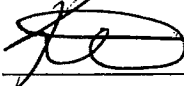


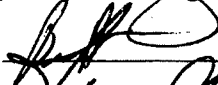

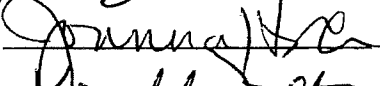


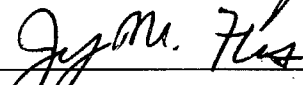

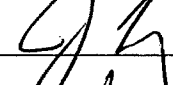
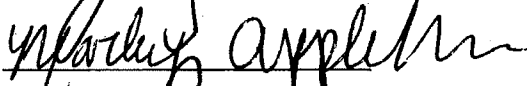
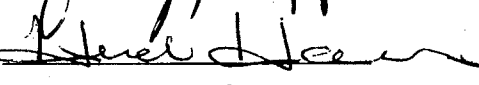
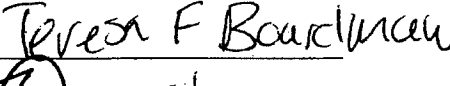

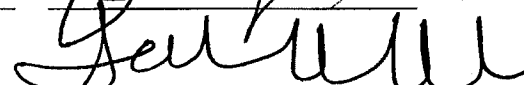

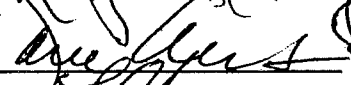

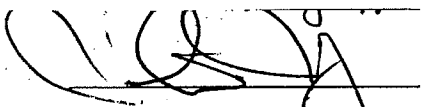
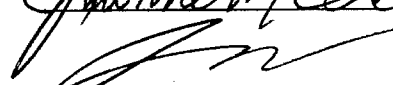
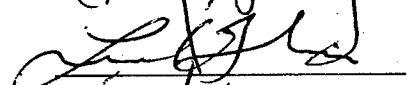


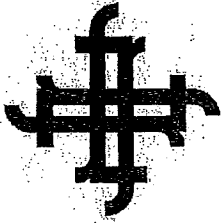
I support Tom Schroeder's restoration and (re)opening of the Stone Saloon at 445 Smith as a pre-Civil War German "lager beer saloon"— i.e., a beer-only tap room and micro-brewery.

<u>Name</u>	<u>Street address</u>	<u>Signature</u>
Katie Swanson	201 McBoal St	
Shawn Schmitzer	192 McBoal St.	
Maurien Schmitzer	192 McBoal St	
Ben Pressgrove	82 Leech St.	
John Glucks	170 McBoal	
Joanna Hirvela	199 McBoal St.	
Kim McDottaw	20 1/2 McBoal St	
Robert Casper	212 McBoal	
Jay M. Huns	72 Leech St	
Peter Houf	89 Leech St.	
JAMES LINDBERG, AIA	95 LEECH ST	
Markay Appleton	97 Leech St	
Heidi Lavens	93 LEECH ST.	
Teresa F Ben	105 Leech St	
Karl Song	90 Leech St	
Sarah Miller	186 McBoal St	
Maryne Mossey	190 Leech St #10	
Jane Aust	112 Leech St	
Laurel Gamm Laurel Gamm	157 Goodrich Ave.	

I support Tom Schroeder's restoration and (re)opening of the Stone Saloon at 445 Smith as a pre-Civil War German "lager beer saloon"— i.e., a beer-only tap room and micro-brewery.

<u>Name</u>	<u>Street address</u>	<u>Signature</u>
Nissa Ulven	112 Leech Street	Nissa Ulven
Joz Landsberger	169 Goodrich Ave	Joz Landsberger
ROBERT M. FRANK III	178 GOODRICH AVES	Robert M. Frank III
Ann Schroeder	194 McBoal	Ann Schroeder

	102 Leech St.	Sandie Jerikowsky
RICHARD L. KUTZ	96 LEECH ST.	Richard L. Kutz
Dennis Faust	195 Goodrich	Dennis Faust
James A. Sazevich	454 N. SMITH AVE.	James A. Sazevich
JAMES A. SAZEVICH	—	James A. Sazevich
Janne Miller	182 Goodrich	Janne Miller
	182 Goodrich	Jaena Wisniewski
Craig Gustafson	194 Goodrich Ave	Craig Gustafson
	218 Goodrich Ave	Coraine K. Harris
Will Wilson	254 Goodrich Ave	Will Wilson
John MARION	266 GOODRICH AV	John MARION
Matt Olesen	236 Goodrich Ave	Matt Olesen
David Park	234 Goodrich Ave	David Park
Charles Stephens	151 Goodrich Ave	Charles Stephens



West 7th/Fort Road Federation

974 West 7th Street
Saint Paul, Minnesota 55102

651-298-5599
FortRoadFederation.org

July 16, 2015

Barbara A. Wencl, Chair
Saint Paul Planning Commission
City Hall Conference Center, Room 40
15 Kellogg Boulevard West
Saint Paul, MN 55102

Richard Dana, Chair
Heritage Preservation Commission
Planning and Economic Development
25 Fourth Street West, Suite 1400
Saint Paul MN 55102

Re: Anthony Waldman House a/k/a Stone Saloon, 445 Smith Ave N.

Dear Chairpersons Wencl and Dana:

At its July board meeting, the Board of Directors of the Fort Road Federation/District 9 Council listened to a detailed presentation of the proposed restoration and redevelopment of the historic Anthony Waldman House located at 445 Smith Avenue North, a/k/a the Stone Saloon.

As recently as 2008, this structure was a registered vacant building with several unaddressed nuisance and abatement orders. Nonetheless, the building is one of only a few surviving examples of vernacular-designed Pioneer Era limestone buildings in our neighborhood, and is perhaps the oldest-surviving commercial building in the city.

Fortunately, area resident Tom Schroeder purchased the building in mid-2008 and since then has invested considerable time, effort and money in researching, restoring and educating the public about this historic asset. Even in its partially-restored state, the building has attracted numerous media stories, tours and special events that have served to highlight the unique cultural and architectural history of our community, going back (as this building does) to the very origins of our statehood.

While the parcel on which the building sits is currently zoned residential, Tom has determined that the highest and best use of the building—and the use mostly likely to sustain the costly restoration and continued maintenance of the structure—is a return to its original historic use as a German-American “lager beer saloon.” Under current licensing, the building would be used as a tap room, with brewery space, kitchen facilities, restrooms and utilities housed in a new addition to the rear of the historic structure. The positioning of the latter in new construction at the back

of the lot will help minimize any impacts on the integrity of the historic structures, without competing for their spotlight at the front of the lot.

We have reviewed the project site plan and proposed business use presented by Tom. The Board is unanimous in its support. Specifically:

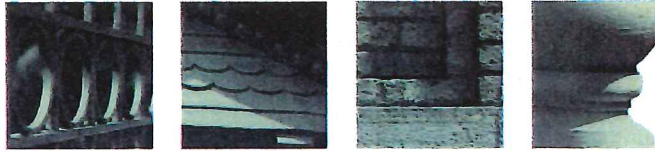
- The Federation supports the local historic designation of the five, vernacular-designed limestone houses (including the Anthony Waldman House) now before the HPC and Planning Commission;
- The Federation supports the grant of a historic use variance to enable the Anthony Waldman House and surrounding site to be used as a tap room/brewery; and
- The Federation supports other zoning-related variances (such as set-back) enabling the construction of the brewery addition to the rear of the historic structures.

Thank you for your consideration of this important project.

Best Regards,



Shawn Devine
Chair, Fort Road Federation



HISTORIC SAINT PAUL

July 22, 2015

Barbara A. Wencil, Chair
Saint Paul Planning Commission
City Hall Conference Center, Room 40
15 Kellogg Boulevard West
Saint Paul, MN 55102

Richard Dana, Chair
Heritage Preservation Commission
Planning and Economic Development
25 Fourth Street West, Suite 1400
Saint Paul MN 55102

Re: Anthony Waldman House a/k/a Stone Saloon, 445 Smith Ave N.

Dear Chairpersons Wencil and Dana:

We write to express our support for the local designation of the Pioneer Era Limestone Buildings of Saint Paul, and the continued redevelopment of the historic Anthony Waldman House located at 445 Smith Avenue, also known as the Stone Saloon.

Built in 1857, the Waldman House/Stone Saloon is a rare surviving example of vernacular-designed Pioneer Era limestone construction in the West 7th Street neighborhood. Tom Schroeder is proposing to return the Waldman House/Stone Saloon to its original historic use as a Civil War-era German "lager beer saloon," i.e., in modern terms, as a tap room/micro-brewery.

Historic Saint Paul's mission is to preserve and promote the cultural heritage, character, and vitality of Saint Paul neighborhoods. Tom presented his plans for the project and proposed business use to our Board at its July meeting, and several of our members have had the opportunity to visit the site. The Board supports this project.

As you may know, the proposed redevelopment of the Waldman House/Stone Saloon was a precipitating factor in the city's recent adoption of an historic use variance (HUV) ordinance. Other cities have used HUV ordinances to promote the successful redevelopment of historically designated structures, and we anticipate that future projects in Saint Paul will benefit from the ordinance.

We urge the HPC and Planning Commission to grant local historic designation to the Waldman House/Stone Saloon (together with the four other limestone buildings now before the HPC), as well as an historic use variance.

Thank you for your consideration.

Sincerely,

Tom Brock
President of the Board



June 29, 2015

Heritage Preservation Commission
25 W. Fourth Street, Suite 1400
Saint Paul, MN

Dear Board Members of the Heritage Preservation Commission,

I am writing to express support of Tom Schroeder's application for a Historic Use Variance for the Stone Saloon. Mr. Schroeder's rehabilitation efforts will revive the original character and purpose of the Stone Saloon, the oldest extant commercial building in St. Paul.

The Preservation Alliance of Minnesota is committed to promoting community assets and neighborhood engagement. A variety of citizens and local groups have offered their support and assistance to the Stone Saloon. On behalf of the Preservation Alliance of Minnesota, I am proud to add my support to this project.

Thank you for your consideration.

Sincerely,

Doug Gasek
Preservation Alliance of Minnesota, Executive Director
dgasek@mnpreservation.org



PRESERVE



PROTECT



PROMOTE



July 22, 2015

Dear St. Paul Heritage Preservation Commission, Planning Commission and City Council:

We are writing on behalf of the Little Bohemia Neighborhood Association (LBNA). The LBNA is a grassroots organization whose members are local residents, landlords, and business owners dedicated to developing a safe, clean, pedestrian-friendly, urban residential neighborhood.

We would like to support the grant of an 'historic use variance' so that the Stone Saloon can be (re)opened as a historic German lager beer saloon—i.e., a beer-only tap room and micro-brewery.

Through the LBNA's work with Invest Saint Paul / Neighborhood Stabilization Program and The Fort Road Federation we have worked to rehabilitate and resell some of the beautiful old homes in our neighborhood. Preserving and restoring old homes for their owners' enjoyment is great; preserving and restoring a historic, pre-Civil War German 'lager beer saloon' for the public to experience is fabulous!

As an organization we support local entrepreneurs who are willing to invest in the neighborhood, preserve and restore our old buildings, and contribute to a thriving West 7th community. The Stone Saloon will make a great gathering place for neighbors, friends, local organizations and history buffs.

The Little Bohemia Neighborhood Association supports the local designation of the Stone Saloon as a Heritage Preservation Site, so that it will be preserved for generations to come.

Best,
Lindsay Kimball and Mark Fangmeier
Co-Chairs, Little Bohemia Neighborhood Association

Written Testimony:
Historic Use Variance Application
445 Smith Avenue



Address | 383 Michigan Street
Saint Paul, Minnesota, 55102 | Phone | (651) 290-0542 | Website | www.sokolmn.org

August 8, 2015

Amy Spong, Executive Director
Heritage Preservation Committee
25 West Fourth Street, Suite 1400
St. Paul, MN 55102

Dear Ms. Spong,

I am writing on behalf of the Board of Directors of Czech and Slovak Sokol Minnesota to offer our strong support for the Stone Saloon historic designation, along with the four other stone houses, and the granting of a "historic use variance." The historic designation and variance would allow the Stone Saloon to re-open as a historically themed neighborhood tap house and microbrewery.

As you may know, Sokol MN is an ethnic organization founded in 1882 and housed in the state and nationally historically-designated 1887 C. S. P. S. Hall, where the oldest theater in MN is located. Our group understands the importance of historic designations. Sokol MN is a member of the West Seventh Street Federation and supports enhancing the cultural and commercial growth of the neighborhood.

Tom Schroeder is a member of our organization and his family has been involved with our gymnastics program for many years. His daughter is currently a Sokol MN gymnastics instructor and also recently taught gymnastics to campers at the summer Czech and Slovak Children's Cultural Day Camp, of which I am a co-director.

The Board of Directors at Sokol Minnesota strongly encourages the St. Paul Heritage Preservation Commission to recommend to the Saint Paul City Council the plan for the Stone Saloon to be given historic designation and that the historic use variance be granted.

Thank you for your consideration of this letter of support for the Stone Saloon.

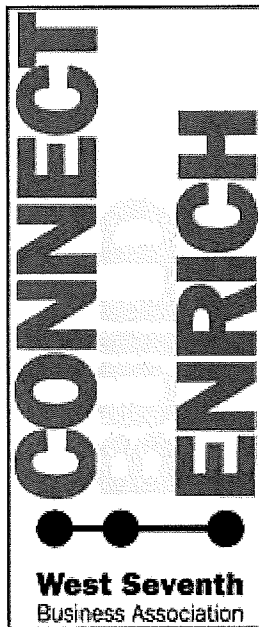
Sincerely yours,

Judith H. Aubrecht
President
tjaubrecht@comcast.net
651-699-5148



Written Testimony:
Historic Use Variance Application
445 Smith Avenue

August 8, 2015



To: Amy Spong , Heritage Preservation Commission

From: West 7th Business Association

We admire the extensive research that supports the rehabilitation of the Stone Saloon at 445 N. Smith Ave. as a vital historic building as well as its use as a lager establishment. The quality of the workmanship on the rehabilitation through the craftsmen and contractors who worked on the project is a model for the rehabilitation of other historic structures in our community.

Through the efforts of our Enhancement Committee, the W7BA annually presents local businesses with a Certificate of Recognition award, recognizing those who have made significant contributions to our neighborhoods and commercial strip. At our general membership meeting February 2015, we

presented this award to Tom Schroeder and the Stone Saloon, exemplifying the purpose of the award.

We further recognize the application of the Historic Use Variance to this project. The project is a neighbor of our newest brewery in the community, Bad Weather Brewery, and these two businesses complement one another and the historic roots of brewing in West 7th.

We therefore request that the St. Paul Heritage Preservation Commission (HPC) support:

- 1) The historic designation of the Stone Saloon with our four limestone historic properties in the West End;
- 2) The historic use variance for the Stone Saloon at 445 N. Smith Ave.

Kent Petterson

West 7th Enhancement Coalition

651-222-5536

Joe Landsberger

President, W7BA

651 297 9000

president@w7ba.org

Written Testimony:
Historic Use Variance Application
445 Smith Avenue



SAINT PAUL AREA CHAMBER OF COMMERCE

August 12, 2015

Amy Spong, Executive Director
Heritage Preservation Commission
25 W. Fourth Street, Suite 1400
Saint Paul, MN 55102

VIA EMAIL

Re: Stone Saloon

Dear Ms. Spong:

The Saint Paul Area Chamber of Commerce writes to express its strong support for granting a historic use variance to allow the Stone Saloon to be reopened as a tap room and micro-brewery. We also support the local designation of the Stone Saloon as a Heritage Preservation Site to ensure that it will be preserved for many generations.

We believe that the restoration of the Stone Saloon has added much to the West 7th neighborhood and the city as a prominent local historical landmark. Preserving and restoring historic buildings is good for Saint Paul. The Chamber strongly supports local entrepreneurs who are willing to invest in their neighborhoods, preserve and restore our historic buildings, and contribute to a thriving small business community in Saint Paul. The Stone Saloon will make a great gathering spot for neighbors, friends, and community leaders.

In closing, we believe this project is good for Saint Paul. We encourage the Heritage Preservation Commission to approve this important project.

Please feel free to contact me with any questions or comments. Thank you.

With Kind Regards,

Matt Kramer
President

cc: Dave Thune, Councilmember, City of Saint Paul

Written Testimony:
Historic Use Variance Application
445 Smith Avenue

August 11, 2015

Dear Amy Spong

I am writing this note to you in support of the approvals and variance requested by Mr. Tom Schroeder for the proposed Stone Saloon on Smith.

This project is crucial to the future of the neighborhood and the stability of it's historic character. There should be no doubt in terms of the trajectory of the West End neighborhood. It is positive for growth in so many ways. It's proximity to the river and all the historic connections along Fort Road are important. The neighborhood could go the way of developers, or it could retain it's working class character and charm that the scattered stone buildings exemplify. It is clear, the pressure to develop and tear down not only historically important but also much of this working class neighborhood will not respect this history. It has already begun. The unsettled prospect of Light Rail through the corridor will double down on this trend if approved in the corridor.

The technical specifics of the historic designation needs to be balanced with the needs of a viable business in this building. My opinion is that Smith Ave. is not a long term desired location for a home while, this idea hits the sweet spot. Saving the building should be our primary concern and in the hands of Tom Schroeder, you will get the best that is possible here. In the end, it is best to save this building with the vision of the folks working this project. Their vision and the scattered designations will solidify the future of the entire neighborhood. It will put developers on notice that the history of the neighborhood is important too. There is a symbolic importance of this structure, however it gets constructed, which is more important than complying with all technical details of restoration. I have no doubt that this will be done in tune with, but even better than it's historic character.

Thank you for helping to move this project forward, Kent Petterson West 7th Enhancement Coalition a sub committee of the West 7th Business Association

other signatories

Ruth Ann Smith

Margaret Heinrichs

Written Testimony:
Historic Use Variance Application
445 Smith Avenue

Cindy Silkett

August 11, 2015

Ms Spong:

I wish to offer my support for Tom Schroeder and his Stone Saloon.

I support his request for historic designation request for the Saloon and other stone houses in the area.

And the historic use variance so he can eventually operate the Saloon as what it was originally built – a beer only, family friendly tap house and brewery.

I have meet Tom and his commitment, knowledge and hard, hard work are evident when he talks. I have toured the Saloon and been very impressed with what the craftspeople have accomplished in returning the building to its original purpose.

He is passionate about this project and I believe his passion will translate into good for our community.

This Stone Saloon will be unique and reflective of our neighborhood being one of the first settled areas in St Paul.

We have so many lovely old homes and I am greatly appreciate of the hard work and dedication the owners put in to restoring and maintaining them.

These homes and businesses mark our area as unique.

I am excited to have such a one of the kind business/historic building in our neighborhood.

It is just down the street from where I work. It is a handsome building – a true asset to the area.

Tom and his wife and all the crew making this happen have my unconditional support.

I would have attended the meeting on Thursday but I will be hosting relatives from out of town that night.

Julene Maruska

Manager

St Vincent de Paul Thrift Store

461 West 7th Street

Saint Paul MN 55102

651.227.1332

Written Testimony:
Historic Use Variance Application
445 Smith Avenue

Hi Amy,

I'm writing to you about the Stone Saloon, that amazing preservation project that is blocks from both of our houses (59 Irvine Park & 311 Walnut). I mention proximity because the restoration has enhanced the neighborhood and the proposed use as an eating & drinking establishment fits that location. I believe that Tom Schroeder has been an exceptional property owner and will continue with the thoughtful and exquisite restoration.

I am so pleased to have the Stone Saloon in the neighborhood and welcome the Schroeder's tap-house and small brewery. I believe that Tom will be attentive to neighbor's concerns and seems to make smart and grand progress on all aspects of this project. I have toured the Stone Saloon and have taken friends and family on a walking tour to that destination.

I support the recommendation of historic designation and a historic use variance by the HPC.

Ruth Dantuma
59 Irvine Park
Saint Paul, MN 55102
651 290-9664

Written Testimony:
Historic Use Variance Application
445 Smith Avenue

August 12, 2015

Hi Amy,

I wanted to reach out and show my support for the Stone Saloon. I moved to the neighborhood in May and am renting an apartment on McBoal Street. One of the big draws to the neighborhood for me was how the historic value of so many of the homes are preserved. A mix of new and old in this neighborhood makes it a great place to live. The work being done to put the Stone Saloon to its original form, brings a bit of the history of the neighborhood to us.

From my perspective, I feel only good things can come to having this establishment in our neighborhood. The plans take the people in the neighborhood into consideration by having offsite parking that does not interfere with ours. Because of the passion for history as well as the consideration for the neighborhood, I am confident this will be a great addition to the neighborhood and be a place that brings us together.

Thank you for taking my letter into consideration, and feel free to reach out if you should have any questions.

Vanessa Trobec
612-735-9472
208 McBoal St. Unit #1

Written Testimony:
Historic Use Variance Application
445 Smith Avenue

August 12, 2015

TO: St. Paul Historic Preservation Commission

FROM: Becky Love Yust, 256 Goodrich Avenue

RE: File #15-037 445 Smith Avenue North

I enthusiastically support the application of Tom and Ann Schroeder for an Historic Use Variance to allow the use of their property at 445 Smith Avenue North as a commercial, beer-only tap room/microbrewery.

My husband and I have lived at 256 Goodrich Avenue, near the Schroeder property, for more than 40 years (see map). Since moving into the neighborhood, I have been active in the West 7th/Fort Road Federation, serving in a number of board positions, including President, and more recently as chairperson of our District 9 Comprehensive Area Plan Committee.

Additionally, during these 40 years, I have been a faculty member in housing studies at the University of Wisconsin-Stout and, since 1977, at the University of Minnesota where I am currently serving as Interim Dean of the College of Design. I am not speaking on behalf of the University of Minnesota, but the synergy of my personal and professional life has afforded me a unique perspective on our community.

West 7th has fought hard to improve our housing, commercial activity, schools, and transportation. We have always understood that the relationships of each of these domains need to be in balance as we work to create a vibrant, thriving community. And, as an inner city neighborhood, the tension among these domains has challenged us as we work to meet community and city goals.

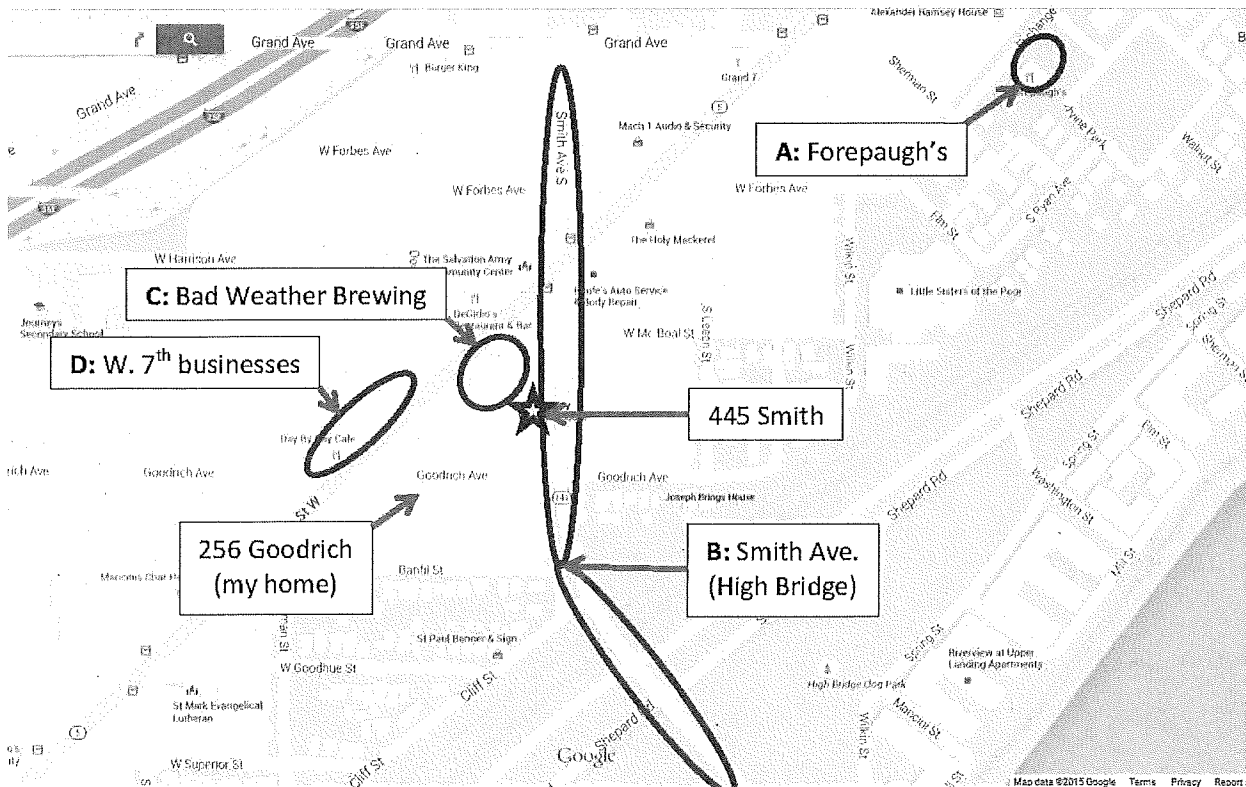
One of the first neighborhood issues in which I participated was to save Irvine Park. We successfully did so, including getting it registered as a National Historic District. However, as the homes were sold to private individuals to rehabilitate, a proposal came in from the Naegele Corporation to purchase the Forepaugh mansion and turn it into a restaurant. I can recall many difficult community conversations about letting a commercial activity encroach in a residential district. It was more than a block from West 7th and there were concerns about parking, noise, and garbage associated with the proposed restaurant. Ultimately, the proposal was accepted. Forepaugh's also partnered with the Minnesota State Historical Society to share parking at the Ramsey House and has been responsive to neighbors when any issues arose. Today, those struggles are long forgotten and Forepaugh's continues to enhance the experience of Irvine Park for thousands of people each year. (See "A" on the map.)

In the 1980s, we fought to ensure that the rebuilding of the Smith Avenue High Bridge would not destroy the neighborhood. Because it is a State Highway (#149), MNDOT was adamant that it be 4-lanes wide. We knew that that would have a devastating impact on those living on and near Smith Avenue. Ultimately, we persevered and it was built as 2-lanes serving the neighborhood and city well. (See "B" on the map.)

(continued on next page)

Written Testimony:
Historic Use Variance Application
445 Smith Avenue

More recently, there was concern about Bad Weather Brewing at W. 7th and McBoal opening an outdoor patio. After discussing the project, the neighborhood supported the petition to approve the patio, in large part because we recognize that we do live in a community—not in isolation in our homes. We know the necessity of creating enjoyable spaces for business patrons in the neighborhood as much as we do for residents. (See “C” on the map.) Regarding businesses, Goodrich Avenue west of Smith, does not have permit parking for which I am grateful. I am pleased to share the street on which I live with the parking needs of the businesses on West 7th. Patrons of Day by Day Café, Claddagh Coffee, St. Vincent de Paul, River Garden Yoga Center, and Sophie Joes park on Goodrich because those businesses have no off-street parking. (See “D” on the map.) I want people from other parts of the city to know they are welcome to park on my street. It is my small contribution to keeping our local businesses viable so we can also enjoy them. I knew when we bought our home in 1974 how close it was to West 7th, downtown, United and Children’s Hospitals, and Xcel Energy Center (then the Civic Center). The tradeoff of living in an urban center and the occasional parking stress is a level of tension with which I am happy to live. I believe that 445 Smith Avenue North, aka the Stone Saloon, can have the same positive effect for our neighborhood as the many other assets of our neighborhood. There have been far too many 19th Century structures lost in West 7th because of the cost of bringing them up to code and/or the lack of a viable market to make the rehabilitation feasible. The rehabilitation of 445 Smith has been exemplary. The proposal to bring it back to its original use not only is consistent with our District 9 Area Plan but I believe it also meets the HUV Criteria #5—*The proposed use is consistent with the comprehensive plan*. The historic use of 445 Smith will provide a living history experience in our own backyard that is based on the roots of our earliest settlers.



August 25, 2015

TO: Zoning Committee of the St. Paul Planning Commission

FROM: Becky Love Yust, 256 Goodrich Avenue

RE: 445 Smith Avenue North -- Variance Requests

I enthusiastically support the applications of Tom and Ann Schroeder for: (1) an Historic Use Variance to allow the use of their property at 445 Smith Avenue North as a commercial, beer-only tap room/microbrewery; (2) variance to reduce the side and rear lot setback requirements; and, (3) variance to reduce the setback requirement for parking at 444 West 7th Street to meet the parking spaces necessary for the use of 445 Smith as a tap room.

My husband and I have lived near the Schroeder property for more than 40 years. Since moving into the neighborhood, I have been active in the West 7th/Fort Road Federation, serving in a number of board positions, including President, and more recently as chairperson of our District 9 Comprehensive Area Plan Committee.

West 7th has fought hard to improve our housing, commercial activity, schools, and transportation. We have always understood that the relationships of each of these domains need to be in balance as we work to create a vibrant, thriving community. And, as an inner city neighborhood, the tension among these domains has challenged us as we work to meet community and city goals. An additional challenge is to meet contemporary zoning requirements in a neighborhood that was developed long before any such regulations existed.

Examples of wanting to advance our neighborhood's economic vitality while ensuring livability occurred in the 1970s when the residential structures in Irvine Park were saved. Since before the 1930s, the homes had deteriorated and were essentially single room occupancy dwellings and, by 1970, the city had zoned it to be developed as industrial use. After a significant struggle to save Irvine Park as a residential district, the homes were sold to private individuals who had applied for the opportunity to own and rehabilitate the homes. During this time, a proposal came in from the Naegele Corporation to purchase the Forepaugh mansion and turn it into a restaurant. This was while the original Cossetta's store was still located in Irvine Park. I can recall many difficult community conversations about letting a new commercial activity encroach in a residential district and change the use of the structure from residential to a commercial restaurant with a full liquor license. Ultimately, Naegele's proposal was accepted by the community. Forepaugh's partnered with the Minnesota State Historical Society to share parking at the Ramsey House and has been responsive to neighbors when any issues about noise and garbage arose. Today, Forepaugh's continues to enhance the experience of Irvine Park for thousands of people each year. This example is meant to highlight that our neighborhood has had a long history of mixed uses that continue today. We are not a planned suburban residential community—we have continued to support mixed uses as we evolve to stay vital.

The current project has an address of 445 Smith Avenue North, but also Smith is known as State Highway #149—a highway that was planned by MNDoT in the 1980s to serve a new four-lane High Bridge reconstruction. While owners of properties on Smith knew that their addresses were on a state highway, we also wanted to maintain a semblance of livability on the highway and fought, successfully, to keep it as a two-lane thoroughfare. Again, we ensured that the transportation needs of the city and the needs of local properties were balanced.

I support the historic use variance to enable 445 Smith to be used as a tap room. And, in order for it to do so, I support the setbacks for the additions to the west of the historic building. Our neighborhood is replete in accessory buildings on residential lots—this project is not different, and reflects the past structures on the property at 445 Smith. I also support the variance for the parking on the triangle on West 7th to serve the needs of 445 Smith. The developer of 445 Smith has planned the tap room to be sensitive to the neighborhood context, as well as the proposed parking, where both support our goals in the District 9 Comprehensive Plan and the City's Comprehensive Plan.

I believe that 445 Smith Avenue North, aka the Stone Saloon, will have a significant positive effect for our neighborhood as do the many other valued assets of our neighborhood.

Written Testimony:
Historic Use Variance Application
445 Smith Avenue

August 10, 2015

Hi Amy,

We live in the Little Bohemia area of St Paul off of West 7th Street, fairly close to downtown. We like what Tom Schroeder has done with the Stone Saloon and other historic limestone houses. We would definitely like to see historic preservation such as this continue to take place in downtown St Paul [rather than tear down all the old buildings and build huge hotels such as is taking place with the old hardware store].

We cannot attend the meeting in support of the Stone Saloon and other buildings to be preserved but hope that you will attend to this matter and support Schroeder's work to create an environment that is historic and continues to serve the community.

Sincerely,
Beth, Maryellen, Burke and Jay Murphy
387 Goodrich Ave
St Paul MN 55102

Written Testimony:
Historic Use Variance Application
445 Smith Avenue

August 7, 2015

Dear Amy Spong & Members of the Heritage Preservation Commission,

Please accept this email expressing my support for the Stone Saloon Project. I regret that I can't attend your August 13 meeting in person, because I am truly excited about this endeavor - and its potential to spark interest in bringing to new life other historical structures in our city. Please vote to designate the Stone Saloon as a Saint Paul heritage preservation site.

Tom Schroeder has a gift for seeing how Saint Paul's history can be reclaimed to enrich its future. Restoring the Anthony Waldman House to a functioning lager saloon creates a wonderfully unique attraction. Unlike a museum, where you can look but not touch, the Stone Saloon will be a fully operational re-creation that the public can tangibly experience. It will draw people and accolades from around the country; it's consistent with the vision of reinventing the Schmidt Brewery and surrounding neighborhood; and it will inspire others to undertake adaptive reuse projects in their own neighborhoods.

I am originally from Cleveland, Ohio, where in recent years passionate residents have breathed new life into the city's image and economy by reclaiming and restoring buildings in the Tremont, Ohio City, and Gordon Square neighborhoods, all of which are adjacent to downtown. The difference is incredible. Midwestern cities need to fully support people like Tom, who are joyfully willing to put years of sweat and hard work into lasting legacies that add value to our communities.

This is a fantastic project. Please give it your full support!

With thanks from a proud West 7th resident,

Kris Kautzman

408 Erie Street, Saint Paul, MN 55102
651.338.6076

Written Testimony:
Historic Use Variance Application
445 Smith Avenue

August 6, 2015

Dear Amy,

I am writing to express my support for the granting of a historic use variance to allow the Stone Saloon to re-open as a historically-themed, Civil War era beer-only neighborhood tap house and microbrewery.

St. Paul is in a unique position to allow for a unique experience of a location and space that has been meticulously restored.

The approval of this variance will do several things: It will provide a one of a kind experience only available in St. Paul. It will add to the livability of the neighborhood and city by providing a gathering place for neighbors and residents. The Stone Tap will attract visitors to a unique and historic neighborhood in the city while helping provide much needed tax revenues. It will also help spur further investment in historic structures elsewhere in the city by showing that there are valid uses of such a costly renovation.

I urge the Heritage Preservation Commission to approve the granting of a historic use variance for the Stone Saloon.

Sincerely,

Jeff Zaayer
1750 Saunders Ave
Saint Paul, MN 55116

Written Testimony:
Historic Use Variance Application
445 Smith Avenue

August 12, 2015

Greetings,

I am writing to express my support for the Stone Saloon project on Smith Avenue near the High Bridge. I cannot make it to the public meeting on August 13th, but I would like to express how excited I am to see the restoration of the building, and to urge the HPC to recommend the historic designation and use variance so the building can be opened as a tap house.

I grew up on the West End of St Paul, living twice in different residences within three blocks of the Stone Saloon. The quirky buildings of the neighborhood have always been part of my image of home. This building in particular stood out because it was so noticeably older, different, and interesting. I was delighted to see the work being done on it recently, and even more so when I heard it was being renovated to serve as a craft beer location. I have gotten to tour inside the building, which was really exciting after wondering about it for so many years. I admire the dedication that the restoration team has put into it. As a former resident of the neighborhood, an area which has gone thru some hard times, it is good to see that sort of care for our history, and hope for revival.

I currently live on the West Side of St Paul, not far off of Smith Avenue. I am really looking forward to being able to walk down the High Bridge on summer evenings to get a craft beer, and then walking home after having two. I am looking forward to bringing my friends and saying "this is where I grew up". I look forward to sitting in this particular building that I have been seeing for nearly four decades and relaxing and appreciating the hard work of dedicated craftspeople. Please recommend to the City Council the historic preservation and use variance.

Sincerely

Jen Crea

229 Baker St W

Written Testimony:
Historic Use Variance Application
445 Smith Avenue

August 13, 2015

Heritage Preservation Commission,

As a history buff and longtime resident (61 Cambridge St) I believe Thomas Schroeder is the kind of gentleman who makes our city a better place.

Your recommendation to the City Council for historic designation of his Stone Saloon and for a historic use variance will enable him to make history come alive in an authentic and inspiring setting.

I'd like you to know that Tom was very generous with his time earlier this spring when he shared the story of his 445 Smith Ave structure with the cast of the Fitzgerald Theater's Civil War Homecoming show (broadcast by MPR on April 14 & 15). It served to ground us in a sense of place and connect us to the past.

I regret not being able to attend your meeting today but I am making final arrangements as hundreds of Civil War reenactors, from around the country, are in town to enable thousands of Minnesotans to retrace the 1865 return of the 2nd Minnesota Regiment as part Civil War Weekend (Aug 15 & 16) at Historic Fort Snelling. Again, Tom has extended every courtesy.

I believe St Paul needs the Stone Saloon that Tom Schroeder envisions and encourage you to approve his reasonable request.

Respectfully,

Randal Dietrich

Civil War Program Specialist

Minnesota Historical Society

345 Kellogg Blvd W. 55102

(651) 259-3113

Written Testimony:
Historic Use Variance Application
445 Smith Avenue

August 11, 2015

Amy Spong
Executive Director, Heritage Preservation Commission
25 West Fourth Street
Suite 1400
Saint Paul, MN 55102

Montana Scheff
Chief Creative Officer, Whittier Advertising
785 Dayton Avenue (Residence)
Saint Paul, MN 55104

Re: Stone Saloon Designation & Variance

Dear Ms. Spong,

As a new resident of Saint Paul, and as someone who is also undergoing a major restoration project in the Cathedral Hill neighborhood, I so appreciate all the work and extreme attention to detail that Mr. Schroeder is putting into his vision for the Stone Saloon near Saint Paul's burgeoning West 7th commercial district.

Upon reviewing the extensive research that has been conducted, I believe that the building itself and surrounding structures do indeed warrant historic designation. I also support (and applaud) the granting of a "historic use variance" to allow the Stone Saloon to reopen as a beer-only neighborhood tap house and microbrewery for the following reasons:

- A return to the original use of the building makes it the highest and best use for the structure.
- The attention to detail, restoration of the building, and unique business model will make this a destination-worthy amenity for the neighborhood.
- Sets an example of adaptive reuse of our historic structures.

I am so thrilled to be a small part of the continued renaissance of Saint Paul. The Stone Saloon and Mr. Schroeder's vision for the property are precisely one of the many reasons I'm so proud to call Saint Paul home.

Sincerely,

Montana Scheff
Chief Creative Officer, Whittier Advertising
400 S 4th Street, Suite 401
Minneapolis, MN 55415

Written Testimony:
Historic Use Variance Application
445 Smith Avenue

August 12, 2015

Dear Ms. Spong,

I am writing to the Historic Preservations Commission in support of the effort by Tom Schroeder and others to designate the Stone Saloon and four other small limestone houses as historic, and to grant the "historic use variance" they request.

As a long-time resident of a historically designated building, I appreciate the commitment by current and future owners that enables and maintains that designation, and I've also seen and heard the impact such buildings have on a community.

As I sat in a unit here at Lauer during the Minneapolis-Saint Paul Home Tour, or acted as one of several hosts during the West End Garden Tour, or simply when I am out sweeping my sidewalk - I've heard the comments from visitors and neighbors. They appreciate and value the commitment it takes, they are impressed with the appearance and the effect of the historic building on the neighborhood, and they are curious about the history of the building. It provides an opportunity for conversation, and increases the overall impression that our community is friendly, outgoing and cares!

I understand that not every building can be or should be designated as historic, but I have also watched as Tom and his colleagues have worked with great care and attention to the Stone Saloon and other stone houses. These have value both in their structure and in their history and need to be designated to maintain that structure and history. You and the HPC monitor and maintain that status and do it with care and thoroughness - to that I can cheerfully attest!

A final point - historic designation and the granting of a "historic use variance" to the Stone Saloon will have, already has had, a positive impact on attitude and activity - the business activity along West 7th and on Smith and West 7th is remarkable - it has increased significantly with positive businesses and positive activity - coffee houses, medical services, restaurants, exercise studios, galleries, hair salons, and, yes, another brewery! Now I know that this increased business activity has come about because of a lot of hard work by others, but the obvious effort put into the Stone Saloon and other limestone structures broadens and deepens the impact that I described earlier, reflecting once more a community that pays attention and cares about itself! Prospective businesses pay attention to that kind of effort and its impact.

Thank you for your attention, and for conveying my message to the St. Paul Heritage Preservation Commission.

Kind regards,
Kathleen

Kathleen H. Corley
The Lauer Flats
234 Western Avenue South
Saint Paul, MN 55102
khorley@iphouse.com
651.295.1825

Written Testimony:
Historic Use Variance Application
445 Smith Avenue

August 7, 2015

Amy,

As a High Bridge neighbor, I support the Stone Saloon and what they are doing for the neighborhood.

Thank you
Bill Nosan
829 Ottawa Ave
St. Paul, MN 55107

Written Testimony:
Historic Use Variance Application
445 Smith Avenue

August 7, 2015

Hi Amy,

Because of my work schedule I cannot attend the hearing for the Stone Saloon, but I want you to know that I support it.

I am asking that the St. Paul Heritage Preservation Commission recommend to the City Council:

- historic designation of the Stone Saloon.
- granting a "historic use variance" to allow the Stone Saloon to re-open as a historically-themed, Civil War era beer-only neighborhood tap house and microbrewery.

I believe the Stone Saloon will help to bring our city's history to life in an engaging way, increasing interest in preserving historic buildings.

Thanks!

Renee Valois
2014 Cleveland Avenue North
Saint Paul, MN
651-631-0499

Written Testimony:
Historic Use Variance Application
445 Smith Avenue

August 11, 2015

Dear Mr. Dana,

As the chair of the Heritage Preservation Commission for the City of Saint Paul, I most strongly urge you to approve the historic designation of the "Stone Saloon" (445 Smith Avenue) along with 4 other limestone structures. I also strongly urge you to then grant an historic use variance to allow the Stone Saloon to re-open as an historic, neighborhood taproom, micro-brewery, and "intellectual salon."

I am a life long resident of the Twin Cities, and a ~23 year resident of St. Paul. For the last 15 years, I have lived on the West Side, just over the High Bridge from the Stone Saloon. Not only am I a resident, I am an amateur historian, and a local booster of the region. A house is nothing without it's foundation, and a city is nothing without it's history. I have passed the Stone Saloon a couple of times a day for 15 years, and have been intrigued by it's story. It stands out from it's neighbors not just because of the size and architecture, but also because of the medium with which it was built. To say that it has captivated me would be an understatement.

Platteville limestone is as much a part of this region as the Mississippi River itself. Early soldiers and residents of Fort Snelling, and early settlers of Mendota and Pig's Eye used what was available to them to build their homes, churches, and businesses. Most of those were made of wood and are lost to us. A handful of those buildings were built with a stone made from the mud of an ancient sea in the region. Some of these have survived. Then, to know the genealogy of those structures, that is rare indeed. And to have one of these stone buildings brought back to it's original use, well that is just profound.

With the daily traffic over the High Bridge, The Stone Saloon is perfectly poised to capture the attention of the commuting public. Then, with it's prime location next to the river, I feel it will captivate others as it did me. Actually, it already has. Visitors and neighbors have asked me about it. Then, by tying that "eye catch" back into the history of the region by resurrecting it's original function, I am certain that this will generate an intense interest in not only the structure itself, but the history of the neighborhood and the greater city. Yes, I really do think that re-opening this highly visible, highly accessible structure for it's original purpose will benefit historical interest in the region and assist preservation efforts for future projects.

Having a taproom like the Stone Saloon will be a complement to the area. Of course, it's architecture and location make it stand out. However, it's focus on historic German lager will give it a niche unoccupied by other establishments, and directly ties into the immigrants who settled the region. In addition, it's small size helps set it apart. People will be drawn to it for all of these reasons, but I expect it's atmosphere to be more like the salons of the Enlightenment or the coffee houses of Vienna at the turn of the last century or even like "Cheers...[a bar] where everybody knows your name" than like the atmosphere at other taprooms, pubs, or bars. I think this because the space and the history will nudge it's patrons in that direction. They will be inspired by their surroundings to imbibe, yes, but also to contemplate and to connect. Isn't this what architecture and history are supposed to do?! Well, the Stone Saloon easily does both.

I appreciate the task in front of you. Please approve the Stone Saloon, and it's sister limestone structures, for historic designation. Then, please grant an historic use variance so the Stone Saloon can re-open as a tap house and microbrewery. You will be doing St. Paul a great favor. If you have any questions, please contact me.

Most sincerely,

Tony Lewno
220 King Street W.
Saint Paul, MN 55107
651.225.0944

Anthony W. Lewno
Department of Biology
University of Saint Thomas
2115 Summit Avenue
Saint Paul, MN 55105
E-mail: awlewno@stthomas.edu
Phone: 651.962.5227

Written Testimony:
Historic Use Variance Application
445 Smith Avenue

August 7, 2015

Hi Amy,

This e-mail simply serves to memorialize my support for the Stone Saloon. I read about Tom Schroeder's work on the StarTribune website. I think this sounds like a neat idea that would benefit a struggling area. The beer brewing community in the Twin Cities is still in the nascent stage and this sounds like a really unique destination.

Thank you for your time in reading this.

All the best,

Ryan Kaatz

Can you please provide your address?

Thanks,

Sure. 1852 Yorkshire Avenue, Saint Paul, MN 55116. I'm in Highland, but my friend lives near the planned brew house.

-Ryan

Written Testimony:
Historic Use Variance Application
445 Smith Avenue

August 7, 2015

Laurie Swanson
2186 Pinehurst St. Paul.

I cannot attend the meeting to show my support for the Stone Saloon, But I **fully support** it. This is the kind of thing that is making that part of the city great again. I was going to buy a house in that neighborhood a few years ago but it still seemed a little rough..... what a wonderful transformation is happening thereand oh how I wish I had bought that house!

- the historic designation of the Stone Saloon (and four other small limestone houses); and
- the granting of a “historic use variance” to allow the Stone Saloon to re-open as a historically-themed, Civil War era beer-only neighborhood tap house and microbrewery.

Written Testimony:
Historic Use Variance Application
445 Smith Avenue

August 10, 2015

Dear Ms. Spong:

I am writing to support the efforts of Mr. Tom Schroeder to obtain historic designation status and a "historic use variance" for his "Stone Saloon" property at 445 Smith Avenue North in Uppertown. These actions are warranted by the overall historic integrity and significance of the property, the appropriateness of the goal to re-create the building's historic use, and the contribution the project will make to the neighborhood and the city. Mr. Schroeder has made a considerable investment in the project and has been mindful of the need to protect and enhance the integrity of the property. In my opinion, this is a project worth supporting.

Sincerely,

Roger Brooks

Former chair, St. Paul Historic Preservation Commission
Former chair, Preservation Alliance of Minnesota
Former Midwest Chair, Board of Advisors, National Trust for Historic Preservation

Hi Roger, Hope you are well,

Can you please provide your address for the public record?

Thanks,

Hi Amy:

It's 1671 Pinehurst Ave., St. Paul, MN 55116. 651-690-2648.

If you want me to re-send the original email, modified, let me know.

Roger

Written Testimony:
Historic Use Variance Application
445 Smith Avenue

August 12, 2015

I am writing in regards to the upcoming meeting regarding the Stone Saloon as I am unable to attend the meeting tomorrow, 8/13.

I am an amateur historian and have studied architecture for many years. I have watched Tom through all stages of his endeavor to preserve and bring back the history of this part of St. Paul. He has gone to great lengths to ensure that every detail has been attended to, and in keeping with the history of the structure, and also the brewing process.

I fully support his endeavors, and know that given his personality and goals, he will go to great lengths, now and on into the future to ensure the historical accuracy of the property, and of the brewing operations. I have no doubt that he has had the well being of the neighborhood and community in mind and as a priority since day one, and will act in an active and proactive manner to ensure that the neighborhood experiences only improvements because of the Saloon and brewing operation's presence.

Thank you,
Rose Jensen
5987 Highview Place
Shoreview, MN 55126

Written Testimony:
Historic Use Variance Application
445 Smith Avenue

August 6, 2015

Hello Mrs.Spong,

I would like to voice my support for the Stone Saloon.

I have been a Saint Paul resident and am particularly fond of the West 7th area. An area on the up and up featuring the new Bad Weather Brewing tap room (right across the alley from Stone Saloon!).

I've had the pleasure to visit the Stone Saloon and it is a magnificent way to introduce a whole new generation to a love for local history. As a young person myself, I know others my age will love getting a heritage beer in the most 'old-school' tap room in town and those interactions will spark interest in local history in general! Not to mention a great place to energize and organize existing history lovers!

For me, the historic designation and the historic use variance go hand in hand: without the use variance, there is no need for the historic designation. It would be like fixing up a model T without an engine.

Please recommend to the City Council to designate the Stone Saloon as a historic space and to grant a historic use variance.

Sincerely,

Eric R. Sannerud

Please provide your address.

Thanks,

I live at 16501 Buchanan St NE, Ham Lake, MN 55304

Used to live at 1815 Thomas Ave, Saint Paul

Written Testimony:
Historic Use Variance Application
445 Smith Avenue

August 7, 2015

Dear Ms. Spong, allow me to express my support of the Stone Saloon. I lived in the Irvine Park area (in the Panama Flats Rowhouses, built in 1888) for twelve years. I live in Minneapolis now, but retain a fondness for St. Paul and the historic buildings there. I am not acquainted with the owner but I've been following the progress of the Stone Saloon and it's painstaking, authentic restoration since I first heard about it a year or so ago. I think it's just the unique sort of thing to make the neighborhood even more special and honor the city's history at the same time.

Please recommend the City Council add the historic designation to the building and grant the historic use variance for the tap house and microbrewery.

Thank you for your consideration.

Best regards,
Andrea Myers

Andrea,
Please provide your address,

Thanks,

My home address is
52 Russell Ct
Mpls MN 55410