioned, but am not satisfied by the list of renovations he has provided. Let me explain why.

The north facing extension of the house is covered with very unappealing insulation over all of the windows (maybe for one other usable room??) This looks absolutely terrible. The lawn of the property is unkept. For several years I have had to hear the noise of a slamming screen door in the wind because the doors do not appear to be secured.

My favorite is that last year someone decided to redo the roof of the carriage house. Asphalt sheeting over the old roof with new asphalt shingles on top!

It is apparent that much of the siding facing north is rotted and needs to be replaced.

Ok, I am being cynical, but truthful. I wish the best to the owners and their endeavors. All I am asking is to please do it reasonably right. I want this to work, but I'm tired of looking at neighborhood blight.

Thank you  
R H Behme  
301 Oak Grove