

## Burger, Kathryn (CI-StPaul)

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**From:** Tom Schroeder <tom@waldmannbrewery.com>  
**Sent:** Friday, June 8, 2018 5:22 PM  
**To:** \*CI-StPaul\_LH-Licensing  
**Cc:** Burger, Kathryn (CI-StPaul)  
**Subject:** Fwd: email  
**Attachments:** EPSON017.PDF; EPSON016.PDF

Hi Katie: It occurred to me that you might not have the record from the Historic Use Variance process for the patio. Just in case, I'm attaching our patio HUV application to this email, which provides additional background for the project, as well as our District Council's letter of support for the patio and a neighbor's supporting email below. (The author, Jan Grover, lives at 251 Banfil, within the 300-foot perimeter of the project.) The HUV for the patio was approved by the HPC, Planning, Zoning and the City Council--all unanimously.

I'm assuming the hearing officer already has our neighborhood petition in support of the patio license. In response to Ms. Lawver's concerns, DSI has certified our result at 60% of all owners within 300 feet. It is true that, following DSI's original instructions, we also obtained an additional 22 signatures of non-owner residents within 300 feet. As a result, we ended up with a total of 50 signatures out of a possible 62 residential units within 300 feet. That is 81% combined owner/non-owner support.

Thank you for sharing this email and attachments with the hearing officer.

Best regards, Tom Schroeder, President, Waldmann Brewery & Wurstery (applicant)

----- Forwarded message -----

From: jan zita grover <[jzgrover@gmail.com](mailto:jzgrover@gmail.com)>  
To: "[george.gause@ci.stpaul.mn.us](mailto:george.gause@ci.stpaul.mn.us)" <[george.gause@ci.stpaul.mn.us](mailto:george.gause@ci.stpaul.mn.us)>  
Cc:  
Bcc:  
Date: Thu, 8 Feb 2018 20:14:43 +0000  
Subject: Public comment for 2/8/18 HPC hearing on Stone Saloon beer garden  
Honorable Chair of the Heritage Preservation Commission:

I am writing, as a neighbor and as an historian, in support of Tom Schroeder's application for a new patio area at Waldmann's/Stone Saloon on Smith Avenue.

Your committee enabled Mr. Schroeder, the owner, to open the Stone Saloon/Waldmann's to the public last autumn, and I can attest as a nearby neighbor that it has been a very popular as well as a very decorous place. Contrary to the objections of several neighbors who opposed the licensing of the Stone Saloon, Waldmann's is not a sports bar; it does not have loud crowds or people who abuse either the parking or the noise ordinances surrounding it.

Instead, it is a modest eating and drinking place that familiarizes its patrons with the temperate habits of the area's German immigrants during the second half of the 19th century in St. Paul.

Now Mr. Schroeder wishes to extend the historical reenactment that he has achieved to include an outside area for drinking under the trees, listening to live acoustic music, and offering families the same temperate opportunities for enjoying beer and modest food that biergartenen provided in the 19th and early 20th centuries.

In the second half of the 19th century, another brewing company, this one far, far larger than what Tom Schroeder has crafted, was taken over by William Banholtzer, a German turned American citizen, who oversaw the enlargement of the North Mississippi Company into a large and prosperous brewery. The immense residence that Banholzer built was on the site of what is now the Hazelden campus south of W. 7th St.

Its extensive grounds were planted with trees, shrubs, flowerbeds, and curving paths, and offered many picnicking areas where the community was invited to eat, to enjoy barbecue, to lawn-bowl, to listen to bands, to drink North Mississippi Company's lagered beers, and to take balloon rides that would drift across the river toward Lilydale.

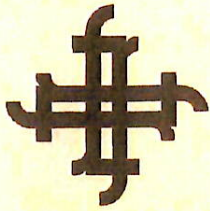
Such offerings were of a piece with what other beer gardens, both indoor and outdoor ones, traditionally offered: sites and activities for family enjoyment, rather than for getting drunk. What Mr. Schroeder is proposing is nothing more or less than with Mr. Bamholzer's Park offered to St Paulites a century and a half ago: opportunities for socializing for the entire family, tempered by simple food and modestly alcoholic beers.

If you look at the public-safety record for Waldmann's, you will not find anything to suggest that it disturbs the peace of residents locally. What it does instead is give people from St. Paul an opportunity to drink beer and eat humble food in a lovely setting during afternoon and early evening hours and to celebrate a significant part of their community's heritage.

I urge you to allow Mr. Schroeder to follow up on the many loving efforts he has already made to engage St Paul in this historical restoration so that during the clement months of the year, people can enjoy the beer and the food that his little saloon offers out-of-doors.

Thank you for giving me the opportunity to make this petition.

Jan Zita Grover



**West 7th/Fort Road Federation**  
974 West 7th Street  
Saint Paul, Minnesota 55102

651-298-5599  
FortRoadFederation.org

February 16, 2018

Councilmember Rebecca Noecker  
300 City Hall  
Saint Paul, MN 55102

Subject: Support for Waldmann Brewery

Dear Councilmember Noecker,

The West 7<sup>th</sup> Street / Fort Road Federation (Planning District Council 9) Board of Directors fully supports Waldmann Brewery (445 Smith Ave.) in their applications for "Liquor – Outdoor Service Area (Private Patio)" and Historic Use Variance permitting the amended use of the historic site.

Mr. Schroeder, the owner of Waldmann Brewery, presented the concept for their patio project to our Board. Mr. Schroeder has spoken with nearby neighbors and received the required percentage of signatures from them.

If you have any questions, please let me know.

Sincerely,

Becky Yust  
President, Fort Road Federation

CC: ✓ Tom Schroeder, Waldmann Brewery  
Kristina Schweinler, City of Saint Paul DSI  
Christine Boulware, City of Saint Paul HPC



## Attachment to HUV Application

### **1) Description of the proposed use and its consistency with the structure's historic use.**

We are proposing an outdoor seating area immediately to the south and adjacent to Waldmann, our recently-opened historically-themed restaurant/brewery/tap room. Waldmann was originally built and used as a German lager beer saloon by Anton Waldmann from 1857 to 1863. While no evidence has been found proving that Waldmann had a "biergarten," we know that this same space once contained an outdoor well (preserved), double outhouse and ample greenspace overlooking the Mississippi River valley. We also know that outdoor seating was frequently provided at German lager saloons like Waldmann's. The West Seventh neighborhood contained some notable examples, including extravagant beer gardens adjacent to Banholzer's Brewery on Stewart Avenue, and alongside Schade's Saloon across West Seventh Street from the Stahlmann/Schmidt Brewery.

### **2) Description of any exterior modifications to the structure, property, and site including an assessment of the impact of these modifications on the historic integrity of the site.**

No modifications will be made to the historic structure. A 10' x 14' canopy will be added to the east side of our newly constructed brew barn, covering a concrete pad from which food, beer and soda will be served. Four tables with bench seating and four small high-top tables will be placed on a surface of crushed, compacted limestone (class 5). The seating area will be surrounded by a rough-cut cedar rail fence, with an egress gate to the east and concrete ADA ramp to the sidewalk. Two trees and a line of shrubs along the east fence line are designed to reduce traffic noise from Smith Avenue, a heavily trafficked state trunk highway. These modifications will have little/no impact on the historic integrity of the site.

### **7) Findings:**

#### **a. The proposed use is reasonable and compatible with the historic use(s) of the site or that the new use is consistent with Legislative Code Chapter 73.04(5).**

The outdoor seating area is appropriately scaled and situated so as not to detract from the site, and in fact will enhance the public's experience of the site. Views of the historic limestone structure will be preserved from the public street and sidewalk, and visitors will now have the ability to access the side yard for an additional and even closer perspective on the building.

#### **b. The proposed use complies with the adopted preservation program and the United States' Secretary of the Interior's Standards for Rehabilitation.**

The outdoor seating area has been designed in accordance with the Preservation Program for the historic site, which itself is consistent with the Secretary of Interior's Standards for Rehabilitation.

#### **c. The historic use variance is necessary to alleviate practical difficulties unique to the heritage preservation site that prevents its use in a manner consistent with its**

**historic use or that the new use is consistent with Legislative Code Chapter 73.04(5) and that these difficulties were not created by the applicant.**

The site's R4-One Family zoning would otherwise prohibit an outdoor seating area serving a restaurant/brewery/tap room, yet this use is consistent with the historic use of the site as a mid-19<sup>th</sup> Century German lager saloon.

**d. The proposed use is compatible with existing uses in the surrounding area and the underlying zoning classifications in the area.**

Several local businesses in the immediate vicinity have outdoor seating areas, including Bad Weather Brewery, Claddagh Coffee, Day by Day Café, Burger Moe's and Forepaugh's Restaurant. Burger Moe's outdoor seating area is located on a National Register/Heritage Preservation Site (Justus Ramsey House), and Forepaugh's outdoor seating area is located within a National Register Historic District (Irvine Park Historic District).

**e. The proposed use is consistent with the comprehensive plan.**

The designs for and use of our outdoor seating area promote the aesthetic and development standards set forth in the City's 2010 Comprehensive Plan, furthering the goal of a high-quality pedestrian-scaled urban environment. Moreover, our neighborhood's Area 9 Area Plan encourages the creation of outdoor community gather spaces by incorporating green space and other public spaces in redevelopments in the West 7<sup>th</sup> corridor area. (Key Strategies #30, 31).