

**ACTION MINUTES OF THE HERITAGE PRESERVATION COMMISSION  
CITY OF SAINT PAUL, MINNESOTA  
City Hall/Court House, 15 Kellogg Boulevard West, Lower Level - Room 40,**

**January 28, 2016**

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**Present:** Matt Hill, Robert Ferguson, Michael Justin, Bill Lightner, Matt Mazanec, David Riehle, Steve Trimble, Diane Trout-Oertel, David Wagner

**Absent:** Richard Dana (excused), Amy Meller (excused)

**Staff Present:** Amy Spong, Allison Suhan, Bill Dermody, Fred Counts

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**PUBLIC HEARING/DESIGN REVIEW**

- I. **Call to Order:** 5:06 pm
- II. **Approval of the Agenda:** *Chair Hill announced that Agenda Item VI.A. would be laid over to the next agenda. Commissioner Riehle moved to approve the agenda. Commissioner Mazanec seconded the motion. **Motion passed 9-0.***
- III. **Conflicts of Interest:** *None stated.*
- IV. **Pre-Application Review**
- A. 310 Ryan Avenue, Irvine Park Heritage Preservation District,** by Manuel Cervantes, owner, for a preliminary review to construct a two-story addition onto the bluff side of the garage. (Boulware, 266-6715)
- Commissioner Trimble inquired about the length of time for the variance process. Commissioner Lightner noted that direction is provided in the findings. Commissioners Mazanec and Trout-Oertel encouraged the applicant to lower the height of the second floor and explore ways to address the height with the roof design. The applicant stated he was open to incorporate further detailing into the addition to address the concerns of the Commission. Generally, commissioners were comfortable with the band of windows, as long as there is proper trim, mullions, and detailing.*
- V. **Public Hearings: Design Review and Historic Use Variances**
- A. 445 Smith Avenue North, Limestone Properties Thematic Heritage Preservation Site,** by owner Tom Schroeder, for permits to revise a conditionally approved application seeking approval for revisions to the site, vestibule and brew barn addition siting in order to accommodate one off-street parking space for accessibility and a trash enclosure. **File #16-015** (Spong, 266-6714)
- Commissioner Lightner moved to approve the staff recommendation but remove portions in condition 2, allowing for the vestibule to be approved as designed, and to also add a condition for a smaller Design Review Committee to review final design details. Commissioner Wagner seconded the motion. **Motion passed 7-1 (Commissioner Trout-Oertel).***

**B. 445 Smith Avenue North, Limestone Properties Thematic Heritage Preservation Site**, by owner Tom Schroeder, for a Historic Use Variance, for a tap house/microbrewery with food service in order to remove a condition prohibiting off-street parking on the site so as to allow for the provision of an ADA parking space. A Historic Use Variance was first approved by the City Council on September 16, 2015. **File #16-016** (Dermody, 266-6717)

*Commissioner Riehle moved the staff recommendation to grant the Historic Use Variance to the applicant. Commissioner Trimble seconded the motion. **Motion passed 8-0.***

**C. 387-389 Portland Avenue, Hill Heritage Preservation District**, by Nathan Hale Condo Association (Tom Harkcom or Ron Zweber), for a building permit to partially remove a brick wall and construct a three-stall garage at the alley. **File #16-017** (Suhan, 266-6643)

*Commissioner Wagner moved to approve the application with conditions. Commissioner Trout-Oertel seconded the motion. **Motion passed 4-3 (Commissioners Lightner, Justin, and Mazanec).***

**D. 397 Ashland Avenue, Hill Heritage Preservation District**, by owner Nick Carmichael, for a building permit to install a curb cut, driveway, retaining wall and railing, and garage door on the east elevation. **File #16-018** (Boulware, 266-6715)

*Commissioner Lightner moved the staff recommendation for conditional approval. Commissioner Mazanec seconded the motion. **Motion passed 6-1 (Commissioner Trout-Oertel).***

**VI. Old Business**

~~A. Capital City Bikeway, by Reuben Collins, Department of Public Works, to adopt a resolution providing recommendations regarding impacts to historic resources. File #16-CapitalBikeway, (Boulware, 266-6715).~~

**VII. New Business:**

*Ms. Spong announced that Commissioner Trimble wanted to address appropriateness of the term 'prehistory' but was not present. Commissioner Justin provided some comment on that.*

**VIII. Chair Announcements:** *None stated.*

**IX. Staff Announcements:** *None stated.*

**X. Motion to Adjourn:** 9:07pm

Submitted by F. Counts