

**MINUTES OF THE ZONING COMMITTEE**  
**Thursday, February 11, 2016 - 3:30 p.m.**  
**City Council Chambers, 3rd Floor**  
**City Hall and Court House**  
**15 West Kellogg Boulevard**

PRESENT: Makarios, Merrigan, Nelson, Padilla, Reveal, and Wickiser  
EXCUSED: Edgerton and Wencil  
STAFF: Bill Dermody, Samantha Langer, Allan Torstenson, and Peter Warner

The meeting was chaired by Commissioner Nelson.

**Stone House Tap Room (parking) - 16-005-089 - Historic use variance in order to remove a condition prohibiting off-street parking so as to allow for the provision of an ADA parking space on the site of a proposed tap house/microbrewery with food service., 445 Smith Ave N, between McBoal and Goodrich**

Bill Dermody presented the staff report with a recommendation of approval with a condition for the historic use variance. He stated District 9 recommended approval, and there were 2 letters in support, and 6 letters in opposition.

At questions from Commissioner Padilla regarding conditions placed on the previous historic use variance, Mr. Dermody stated that the City Council Resolution #15-1604 has six conditions. Several of those conditions also appear in the Heritage Preservation Commission recommendation. If the Zoning Committee wished to add these conditions to this historic use variance there should be some nexus between the conditions and the findings. He doesn't see any harm in adding conditions 5 and 6 from RES #15-1604 to their recommendation.

The applicant, Tom Schroeder, presented a PowerPoint presentation (see attached). He provided project history on the Stone Saloon. He stated the goal is not create bigger buildings or add more space – it is simply to add an ADA parking space. Mr. Schroeder presented five options for adding the ADA parking space and Option #5 was the unanimous choice. He explained the area perspective that shows that the alley is 16 ½ feet in width, but portions of the alley are much broader because of Bad Weather's parking and loading areas. Immediately behind and to the left of the accessible spot there is a width of up to 36 feet. There is a telephone pole has been an issue of controversy, but there are a number of solutions to keeping the safety of the pole. A lot of those details will be looked at by the Department of Safety and Inspections during the plan review process. He believes proposed option #5 is the least physically and visually intrusive to the historic site.

Commissioner Nelson questioned what the impact would be to the neighboring property if the Stone House building is pushed back 21 feet.

Mr. Schroeder presented a perspective drawing to show the proximity between the two buildings. It would be a mid-lot structure. The brew barn would be 21 feet closer to the other house and there is quite a bit of space left between the two. He is trying to accommodate a lot of separate interests and conflicting objectives all at once. Mr. Schroeder explained that the entire property has been surveyed.

Richard Haus, 444 Smith Avenue, Saint Paul, submitted a letter and spoke in opposition. The proposed parking site places it in the line with a power pole that makes backing out of the site

rather hazardous for a handicapped person to achieve. He is also against the relocation of the brew building to 22 feet south because it places the building as the dominant structure on the property and it will be an eyesore in the neighborhood.

Naomi Austin, 90 Garfield, Saint Paul, spoke in support. She is a member of the Little Bohemia Association and she said a lot of people are very excited about this project. Mr. Schroder and John Yust have gone through a tremendous amount of work and most people would have given up by now. Previously there was a condemned house where the proposed brew barn will be built. This is an improvement for the neighborhood. This project would really add to the neighborhood and bring people into the area.

Mr. Schroeder responded to testimony. With respect to design and location of the brew barn he feels a little buffeted between Commissions. The brew barn got 10 feet bigger because the Heritage Preservation Commission (HPC) wanted it to be 10 feet bigger. They lowered the roof line and allowed for the expansion of the floor plan because the HPC's goal was to make sure that the overall scale and mass of the building coordinated with the historic structure. They also said they care more about that than the overall footprint so you can build it 10 feet bigger reducing the roof line decreases the amount of usable space we have in the structure, so we did build it 10 feet bigger. It will be a more separate looking structure and will be board and batten construction comparable to other historic barns that were in the neighborhood throughout the 19<sup>th</sup> century. It will not be an eyesore to the neighborhood. He added that this project does have the support of the West 7<sup>th</sup>/Fort Road Federation and the Little Bohemia Neighborhood Association.

The public hearing was closed.

Commissioner Reveal questioned the denial of the handicapped space in the front of the building.

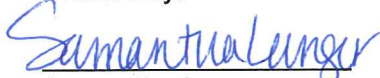
Mr. Dermody explained that he isn't sure of the reason it was denied, but it is unusual for an ADA space to be approved on the street.

Commissioner Elizabeth Reveal moved approval with a condition of the historic use variance, subject to including language in the staff recommendation that states allowing an ADA parking space on the site. Commissioner David Wickiser seconded the motion.

The motion passed by a vote of 5-1-0.

Adopted                      Yeas - 5              Nays - 1 (Nelson)              Abstained - 0

Drafted by:



Samantha Langer  
Recording Secretary

Submitted by:



Bill Dermody  
Zoning Section

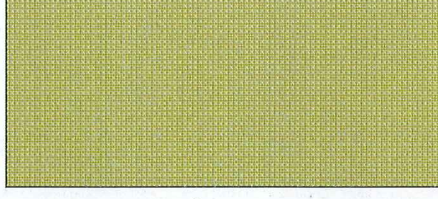
Approved by:



Gaius Nelson  
Chair

# STONE SALOON

445 SMITH AVENUE, SAINT PAUL





# WHY WE'RE HERE

- **Goal:**

- Make Stone Saloon more accessible for all....
- Respect the historic integrity of the site.

- **NOT**

- Bigger buildings
- More space
- More parking
- Cost cutting
- Pushing owner's agenda



# PROJECT HISTORY

- Properties acquired (2008-2014)
- Research/archeology/restoration (2008-2014)
- Historic Use Variance Ordinance (6/15)
- Limestone Pioneer Properties Designation (9/15)
- HUV granted (9/15)
- HPC design review approval (10/15)
- Final design development
- Site Plan Review (application pending)



# ANTHONY WALDMAN HOUSE (1857) 2011 AND 2015



445 Smith Avenue North  
(near bottom of High Bridge)





# CITY COUNCIL RES #15-1604

**WHEREAS**, a public hearing before the City Council has been duly conducted at which all interested parties were given an opportunity to be heard; and

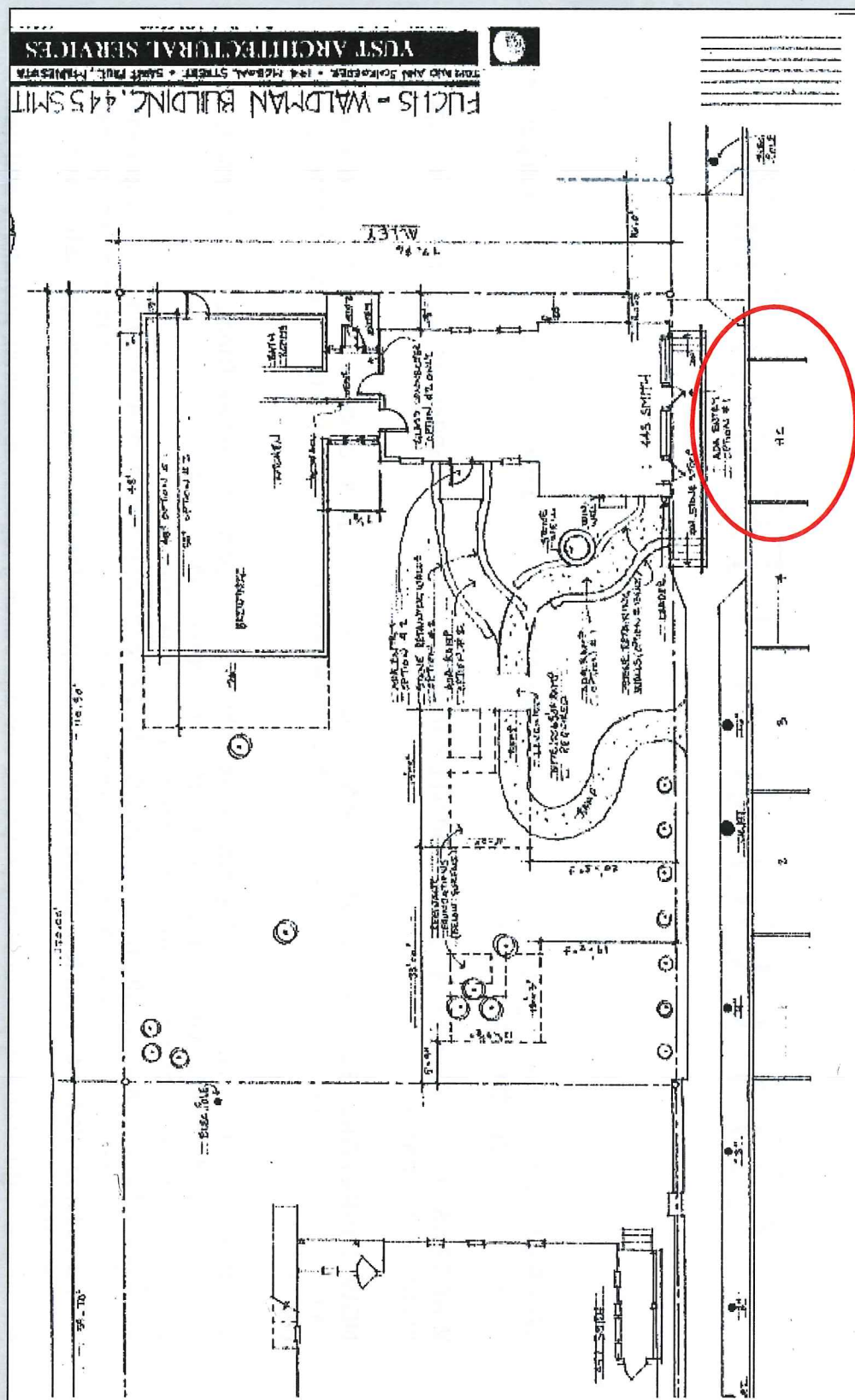
**WHEREAS**, the City Council has considered all the testimony and recommendations concerning the proposed historic use variance.

**NOW, THEREFORE, BE IT RESOLVED**, that the Saint Paul City Council hereby approves the historic use variance to allow a tap house / microbrewery with food service at 445 Smith Avenue N. subject to 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. There shall be no off-street parking provided on the subject site.
3. Substantial compliance with the site plan submitted with the application, or as amended to comply with HPC design review. Expansion of the use on the site beyond what has been proposed in this application via building additions or outdoor patios shall require separate historic use variance application and approval.
4. 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.



# PREVIOUS SITE PLAN (10/15)



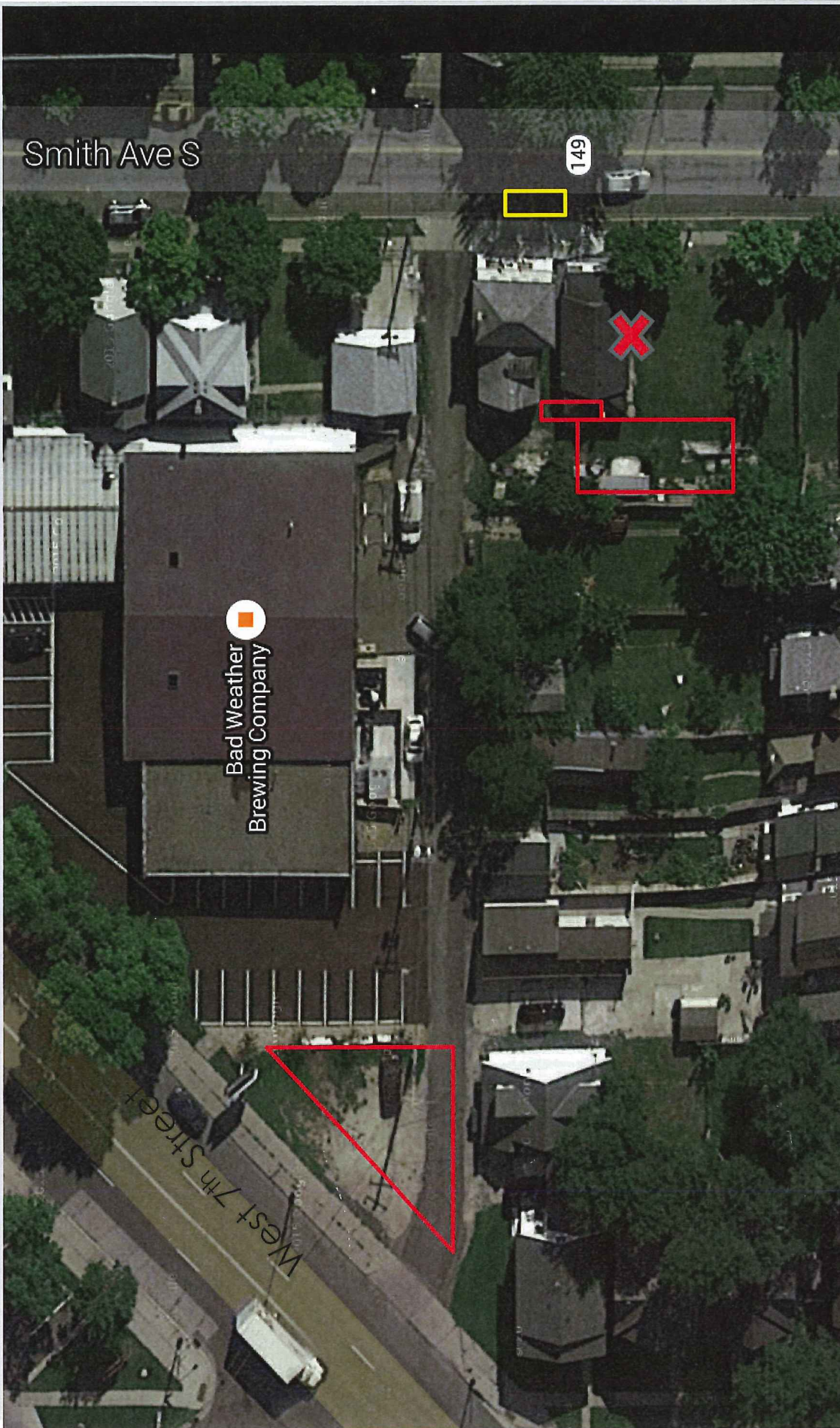


Smith Ave S

149

Bad Weather  
Brewing Company

West 7th Street



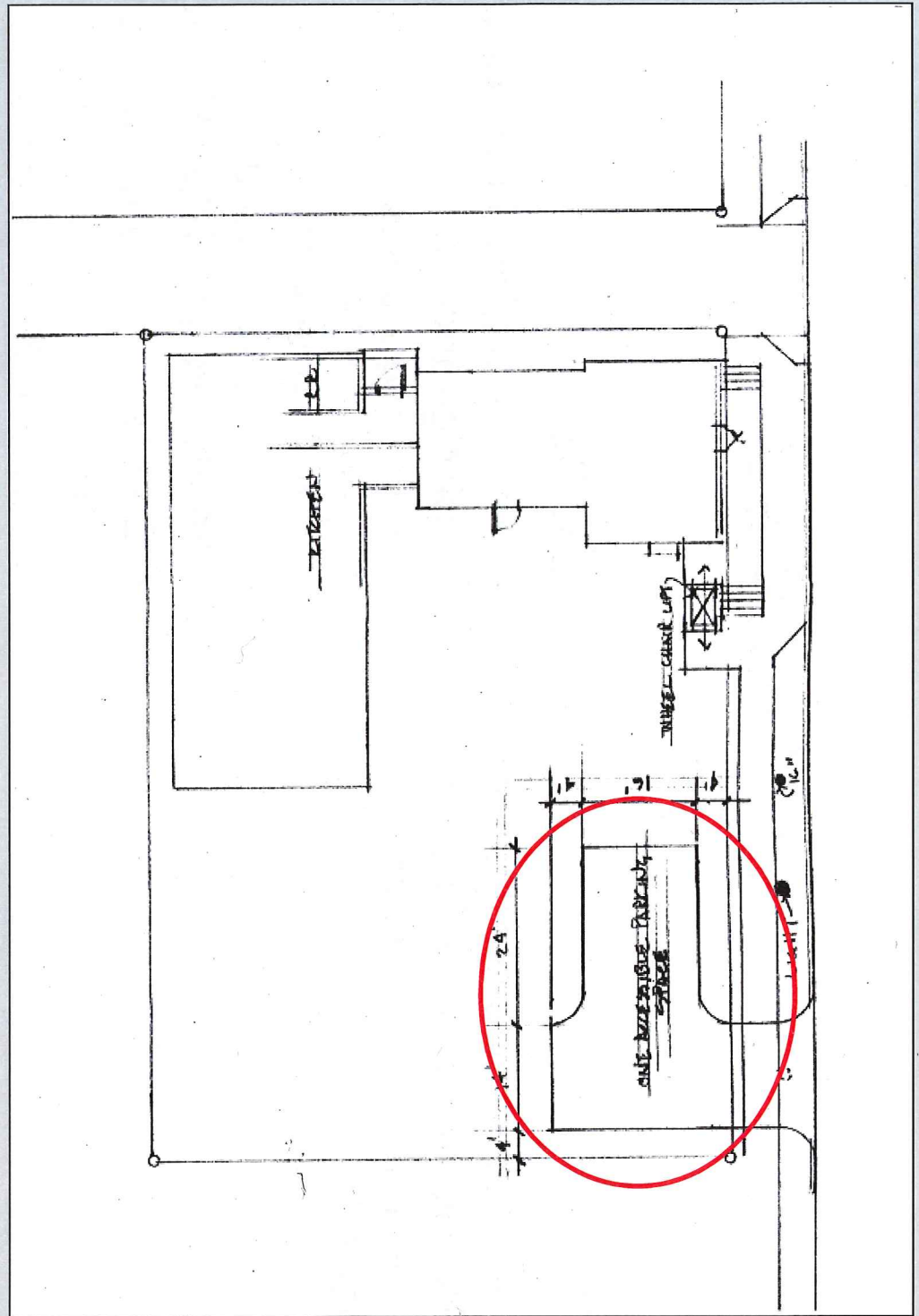


## OPTION #1 (SMITH AVE)

- Rejected by Public Works staff (11/15)
  - However, staff indicated it would support one disabled “drop-off” space in front of building on Smith Ave (i.e., to facilitate distant off-site ADA parking)



# OPTION #2



# OPTION #2

## • Pro

- Does not require alterations to HPC-approved building designs (esp. brew barn location)

## • Cons

- Entails significant damage to historic landscape
  - Removal 1000+ cu.ft. of soil/bedrock
  - Archeological impacts?
- More visually obtrusive from Smith Ave (mini-"parking lot")
- Creates additional pull-out into Smith Ave
- Requires 70+ ft. exterior ramp (or a costly exterior lift)
- Need to amend HUV parking condition



[illegible]



# OPTION #3

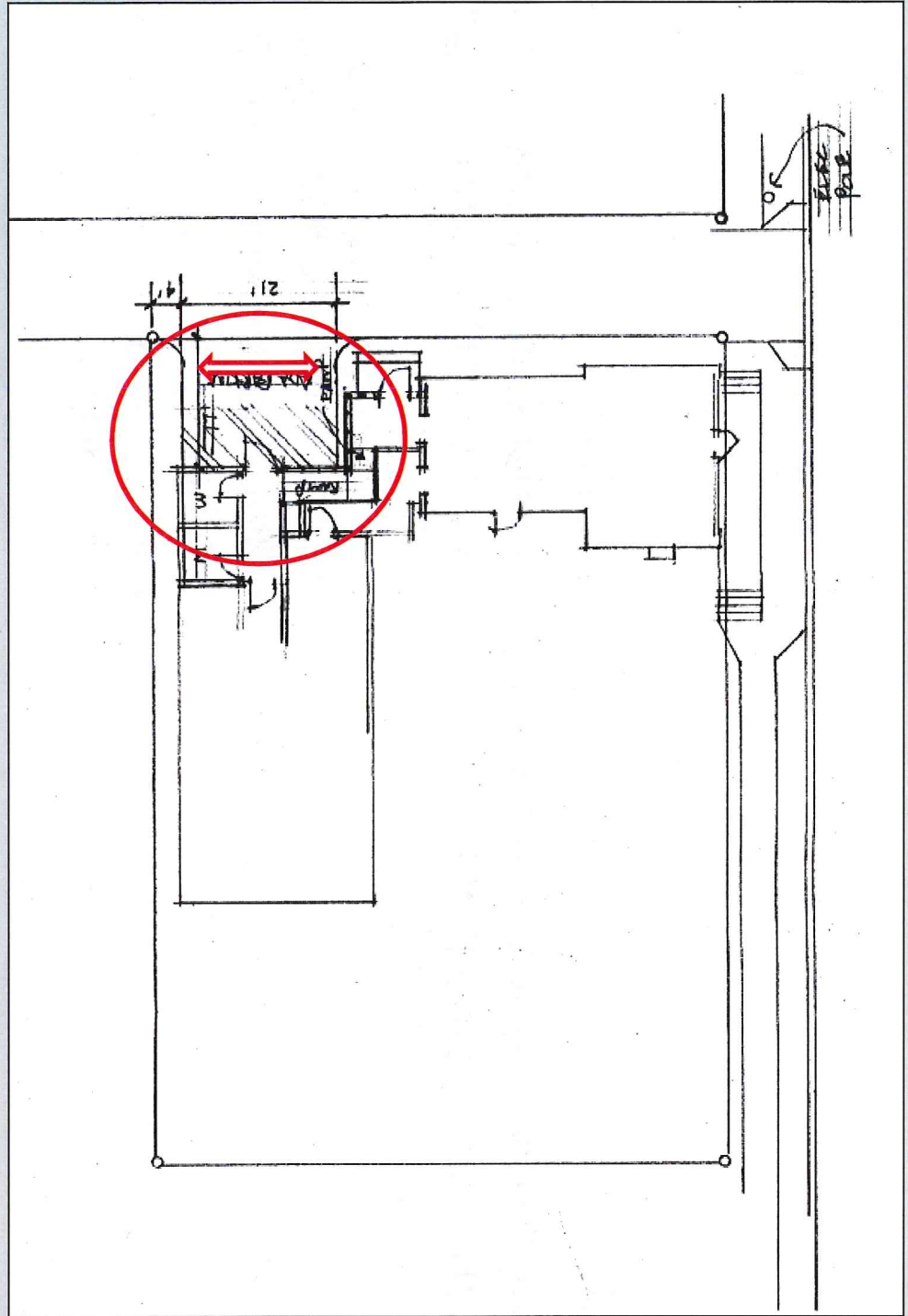
## • Pros

- Does not require alterations to HPC-approved building designs (esp. brew barn location)
- No need to amend HUV parking condition
- Public Works open to this option (subject to set-back variance)

## • Cons

- Distance from premises
  - 220+ feet via alley
  - 670+ feet via sidewalks
- Requires additional set-back variance for ADA loading space

# OPTION #4





# OPTION #4

## • Pros

- Closest proximity to premises
- Much shorter ramp (9 ft.)
- Interior ramp

## • Cons

- Requires alterations to HPC-approved building designs, i.e.—
  - Brew barn moves 17 ft. south
  - Connecting vestibule jogs south
- Blocks accessible entry for others
- Need to amend HUV parking condition





# OPTION #5

## • Pros

- Closest proximity to premises
- Much shorter ramp (9 ft.)
- Interior ramp
- Dual-direction entry & exit
- Better accommodates view of historic structure from west

## • Cons

- Requires alterations to HPC-approved building designs, i.e.—
  - Brew barn moves 21 ft. south
  - Vestibule jogs further south
- Need to amend HUV parking condition



# VETTING OF OPTIONS

- All five options have been reviewed with staff of:
  - HPC
  - Saint Paul PED/Dept. Safety & Inspections
  - Saint Paul Public Works
  - MnDOT
  - Council on Disabilities





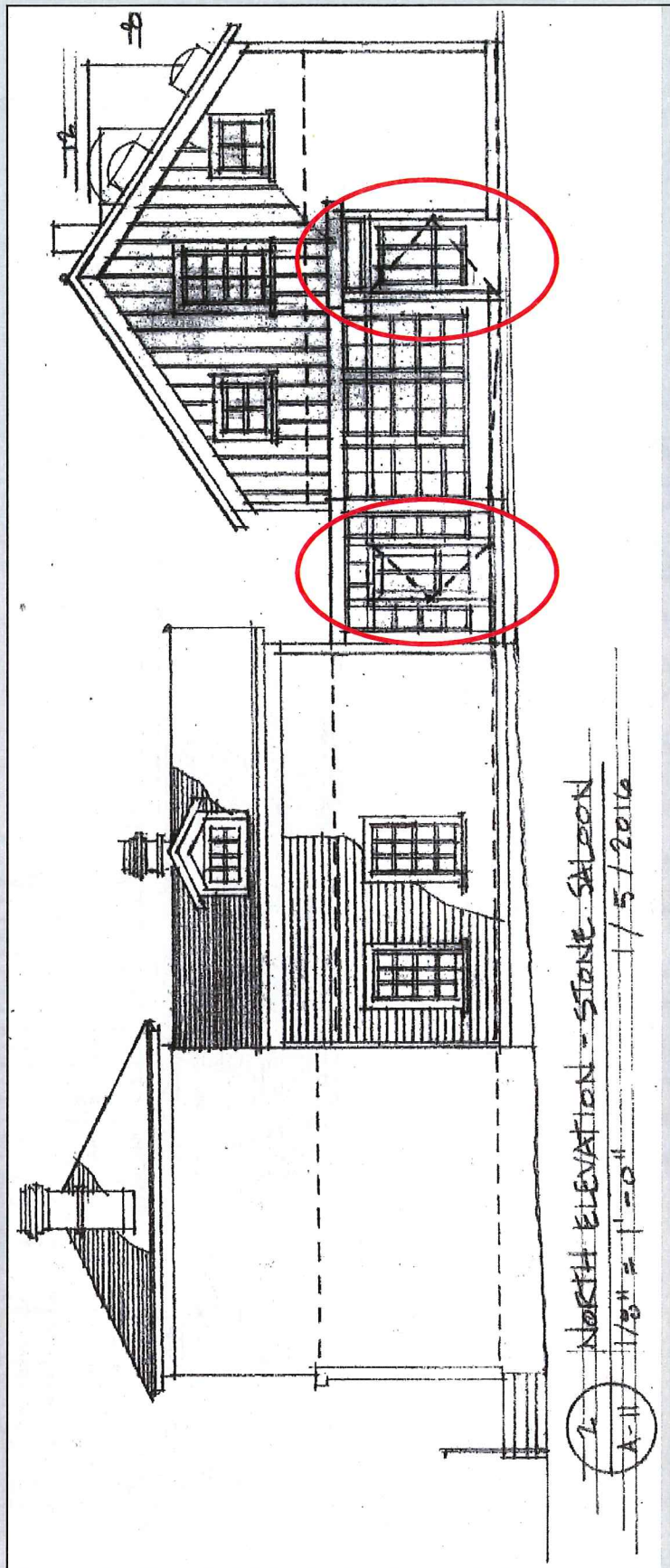
# "EXTRA" ACCESSIBILITY

- Three modes of accessible parking access:
  - Accessible parking off the alley, at the NW entrance (satisfies code requirement for one ADA parking spot)
  - Placarded drop-off zone at same entrance
  - Placarded drop-off zone in front of building on Smith Ave, with painted stripes showing the way to the accessible entrance

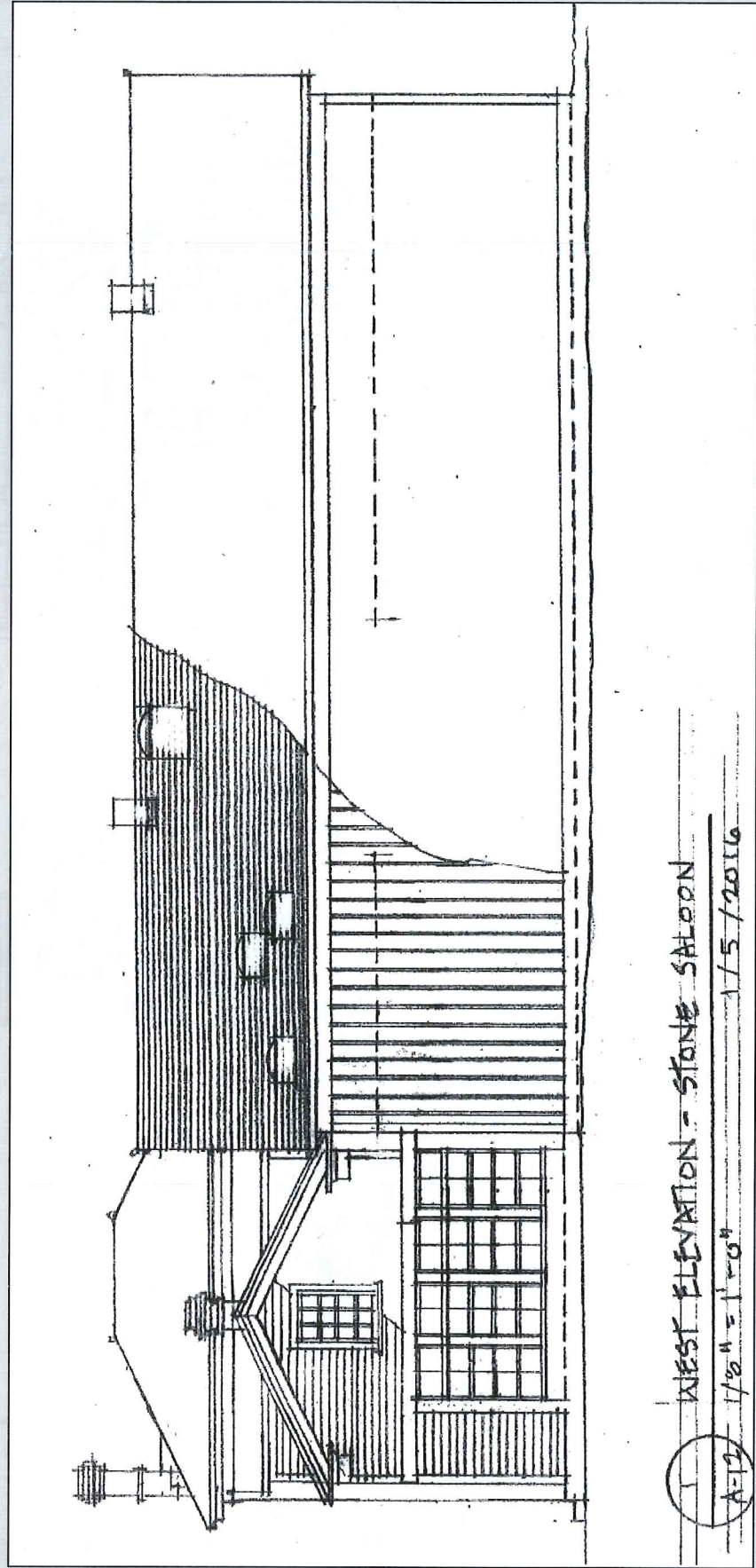




# NORTH ELEVATION

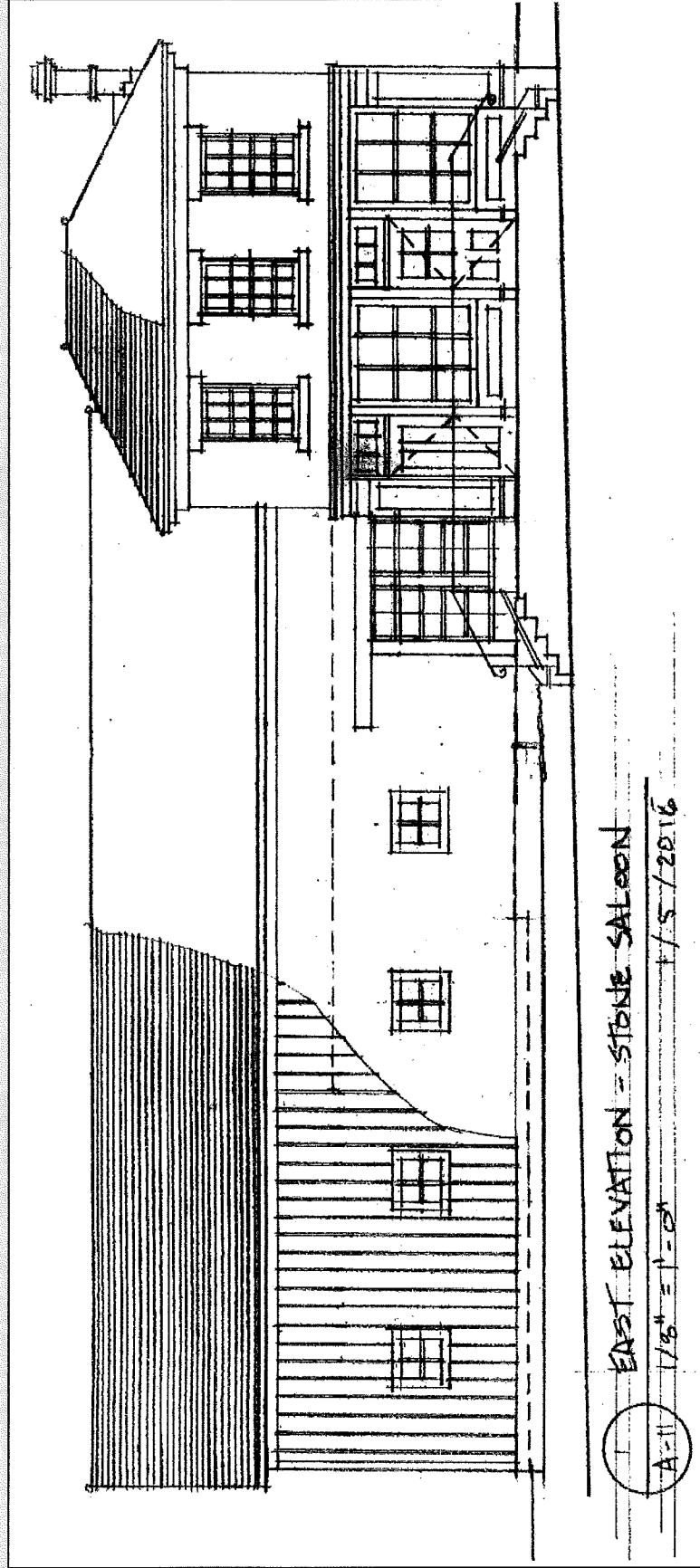


# WEST ELEVATION

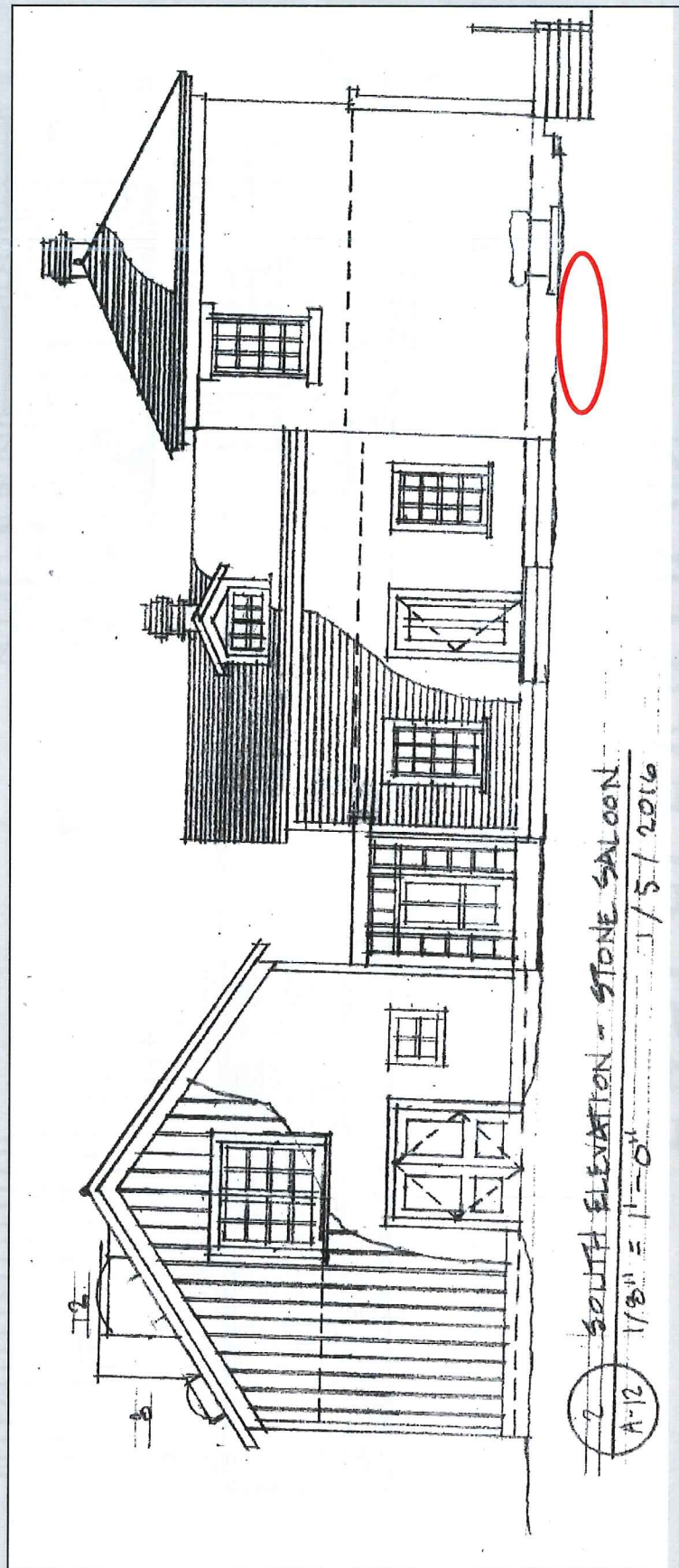




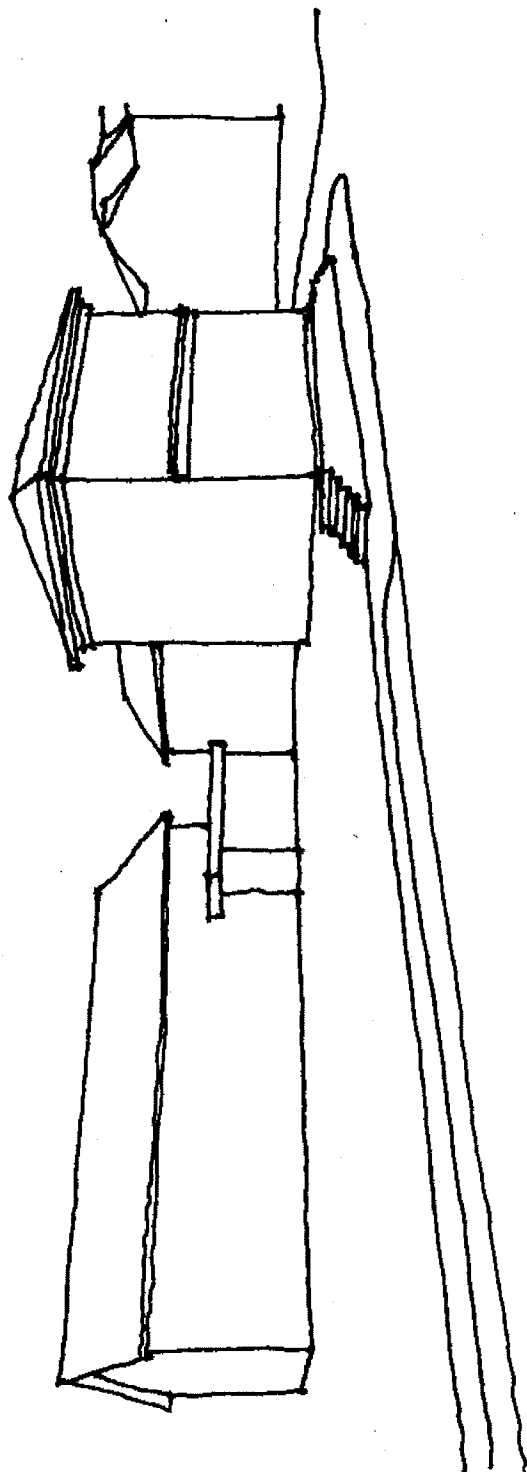
# EAST ELEVATION



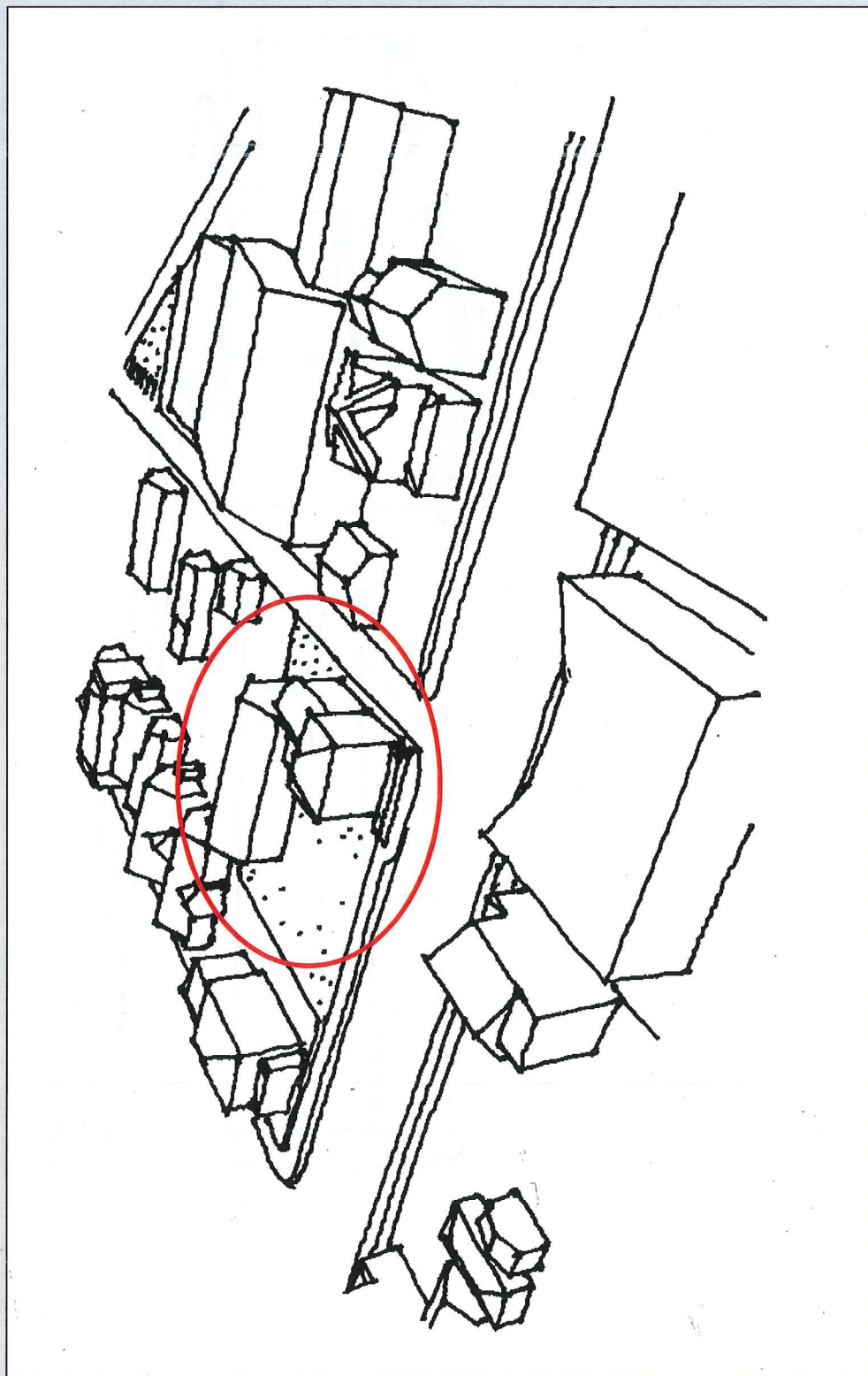
# SOUTH ELEVATION







# AREA PERSPECTIVE





Smith Ave S

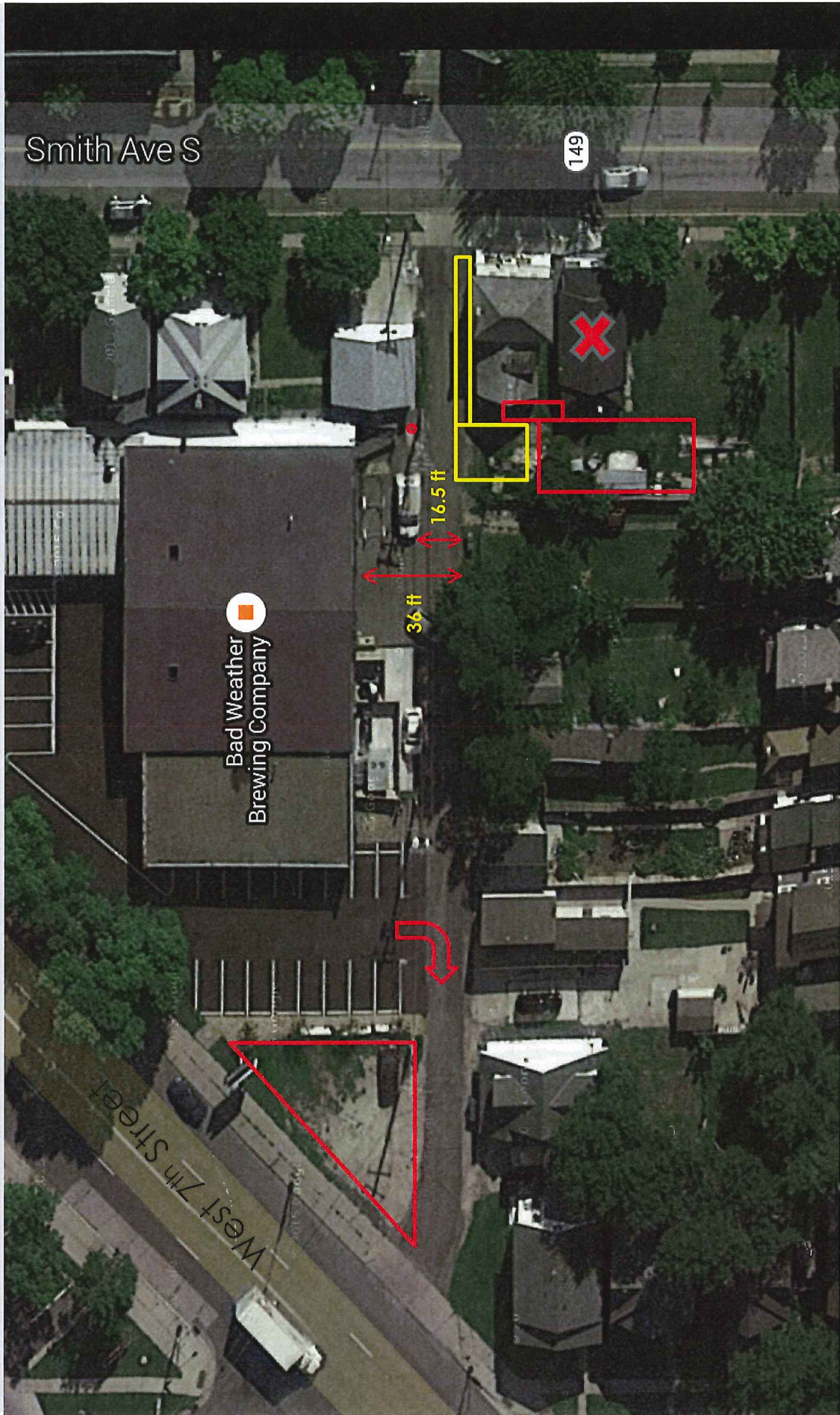
149

Bad Weather  
Brewing Company

16.5 ft

36 ft

West 7th Street





# SUMMARY

- Not a do-over of HUV:
- Seek only a revision to the parking condition in order to allow a single ADA parking space on-site
- Better serves the needs of disabled patrons
- Proposed option (#5) is the least physically and visually intrusive to historic site
- 74 ft. exterior ramp replaced with 9 ft. interior ramp