



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

*25 West Fourth Street
Saint Paul, MN 55102*

*Telephone: 651-266-6700
Facsimile: 651-228-3220*

August 14, 2015

Tom and Ann Schroeder
194 McBoal Street
Saint Paul, MN 55102

Re: 445 Smith Avenue North, Limestone Houses Thematic District, Heritage Preservation Site, August 13, 2015 – Public Hearing/Historic Use Variance - Agenda Item VI.A. File #15-037.

Dear Mr. and Mrs. Schroeder:

The Heritage Preservation Commission (HPC), at the August 13, 2015 public hearing, considered your Historic Use Variance application for 445 Smith Avenue. **The HPC voted 7 to 0 to recommend approval of your application with the following conditions:**

1. City Council designation of the five properties within the Limestone Properties Thematic Nomination, including 445 Smith Avenue, as Saint Paul Heritage Preservation Sites.
2. HPC design review approval of any proposed site and building repairs, demolition, alterations and new construction. All work shall meet the applicable Preservation Program and the Secretary of the Interior's Standards for Rehabilitation.
3. Final site plan approval by the Department of Safety and Inspections and all other necessary City approvals prior to the commencement of any work.
4. By ordinance, the final decision of the city council shall be valid for a period not longer than two years following the date of the council's motion of intent approving the application unless a city permit(s) is obtained within that time and/or steady progress is being made to establish the use. A use variance shall terminate and any subsequent use of the property or premises shall be in conformance with the property's underlying zoning classification where the use permitted by the historic use variance is destroyed by fire or other peril.

This decision was based on the discussion at the meeting and the findings adopted by the HPC. A final resolution will be drafted and submitted to the City Council. You will be notified of that meeting date.

Please contact Amy Spong at 651.266.6714 with any questions you may have.

Sincerely,

A handwritten signature in black ink that reads "Allison Suhan".

Allison Suhan
Historic Preservation Planner

Enclosure

cc: John Yust, via email
File