CITY OF ST. LOUIS
PLANNING & URBAN DESIGN AGENCY
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

CULTURAL RESOURCES OFFICE
PRESERVATION BOARD
REGULAR MEETING
MONDAY OCTOBER 22, 2012 — 4:00 P.M.
1520 MARKET ST. #2000
www.stlouis-mo.gov/cultural-resources

Roll Call
Approval of the September 22, 2012 minutes.
Approval of current Agenda.

PRELIMINARY REVIEWS	Jurisdiction	Project	Page:
A. 4261-73 SHAW AVE	Shaw HD.	Mural	1
B. 3001 MISSOURI AVE	Benton Park HD	Building Demolition.	7

NEW APPLICATIONS			
C. 3315 MISSOURI AVE	Benton Park HD	WITHDRAWN BY APPLICANT	

APPEALS OF DENIALS			
D. 3714 N. 21ST ST.	Hyde Park HD	Windows	20
E. 2405-07 INDIANA AVE	McKinley Heights HD	Building Demolition	24

SPECIAL AGENDA ITEMS

Director's Report (No Board Action)

F. Solar Panel Standards 33

G. Mid-Twentieth Century Modern Architectural Survey 41

Nominations to the National Register of Historic Places:

H. Tower Grove East Historic District, *(roughly bounded by Nebraska (east), Gravois (south), Louisiana & S. Grand (west) & alley north of Shenandoah (north)* 42

I. Lindell Park Historic District, *(roughly bounded by Natural Bridge (north), Garrison (east), St. Louis (south) & N. Grand (west)* 45

J. Alligator Oil Clothing Company Buildings, 4153-71 Bingham Avenue 47

K. Church of the Messiah, 5261 Enright Avenue 49

CITY OF ST. LOUIS
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CULTURAL RESOURCES OFFICE
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A.

DATE: **October 22, 2012**
FROM: **Jan Cameron, Preservation Administrator, Cultural Resources Office**
SUBJECT: **Preliminary review to install a mural**
ADDRESS: **4265 Shaw Avenue**
JURISDICTION: **Shaw Neighborhood Local Historic District — Ward 8**

4265 SHAW FROM NORTH SHOWING MURAL LOCATION

Applicant:
Laura Kinsell-Baer

Owner:
The Word at Shaw Church
Rev. Keith Scarborough

Recommendation:
Staff recommends preliminary approval be granted to the project.

LOCATION OF PROPOSED MURAL

BACKGROUND:

On April 29, 2011, the Cultural Resources Office was contacted by Laura Kinsell-Baer concerning a proposed mural to be painted at the northwest corner of the Word at Shaw church. The mural is the product of a neighborhood project to involve Shaw children in a worthy art initiative. The children participated in the design of the mural and will paint it as well. The mural is to be painted directly on the western brick wall of the church's ancillary wing, and will wrap slightly around the corner to the north facade. As the Shaw Historic District Standards do not address public or private art, the applicant was asked to apply for a preliminary review before the Preservation Board to determine appropriate action.

PROPOSED MURAL DESIGN

VIEW OF THE SITE FROM THE SOUTHWEST CORNER OF SHAW AND TOWER GROVE AVENUES

As stated above, the Standards do not address public or private art installations. As signs share some characteristics with murals, staff reviewed the Shaw district sign standards to see if they provided relevant guidance:

RELEVANT LEGISLATION:

Excerpt from Ordinance #59400, Shaw Neighborhood Historic District:

COMMERCIAL AND NON-RESIDENTIAL USES:
Signs:
Signs within the commercial district shall be in accordance with the zoning ordinance except that in no case will the following be allowed:

a. *Non-appurtenant advertising signs.*
b. *Pylon signs in excess of 25 feet in height.*
   <u>Not applicable</u>.
c. *Wall signs above the second floor window sill level.*
   Wall signs should be designed to complement the existing building and never cover windows or other architectural elements. Where more than one wall sign exists on a single structure or a series of related structures, all signs should be basically similar in character and placement. Office buildings without first floor retail establishments shall have no more than one wall sign per facade located below the second floor window sill line designating only the name and address of the building.
   The mural does not cover any architectural elements and will be placed low on the building.
d. *Roof top signs.*
e. *Projecting signs are not acceptable if they obstruct the view of adjacent signs, obstruct windows or other architectural elements or extend above the second floor*

window sill level. Only one projecting sign is allowed per street frontage for each establishment.

f. Flashing or rotating elements.

<u>Not applicable</u>.

g. Painted wall signs.

The mural will be painted on the wall of the building

VIEW OF MURAL LOCATION LOOKING SOUTH ON TOWER GROVE AVENUE

COMMUNITY CONSULTATION:

The Cultural Resources Office has spoken with the 8th Ward Alderman, who has indicated his support for the project. The applicant has also assured the staff that the Shaw Neighborhood Improvement Association is in full support; the project has been presented to its Board, the general membership and at the Shaw Art Fair. However, at this time we have not received any letters to that effect; they may be submitted at the Preservation Board meeting.

COMMENTS:

There are currently no standards in the Shaw Historic District ordinance that address murals as art installations. The standards for signs, turned to for guidance, indicate that the placement of the mural is appropriate as it does not cover any architectural elements and is low on the building. The painting of the mural directly on a brick wall is the nature of a mural and, as it would be painted on hard-fired modern brick, is not a concern.

The project appears strongly supported by the Shaw neighborhood.

CONCLUSION:

Staff recommends preliminary approval be granted to the project and that it be considered to be a piece of public art, the installation of which has received extensive review by neighborhood residents and has their support.

CONTACT:

Jan Cameron Planning and Urban Design, Cultural Resources Office
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E-Mail: cameronj@stlouiscity.com

CITY OF ST. LOUIS
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CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

B.

DATE:	**October 22, 2012**
FROM:	**Jan Cameron, Preservation Administrator, Cultural Resources Office**
SUBJECT:	**Preliminary review of proposed demolition**
ADDRESS:	**3001 Missouri**
JURISDICTION:	**Benton Park Local Historic District, Benton Park National Register District, Preservation Review District — Ward 9**

3001 MISSOURI AVENUE

OWNER:
Peter and Jane Reinecke

APPLICANT:
Z & L Wrecking

RECOMMENDATION:
That the Preservation Board agree to the demolition of the factory building, with the condition that the plan for the subsequent treatment of the property be revised to include the steps needed to be taken to preserve and appropriately mothball the historic house on the property, a Merit Building, until its rehabilitation.

BACKGROUND:

At the time the Benton Park District was listed in the National Register in 1985, four buildings stood on this site: three, adjacent to the alley, were considered to be non-contributing to the historic district. The two-story factory building now proposed for demolition was one of them. A one-and-one-half story house fronting on Crittenden Street, thought to have been constructed c. 1870, was designated a contributing building to the district.

By 2004 the current owners, Jane and Peter Reinecke (Benton Park Developers LLC) had acquired the large parcel located at the corner of Missouri Avenue and Crittenden Street. The condition of the property caused the Building Division to condemn the factory building in July 2006. The owners applied for the demolition of one of the remaining buildings on the property, — the two-story marble factory building constructed around 1915 — in April 2007. The application was denied by the Cultural Resources Office. In September 2012, the owners again applied for a demolition permit for the marble factory building. After conversation with the Cultural Resources Director, they withdrew the demolition application and requested that the Preservation Board review the demolition as a preliminary review. It was scheduled for the Preservation Board at its October meeting.

3001 MISSOURI AVENUE AND ADJACENT HISTORIC HOUSE

RELEVANT LEGISLATION:

BENTON PARK HISTORIC DISTRICT STANDARDS

211 DEMOLITION

Where the ordinance provisions regarding demolition deviate from those of the criteria in City Ordinance #64832, they will be discussed below.

Comment: Buildings which are considered contributing on the National Register of Historic Places listing #85003232 and/or 75 years old or older are considered historically significant to the character and integrity of the Benton Park Historic District. These buildings are an irreplaceable asset, and as such, their demolition is strictly limited.

> **The Marble factory building was identified as a non-contributing building on the National Register District map. Its date of construction has not been determined. It does not appear on the 1909 Sanborn Map; the next available Sanborn from 1950, shows the building as it appears now. It seems likely that the building was erected between 1910 and 1920, which would make it over 75 years of age.**

Ordinance No. 61366 of the City of St. Louis is hereby adopted to govern demolitions of buildings located within the Benton Park Historic District, except that the following Sections of such Ordinance shall, for purposes of this Code only, be deemed revised, amended, or deleted as noted:

1. *"Structure" means any building or improvement of any kind for demolition of which a demolition permit is required and with respect to which an application for a demolition permit is filed.*

2. *(3) Condition: The Office shall make exterior inspections to determine whether a Structure is Sound. If a Structure or portion thereof proposed to be demolished is obviously not Sound, and the threat to the public health, safety, and welfare resulting there from cannot be eliminated with reasonable preventative measures, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the Structure shall be evaluated to determine the extent of reconstruction, rehabilitation, or restoration required to obtain a viable structure.*

   Sound Structures with apparent potential for adaptive reuse, reuse, and/or resale shall generally not be approved for demolition unless application of Criteria 1, 4, 6, and 7 indicates demolition is appropriate.

   Structurally attached or groups of buildings: The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated. Viability of walls which would be exposed by demolition and the possibility of diminished value resulting from the partial demolition of a building, or of one or more buildings in a group of buildings, will be considered.

   > *Comment: Reasonable preventative measures as referenced herein, include, but are not limited to, the erection of temporary supports, and the erection of temporary barriers or barricades to protect pedestrians from falling debris. The reasonableness of such preventative measures shall be determined by reference to the Architectural Quality of the Structure as set forth in Section Seven (2), and the Urban Design factors set forth in Section Seven (5) (e.g. more extensive preventative measures will be deemed reasonable for a High Merit Structure than for a Merit Structure). Nothing contained herein shall be construed as relieving owners of buildings of their responsibility to undertake permanent measures to make such buildings safe.*

3. *Section Seven (4) is revised to state as follows:*
   A. *Rehabilitation Potential: If the Applicant offers substantial evidence that the Structure, in its entirety, is in such a condition that the only feasible rehabilitation thereof would be*

equivalent to total reconstruction; the application for demolition shall generally be approved.

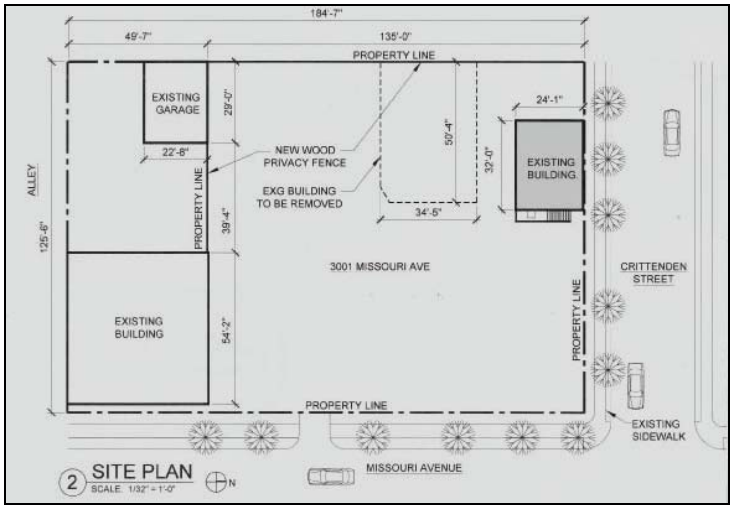
The applicant has stated that rehabilitation costs for the building will be very high. No specific information has yet been submitted.

B. *Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.*

No evidence of economic hardship has been submitted.

4. *Section Seven (6) 15 amended to add the following:*
(F.) the proposed plan, although calling for demolition of one or more Structures, will result in the preservation of building which are High Merit, Merit or Contributing; and (ii) in need of substantial rehabilitation.

The plan for the property, as proposed by the Reinickes, consists of fencing the lot at the rear alley and at the south property line with a privacy fence and adding a low wrought-iron fence to the Crittenden and Missouri frontages. The Reinickes state that they intend in the future to rehabilitate the historic house on Crittenden Street, which is a Merit Building



APPLICANT'S PLAN FOR THE PROPERTY IF DEMOLITION IS APPROVED (HISTORIC HOUSE SHOWN SHADED)

212 SECURING VACANT BUILDINGS

Vacant buildings shall be protected from deterioration and vandalism as follows:

1. *All windows and doors shall be covered by 1/2" exterior grade plywood if such windows and doors are incapable of securing the building.*
   Comment: City Codes required that plywood used for this purpose be painted red.
2. *The roof, gutter and downspouts shall carry the rain water to the ground.*

3. *Work necessary to protect the structural integrity of the building must be performed.*

This building has been open to the elements for many years. The rear gutter failed long ago, allowing water to penetrate between the wythes of brick on the west wall. The roof has deteriorated to the point that sunlight is perceptible in the interior of the building at ground level. The building is not boarded and open to access at all levels.

The adjacent historic house has also significant roof damage, and lacks functioning gutters and downspouts. It has some intact original window sash and is partially boarded, although the second story is open.

EVIDENCE OF ROOF DAMAGE ON THE FACTORY BUILDING (LEFT) AND HISTORIC HOUSE

213 DEMOLITIONS BY NEGLECT

Demolition by Neglect is the willful neglect of a structure leading to its destruction by deterioration. A property owner found guilty of Demolition by Neglect shall be required to reconstruct the structure in accordance with pertinent guidelines and standards.

No owner of a structure in Benton Park shall by willful action or willful neglect, fail to provide sufficient and reasonable care, maintenance and upkeep to prevent its destruction by deterioration. This provision shall be in addition to all other applicable Citizens' Service Bureau who shall initiate appropriate action thereon.

It does not appear that either the factory or the house have received adequate maintenance or repair in recent years. According to City records, citations for property maintenance and repair have been placed on the property since 2006. Seventeen Citizens Service Bureau complaints, most relating to unsecured buildings and illegal dumping, have been filed since 2004 during the time that the current owners have had control of the property.

3001 MISSOURI AVENUE AND ADJACENT HISTORIC HOUSE

ST. LOUIS CITY ORDINANCE #64689

PART X - DEMOLITION REVIEWS

SECTION FIFTY-EIGHT.
Whenever an application is made for a permit to demolish a Structure which is i) individually listed on the National Register, ii) within a National Register District, iii) for which National Register Designation is pending or iv) which is within a Preservation Review District established pursuant to Sections Fifty-Five to Fifty-Six of this ordinance, the building commissioner shall submit a copy of such application to the Cultural Resources Office within three days after said application is received by his Office.

The building at 3001 Missouri is located in a Local Historic District, a National Register District and a Preservation Review District.

ST. LOUIS CITY ORDINANCE #64832

SECTION ONE. Preservation Review Districts are hereby established for the areas of the City of St. Louis described in Exhibit A.

SECTION FIVE. Demolition permit - Board decision.

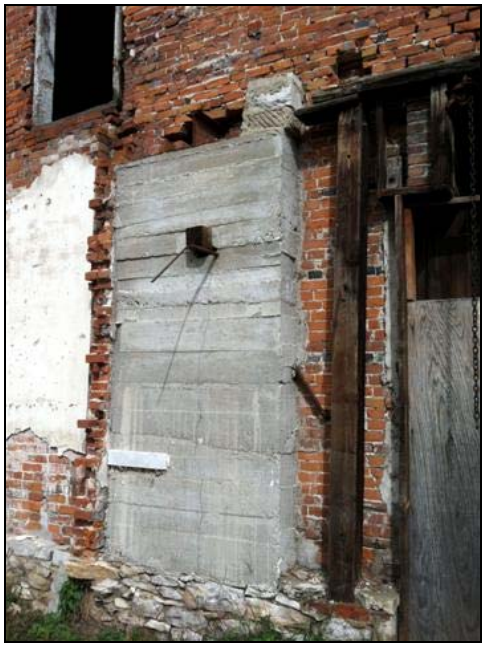
All demolition permit application reviews pursuant to this chapter shall be made by the Director of the Office who shall either approve or disapprove of all such applications based upon the criteria of this ordinance. All appeals from the decision of the Director shall be made to the Preservation Board. Decisions of the Board or Office shall be in writing, shall be mailed to the applicant immediately upon completion and shall indicate the application by the Board or Office of the following criteria, which are listed in order of importance, as the basis for the decision:

A. *Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance or adopted by the Planning and Urban Design Commission shall be approved except in unusual circumstances which shall be expressly noted.*

Not applicable.

B. *Architectural Quality. Structure's architectural merit, uniqueness, and/or historic value shall be evaluated and the structure classified as high merit, merit, qualifying, or noncontributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of sound high merit structures shall not be approved by the Office. Demolition of merit or qualifying structures shall not be approved except in unusual circumstances which shall be expressly noted.*

As a non-contributing building to the Benton Park National Register District, the marble factory is by ordinance definition not a Merit building, nor does its architectural or historic significance qualify it as a High-Merit building.



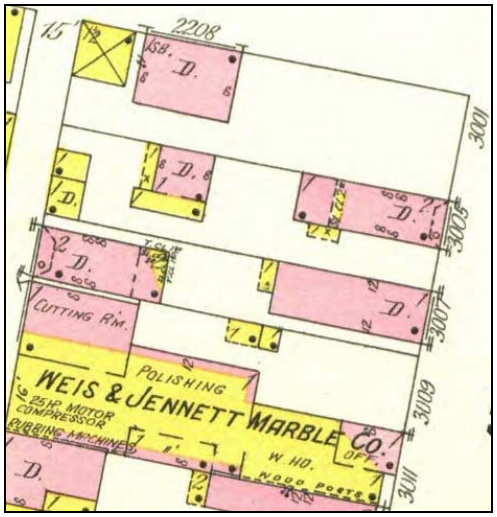
CONCRETE PIER ON SOUTH ELEVATION

CONCRETE SUPPORTING PIERS ON INTERIOR

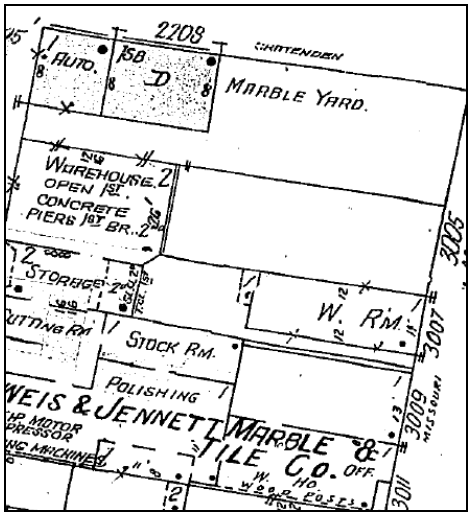
The marble factory is oddly constructed of both concrete and brick. Poured concrete piers, presumably reinforced in some manner, are spanned by iron/steel lintels to comprise most of the ground level of this building. Interior concrete piers support the upper level. The second story is brick load-bearing construction with wide, segmentally-arched windows. The storage building shown on the Sanborn map below that was adjacent to the warehouse has been demolished.

The marble factory is the remaining component of the Weis & Jennett Marble Tile Company. While the building has the appearance of industrial use, it is just a remnant of what was a much larger operation and therefore is unable to convey the nature of

the marble tile manufacturing works. Its construction is interesting, but not historically significant.



1903 SANBORN MAP



1951 SANBORN MAP SHOWING WAREHOUSE

C. *Condition. The Office shall make exterior inspections to determine whether a structure is sound. If a structure or portion thereof proposed to be demolished is obviously not sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable structure.*

1. *Sound structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subsections A, D, F and G, four, six and seven indicates demolition is appropriate.*

   While the concrete piers of the first story are certainly in no danger of failing, in the opinion of the Cultural Resources Office, there are structural issues at many locations in the brick of the second story, and there are areas which are likely to collapse within the timeframe of the ordinance definition of soundness. In addition, the south wall is of soft brick, exposed when an attached two-story structure was demolished.

2. *Structurally attached or groups of buildings. The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated. Viability of walls which would be exposed by demolition and the possibility of diminished value resulting from the partial demolition of a building, or of one or more buildings in a group of buildings, will be considered.*

   Not applicable.

WEST ELEVATION: NOTE MASONRY DETERIORATION AT CENTER BAY DUE TO MALFUNCTIONING GUTTER

CONCRETE PIER ON SOUTH ELEVATION

SOUTH ELEVATION: NOTE DETERIORATED MASONRY AT OPENING TO SECOND FLOOR STAIRWAY

D. Neighborhood Effect and Reuse Potential.

1. Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.

This portion of the Benton Park Historic District is characterized by a high number of rehabilitated buildings and some new infill construction that combine to create a desirable neighborhood.

2. *Reuse Potential: The potential of the structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.*

   The reuse potential of this odd building sited at the alley is not as high as other more traditionally sited buildings. Its current condition would also require a large amount of reconstruction, adding substantially to the costs of any potential rehabilitation.

3. *Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development n the area.*

   The owners have not submitted any information concerning economic hardship.

DETERIORATED SOFT BRICK ON SOUTH ELEVATION

E. Urban Design. The Office shall evaluate the following urban design factors:

1. *The effect of a proposed partial demolition on attached or row of buildings.*
   Not applicable.

2. *The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of structures within the block.*
   The portion of this block where Weis & Jennett Marble Tile Co. works stood has lost the majority of its original fabric and does not exhibit the continuity and rhythm of other blocks in the historic district.

3. *Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.*
   The building's siting at the rear of the property limits its contribution to the streetscape on Missouri.

SOUTHEAST CORNER OF FACTORY BUILDING
NOTE STRUCTURAL CRACKS AND SEPARATION OF WALL

4. *The elimination of uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.*
   Not applicable.

F. Proposed Subsequent Construction. Notwithstanding the provisions of any ordinance to the contrary, the Office shall evaluate proposed subsequent construction on the site of proposed demolition based upon whether:

1. *The applicant has demonstrated site control by ownership or an option contract;*
   Yes.

2. *The proposed construction would equal or exceed the contribution of the structure to the integrity of the existing streetscape and block face. Proposal for creation of vacant land by demolition(s) in question will be evaluated as to appropriateness on that particular site, within that specific block. Parking lots will be given favorable consideration when directly adjoining/abutting facilities require additional off-street parking;*
   While the owners have several preliminary ideas for the reuse of the site, there is no plan to construct anything in the near future, beyond erecting a privacy fence at the south and west property lines, and a low wrought-iron fence on the street frontages.

3. *The proposed construction will be architecturally compatible with the existing block face as to building setbacks, scale, articulation and rhythm, overall architectural character and general use of exterior materials or colors;*
   Not applicable.
4. *The proposed use complies with current zoning requirements;*
   The property is zoned C, Multiple Family Residential, and has the Strategic Land Use Category of Neighborhood Preservation.
5. *The proposed new construction would commence within twelve (12) months from the application date.*
   Not applicable.

G. *Commonly Controlled Property. If a demolition application concerns property adjoining occupied property and if common control of both properties is documented, favorable consideration will generally be given to appropriate reuse proposals. Appropriate uses shall include those allowed under the current zoning classification, reuse for expansion of an existing conforming, commercial or industrial use or a use consistent with a presently conforming, adjoining use group. Potential for substantial expansion of an existing adjacent commercial use will be given due consideration.*
   Not applicable.

H. *Accessory Structures. Accessory structures (garages, sheds, etc.) and ancillary structures will be processed for immediate resolution. Proposed demolition of frame garages or accessory structures internal to commercial or industrial sites will, in most cases, be approved unless that structure demonstrates high significance under the other criteria listed herein, which shall be expressly noted.*
   Not applicable.

COMMENTS:

The marble factory at 3001 Missouri defies easy classification. Under the definitions of the Demolition Review Ordinance, the factory building, determined to be non-contributing to the National Register District, cannot be considered a Merit building; and as a mere fragment of the Weis & Jennet company, and undistinguished in itself, it cannot be classified as a High Merit property. While the rehabilitation of an unusual building type such as this can present an opportunity to add variety and richness to a neighborhood, the building's condition, cost of rehabilitation and awkward site location provide some rationale for its demolition. However, it should also be considered that both the factory building and the historic house, a contributing property to the National Register district and therefore considered a Merit building under the ordinance, have deteriorated without visible maintenance since 2004 when the owners took possession of the property.

The Benton Park Historic District Standards state that any building 75 years old or older, is considered to be historically significant to the character and integrity of the Benton Park Historic District, and "an irreplaceable asset." Demolition, the Standards say, is "strictly

limited." However, the Standards also allow demolition to be considered if it will result in the preservation of High Merit, Merit or Contributing buildings that are in need of substantial rehabilitation.

The owners have indicated that they are planning to preserve and later rehabilitate the historic house. It would seem a reasonable way to move forward, one in accordance with the Benton Park Historic District Standards, to accept the loss of the factory building on the condition that the plan for the property submitted by the owners be revised. The plan should be to take immediate steps to appropriately mothball the house to preserve it while it awaits rehabilitation. Mothballing at minimum should include: repointing; a new roof; and functioning gutters and downspouts. The house should also be securely boarded to protect the original windows and doors, most of which are extant, and deter vandalism. This would go far to satisfy concerns about the maintenance and appearance of the property and avoid Demolition by Neglect.

COMMUNITY CONSULTATION:

The Ward 9 Alderman has not yet commented on the demolition. The Cultural Resources Office received an email from Tim Mulligan, of the Benton Park Neighborhood Association, stating that owners of 3001 Missouri had made a presentation to the Association on October 2, 2012, and those attending unanimously supported the proposal. However, as the number of residents at the meeting was small, Mr. Mulligan wrote that he would prefer that Building Committee members have the opportunity to review and comment on the demolition. We have not yet received their decision.

CONCLUSION:

The Cultural Resources Office staff recommends that the Preservation Board agree to the demolition of the factory building, with the condition that a building permit for the appropriate mothballing of the historic house be obtained prior to issuance of a demolition permit for the factory building.

CONTACT:

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CITY OF ST. LOUIS
PLANNING & URBAN DESIGN AGENCY
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

D.

DATE: **October 22, 2012**
FROM: **Andrea Gagen, Cultural Resources Office**
SUBJECT: **Appeal of a Director's denial to replace windows on a front façade with vinyl replacement windows**
ADDRESS: **3714 N. 21ST Street**
JURISDICTION: **Hyde Park Certified Local Historic District — Ward 3**

3714 N. 21ST ST

OWNER/APPLICANT:
Willie D. & Pearlene Green

RECOMMENDATION:
That the Preservation Board uphold the Director's denial as the windows do not meet the Hyde Park Historic District standards.

BACKGROUND:

In July of 2012, the owner applied for a permit to replace five (5) segmentally arched windows with new vinyl replacement windows. These windows would be square head windows with vinyl eyebrows insert below the arches. They would also have a one-over-one (1/1) configuration instead of the original two-over-two (2/2) muntin configuration.

The owner stated in her appeal letter that segmentally arched wood windows would be too costly. The contract for window replacement is contradictory: it states in one place that there will be no exterior capping; in another, the specification includes, "aluminum coil stock frame wrapping (as needed)." If the brickmold is to be wrapped, it would obscure decorative details and profiles.

EXISTING 2/2 SEGMENTALLY ARCHED WOOD WINDOW

1/1 VINYL WINDOW W/EYEBROW AS PROPOSED

RELEVANT LEGISLATION:

Excerpt from Hyde Park Historic District Ordinance #57484:

I. RESIDENTIAL (PROPOSED "B" AND "C" ZONING DISTRICTS)

6. Details.
Architectural details on new construction need not imitate details on existing buildings but should always be compatible. Architectural details on existing buildings shall be

maintained in a similar size, detail and material. Where they are badly deteriorated, similar details salvaged from other buildings may be substituted. New and replacement window frames and door frames shall be limited to wood or color finished aluminum. A color code of white, dark green, gray, or wood tones shall be followed. Raw or unfinished aluminum is not acceptable. Windows and doors on new construction shall be similar to adjacent buildings. Raw or unfinished aluminum shall not be acceptable. Windows and doors in existing structures shall be maintained in the same size and shape as the original openings.

<u>Does not comply</u>. The proposed vinyl windows do not comply with the historic district standards in the following ways: vinyl is not an approved material; the windows will not be of the same size and shape as the existing windows; the existing, original windows are 2/2 and segmentally arched, while the proposed windows will have no muntins and a flat head, with inserted eyebrow.

EXISTING ORIGINAL SECOND STORY SEGMENTALLY ARCHED WINDOWS

COMMENTS:

The Cultural Resources Office denied the windows as they did not comply with the Hyde Park Historic District standards. The size, proportions and sight lines of the vinyl windows are not appropriate for a historic building. The Cultural Resources Office has requested details of the proposed replacement windows from the owner but to date has not received them. However, based upon our experience with the vinyl windows products currently available, there is no vinyl window that would be able to come close to replicating the historic detailing of these elegant windows.

This is an income producing property for the owner. While it is conceded that replacement windows that replicate the existing original windows would be more expensive than the vinyl replacements proposed, they would add value to the property and preserve its historic

character. A less costly option for the property owner would be to retain and repair the existing windows and install either interior or exterior storm windows for energy efficiency.

COMMUNITY CONSULTATION:

The staff has not been contacted by any neighborhood group, or by the Alderman, regarding the project.

CONCLUSION:

The front windows are one of the most important features in the design of this simple, vernacular house and their composition and material are readily perceived from the sidewalk. A change not only in material, but in shape and number of lights, will have a significant impact on the character of the building. The Cultural Resources Office recommends that the Preservation Board uphold the staff denial of the front windows as they do not comply with the Hyde Park Historic District standards, and as there is an alternative solution.

CONTACT:

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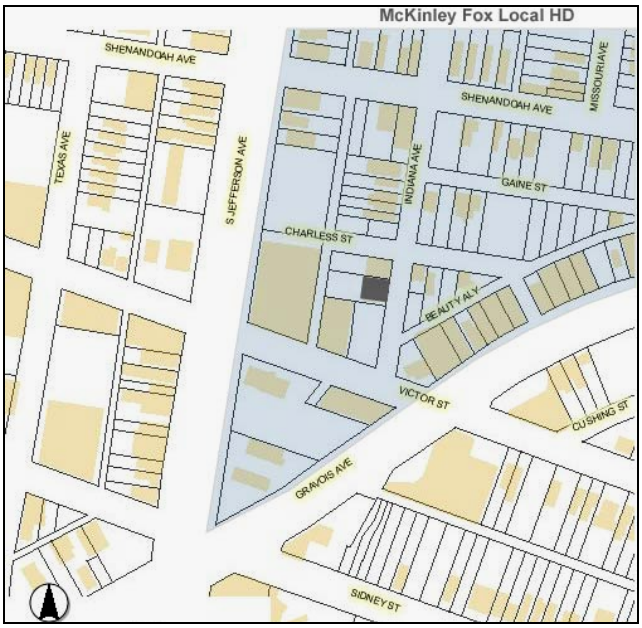
CITY OF ST. LOUIS
PLANNING & URBAN DESIGN AGENCY
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

E.

DATE: **October 22, 2012**
FROM: **Betsy Bradley, Director, Cultural Resources Office**
SUBJECT: **Appeal of Director's denial of demolition permit**
ADDRESS: **2405-07 Indiana Avenue**
JURISDICTION: **McKinley Heights Local Historic District, McKinley Fox National Register District, Preservation Review District — Ward 9**

2405-07 INDIANA



OWNER:
Longridge Trading LLC/John Carter

APPLICANT:
Parouder Demolition

RECOMMENDATION:
That the Preservation Board uphold the Cultural Resources Office Director's denial of the demolition of a sound Merit building in a local and National Register historic district.

BACKGROUND:

In 2004 the current owner acquired this property, which is across the alley from a large building he owns on Jefferson Avenue. In September 2012 the owner applied for a demolition permit. The Director of the Cultural Resources Office denied that permit as 2405-07 Indiana was a sound, Merit building. The owner is appealing that decision.

REAR

SOUTH ELEVATION

RELEVANT LEGISLATION:

MCKINLEY HEIGHTS HISTORIC DISTRICT STANDARDS
ORDINANCE #67901
The McKinley Heights Historic District Standards distinguish between Residential Preservation Areas and Commercial Development Corridors and address these areas in different ways.

ARTICLE ONE: DEFINITIONS

101.7 Commercial Development Corridor

Those areas within the Historic District which are defined by the City of St. Louis Strategic Land Use Plan, adopted January, 2005, as Neighborhood Commercial Area (NCA), Regional Commercial Area (RCA), or Opportunity Area (OA), and which, as a consequence, are expected to be developed by regionally oriented commercial and/or industrial uses. Additions and repairs to existing buildings, site improvements and/or new construction in these areas are required to be constructed in accordance with the Design Standards for Commercial Development Corridors contained in this Ordinance.

The block on which 2405-07 Indiana stands has a Neighborhood Commerce Strategic Land Use designation and guidance for this type of property pertains to this proposed demolition.

ARTICLE 5. COMMERCIAL DEVELOPMENT CORRIDORS DESIGN STANDARDS.

502. EXISTING HISTORIC BUILDINGS

The Standards for Residential Development Areas (Article 2) apply to all existing historic buildings and sites whether the building is used for a residential or commercial use.

211 DEMOLITION

Buildings built prior to 1929 are considered historically significant to the character and integrity of the District. These buildings are irreplaceable assets, and as such, their demolition is strictly limited.

As a contributing building in the McKinley Fox National Register Historic District, 2405-07 Indiana is a historically significant Merit building. The four-family flat building built in 1912 was one of the many residential buildings of this type erected to house immigrants. While modest is some, the building nevertheless offers street-front entrances and architectural detailing with the glazed white and green brick at the cornice area. It retains a high degree of historic integrity.

Ordinances No. 64689 and 64925 of the City of St. Louis are hereby adopted to govern demolition of buildings located within the McKinley Heights Historic District, except that the following § of such Ordinance shall, for purposes of this Code only, be deemed revised, amended, deleted as noted: (2)(i) is revised to state as follows:

§ (2) (3) is revised to state as follows:
Condition: The Office shall make exterior inspections to determine whether a Structure is Sound. If a Structure, or portion thereof proposed to be demolished is obviously not Sound, and the threat to the public health, safety, and welfare resulting there from cannot be eliminated with reasonable preventative measures, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the Structure shall be evaluated to determine the extent of reconstruction, rehabilitation, or restoration required to obtain a viable structure. Sound Structures with apparent potential for adaptive reuse and/or resale shall generally not be approved for demolition unless application of Criteria 1, 4, 6, and 7 indicates demolition is appropriate.

INDIANA FAÇADE CRACK

INDIANA FAÇADE CRACK

SOUTH PORTION OF REAR WALL

In terms of the definition of soundness in Ordinance #64689, the building is sound and is not a threat to public safety. The loss of the brick in the rear wall is still localized. The loss of mortar in nearby areas indicates that other areas are vulnerable. As the floor joists run from side wall to side wall, the loss of brick represents a gap in an enclosing wall, rather than a loss of support of interior structural members. The building exhibits stair-step cracks in exterior walls that indicate stabilization work needs to be undertaken.

Structurally attached or groups of buildings: The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated. Viability of walls that would be exposed by demolition and the possibility of diminished value resulting from the partial demolition of a building, or of one or more buildings in a group of buildings, will be considered.

Not applicable.

§ (7) (4) is revised to state as follows:
Rehabilitation Potential: If the Applicant offers substantial evidence that the Structure, in its entirety, is in such a condition that the only feasible rehabilitation thereof would be equivalent to total reconstruction, the application for demolition shall generally be approved.

Many four-family flats have been converted into two townhouse residences. This approach to rehabilitation offers an appealing size of living unit and reduces the cost of rehabilitation. As a contributing building in a National Register district, state and federal historic tax credits would be available for a major rehabilitation project.

While the rehabilitation of this building is likely to include the re-laying of some portions of the exterior brick wall, the required work would not be a total reconstruction of the building.

ii. Economic Hardship: The Office shall consider the economic hardship that may be experienced by the present owner. If the application is denied, such consideration may include, among other things the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of Public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.

The owner has not provided information on the feasibility of public or private financing, the effect of the use of historic tax credits, or other aspects of the economic situation for the rehabilitation of this property.

§ (7)(6) 15 amended to add the following:
The proposed plan, although calling for demolition of one or more Structures, would result in the preservation of buildings that are (i) High Merit, Merit, or Contributing; and
(ii) in need of substantial rehabilitation.

Not Applicable.

212 SECURING VACANT BUILDINGS

Vacant buildings shall be protected from deterioration and vandalism as follows:

1) *All windows and doors shall be covered by exterior grade plywood if such windows and doors are incapable of securing the building.*
2) *All such covered windows and doors shall be painted red*
3) *The roof, gutter, and downspouts shall carry the rainwater to the ground.*
4) *Work necessary to protect the structural integrity of the building must be performed.*
5) *Grounds of vacant buildings shall be maintained*

The building has been vacant since 2002 and the front windows were boarded at that time. The building is not currently secured as required by these standards as windows and doors on the rear are open.

ST. LOUIS CITY ORDINANCE #64689

PART X - DEMOLITION REVIEWS
SECTION FIFTY-EIGHT.

Whenever an application is made for a permit to demolish a Structure which is i) individually listed on the National Register, ii) within a National Register District, iii) for which National Register Designation is pending or iv) which is within a Preservation Review District established pursuant to Sections Fifty-Five to Fifty-Six of this ordinance, the building commissioner shall submit a copy of such application to the Cultural Resources Office within three days after said application is received by his Office.

The building at 2405-07 Indiana is located in a Local Historic District, a National Register District and a Preservation Review District.

ST. LOUIS CITY ORDINANCE #64832

Note: Only those criteria not addressed above are presented below.

All demolition permit application reviews pursuant to this chapter shall be made by the Director of the Office who shall either approve or disapprove of all such applications based upon the criteria of this ordinance. All appeals from the decision of the Director shall be made to the Preservation Board. Decisions of the Board or Office shall be in writing, shall be mailed to the applicant immediately upon completion and shall indicate the application by the Board or Office of the following criteria, which are listed in order of importance, as the basis for the decision:

A. *Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance or adopted by the Planning and Urban Design Commission shall be approved except in unusual circumstances which shall be expressly noted.*

   Not applicable.

D. *Neighborhood Effect and Reuse Potential.*

   1. *Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.*

      The blocks in the triangular area south of Shenandoah, northwest of Gravois and east of Jefferson are a portion of the historic district that has yet to reach its full potential. Yet because these blocks are within the National Register historic district, historic tax credits are available for rehabilitation projects, and there is potential for it to become a residential neighborhood as attractive and stable as the rest of the historic district.

INDIANA TO THE NORTH

NORTHEAST ACROSS INDIANA

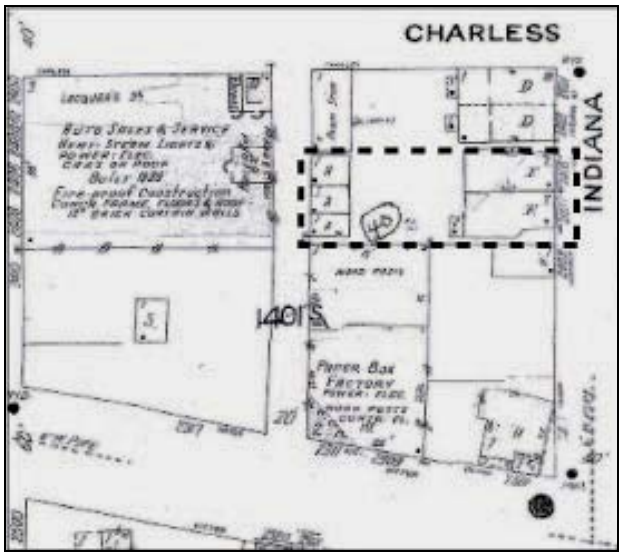
E. *Urban Design. The Office shall evaluate the following urban design factors:*

   1. *The effect of a proposed partial demolition on attached or row of buildings.*

      This building is at the southern end of a group of flats that extend north to Shenandoah on the west side of Indiana. These buildings stand in contrast to the smaller and older single family dwellings to the east of Indiana. The loss of the southern-most building would truncate the group and constitute an additional vacant lot in the residential area.

2. *The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of structures within the block.*

   Together the various housing types on the block convey the character of the historic district and how the neighborhood developed over time. Historic Sanborn maps indicate that east of the alley, the block on which 2405-07 Indiana stands is not significantly different than it was during the historic period of significance. A house facing Victor adjacent to the two-story industrial building has been demolished; no buildings stood north of that residence. The loss of 2405-07 Indiana would significantly alter the northern portion of the blockfront.



1950 SANBORN MAP

3. *Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.*

   This residential portion of the McKinley Heights historic district is somewhat tucked away behind the larger commercial and industrial buildings lining Gravois and Jefferson. Buildings have been demolished and there are more vacant lots than is ideal. The loss of 2405-07 Indiana would affect the historic character and not contribute to the rejuvenation of this portion of the historic district.

4. *The elimination of uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.*

   Not applicable.

F. *Proposed Subsequent Construction. Notwithstanding the provisions of any ordinance to the contrary, the Office shall evaluate proposed subsequent construction on the site of proposed demolition based upon whether:*

1. *The applicant has demonstrated site control by ownership or an option contract;*
   Yes.
2. *The proposed construction would equal or exceed the contribution of the structure to the integrity of the existing streetscape and block face. Proposal for creation of vacant land by demolition(s) in question will be evaluated as to appropriateness on that particular site, within that specific block. Parking lots will be given favorable consideration when directly adjoining/abutting facilities require additional off-street parking;*
   No construction of a building is proposed. Long term-plans include the construction of a paved parking lot.
3. *The proposed construction will be architecturally compatible with the existing block face as to building setbacks, scale, articulation and rhythm, overall architectural character and general use of exterior materials or colors;*
   Not applicable.
4. *The proposed use complies with current zoning requirements;*
   The property is zoned J, Industrial.
5. *The proposed new construction would commence within twelve (12) months from the application date.*
   Not applicable.

G. *Commonly Controlled Property. If a demolition application concerns property adjoining occupied property and if common control of both properties is documented, favorable consideration will generally be given to appropriate reuse proposals. Appropriate uses shall include those allowed under the current zoning classification, reuse for expansion of an existing conforming, commercial or industrial use or a use consistent with a presently conforming, adjoining use group. Potential for substantial expansion of an existing adjacent commercial use will be given due consideration.*
   The applicant also owns a property across the alley at 2400 S. Jefferson where the Jefferson Underground structures were installed on the roof in 2010, and the parking lot at 2312 S. Jefferson to the north of that building. He has not stated that he needs parking or an expansion area for that business.

H. *Accessory Structures. Accessory structures (garages, sheds, etc.) and ancillary structures will be processed for immediate resolution. Proposed demolition of frame garages or accessory structures internal to commercial or industrial sites will, in most cases, be approved unless that structure demonstrates high significance under the other criteria listed herein, which shall be expressly noted.*
   Not applicable.

COMMENTS:

The McKinley Heights Historic District Standards make it clear to property owners that they are responsible for maintaining the structural integrity of historic buildings and keeping vacant

buildings secure. The standards identify a physical condition that would require the total reconstruction of a building, and a larger plan that would include the rehabilitation of a contributing, Merit, or High Merit building as reasons to approve demolition. Those conditions are not met with this appeal.

COMMUNITY CONSULTATION:

The McKinley Heights Historic District Design Review Committee has discussed the proposed demolition with the owner at a meeting and some members have visited the interior of the property. The committee will present its views at the Preservation Board meeting.

CONCLUSION:

As 2405-07 Indiana is a sound, Merit building in the McKinley Heights Historic District and McKinley Fox National Register Historic District, its loss through demolition would be counter to the guidance in the McKinley Heights local historic district standards and would not meet the criteria in Ordinance #64689.

CONTACT:

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CITY OF ST. LOUIS
PLANNING & URBAN DESIGN AGENCY
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

F.

DATE: **October 22, 2012**
FROM: **Betsy Bradley, Director, Cultural Resources Office**
SUBJECT: **Draft solar panel standards for installations in historic districts and for City Landmarks.**

BACKGROUND:

At the August 27, 2012 Preservation Board meeting the Cultural Resources Office Director made a presentation regarding the regulation of solar panels in local historic districts and City Landmarks. She reviewed the approach to such installations in the existing historic district standards. The Preservation Board supported her proposal that two sets of standards be drafted to expand the existing guidance and correspond to the existing standards.

The draft standards included herein are presented for the Preservation Board's consideration and will be distributed to neighborhood groups in local historic districts for their comments and suggestions as well.

After review and revision, as needed, the draft standards will be presented to the Preservation Board for final review and adoption.

CONTACT:

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DRAFT Solar Panel Installation Policy and Standards

Local Districts in the City of St. Louis

Intent and Introduction

City Ordinance #64689 states that the Preservation Board shall be responsible for policy with respect to historic preservation in the City, and for establishing and articulating standards with respect to the minimum exterior appearance of improvements within Historic Districts, Landmarks and Landmark Sites in such a manner as to enhance property in the City, encourage property maintenance and promote development consistent with the City's Comprehensive Plan. This responsibility is the basis for this policy statement and thematic Standards for solar panel installations.

Recent applications for the installation of photovoltaic solar panels on properties in historic districts have indicated the lack of direction and nuance of some of the historic district standards on this type of project. Many of the standards do not address the installation of solar panels, and some that do have not been revised for several years and therefore may not reflect current thinking. In order to keep more current with the desires of property owners in historic districts to install solar panels, the City of St. Louis Preservation Board has considered such installations in the City and elsewhere, reviewed the existing historic district standards in the City, and has adopted this policy and these Standards to be used to supplement the historic district standards until such standards are revised.

The review of active and photo-voltaic solar panel installations requires the submittal of the following information:

1. A site plan showing the location of the solar energy system on the building.
2. An installation plan that depicts the building roof, roof elements (such as dormers) and the design of the solar energy system, including a section of the mount.
3. Photographs that convey the visibility, or lack thereof, of the proposed installation by showing the area of the installation from the public sidewalk and street areas in the vicinity, showing landscaping on the property and adjacent ones that would affect visibility, and improvements on the property in question and adjacent ones that affect the location of the solar system.
4. If new roofing material is proposed, the materials must be specified. The standards that follow relate to two approaches to the regulation of solar panels in the existing historic district standards:
    1. No Visibility Required: An approach that requires solar panels to not be visible from the public areas of a historic district.
    2. Visual Compatibility Required: An approach that allows some visibility of solar panels from public areas of a historic district while maintaining the character of the historic building and district.

These Solar Panel Installation Standards shall be used as per existing historic district standards and will expand on the pre-2012 standards. The Cultural Resources Office and Preservation Board shall use the "Visual Compatibility" Standards for historic districts that have that approach, for districts that provide no guidance and now wish to adopt that approach, and for

districts for which the Preservation Board determines it is appropriate to use these standards. The "No Visibility Required" Standards shall be used for districts that have that approach and for City Landmarks and Landmark Sites. When the "Shall not be visible" standard cannot be met, the Board may use the Visual Compatibility Standard to consider an application.

The Cultural Resources Office will review applications filed in conjunction with the receipt of a building permit for a solar panel installation. Plan reviewers will use the appropriate Standards and approve applications that meet the Standards. Applications that have been denied because they do not meet the Standards can be appealed to the Preservation Board. The intent of these Standards – to maintain historic character of individual landmarks and the individual properties in and streetscapes of historic districts – shall guide decisions when a proposed installation does not meet every standard and when new materials or devices become available. The Preservation Board may determine that when a property owner cannot meet the applicable Standards, it may be appropriate to approve the application when all efforts have been made to minimize the visual presence of the installation.

New forms of solar collection devices and new materials shall be considered in terms of the guidance for minimal visual presence through size, shape, plane of position, and closeness to the roof.

Property owners should note that installations allowed under these Standards may not be approved for rehabilitation tax credit projects and should consult with the appropriate Missouri SHPO employee for compliance with those programs.

This policy and Standards shall be reviewed and revised as necessary, and reviewed no less than five years from date of adoption for confirmation or revision**.**

Definitions

Active System. A solar heating or cooling system that requires technological assistance to transport collected heat. Examples include solar hot water heaters and photovoltaic systems.

Accessory or Ancillary Structure. A subordinate building, detached and non-habitable, the use of which is incidental to that of the primary structure on a site, including garages, carriage houses, greenhouses, playhouses, etc.

Appendages. Steps, stoops, porches, and decks attached or immediately adjacent to the primary building.

Array. A set of photovoltaic modules or panels connected together that function as a single unit.

Awning. A roof-like shade that projects over a window or door.

City Landmark. Any natural site or Improvement (including any park, cemetery, street or right of way) that has a significant historical interest or value as part of the development, heritage or cultural characteristics of the City, state or nation, and has been designated as a Landmark pursuant to City Ordinance #64689 or pursuant to prior ordinance.

City Landmark Site. A parcel of land, or any part thereof, on which is situated a Landmark and any abutting parcel or part thereof used as and constituting a part of the premises on which a

designated Landmark is situated, or which has been designated as a Landmark Site pursuant to the provisions of City Ordinance #64689 or pursuant to prior ordinance.

Dormer. A structure projecting from a sloping roof usually housing a window.

False Mansard roof. Projection at the street façade end of the roof that appears as one slope of a Mansard roof and having short returns on each side; this projection conceals the fact that the building has a flat roof edged with a parapet.

Flat roof. Roof that is essentially flat, typically having a slope of ¼ inch per foot to ½ inch per foot and edged with a masonry parapet.

Highly Visible. Seen in entirety and not at an oblique angle.

Historic District. A geographic area that has a significant historical interest or value as part of the development, heritage or cultural characteristics of the City, state or nation, and that has been designated as an historic district pursuant to the provisions of City Ordinance #64689 or pursuant to prior ordinance.

Installation Plan. A plan of the roof on which a solar panel array is proposed for installation, showing the plan of the roof, the location of the proposed array, sections that show the pitch of the roof, height of parapet walls, height of the mount, and height of the solar panels, as appropriate for the planned installation.

Mansard roof. A roof having a double slope on all four sides with the lower slope, which frequently incorporates dormer windows, being almost vertical and the upper slope almost horizontal.

Minimal Visual Presence. Effect created through the use of similar colors, textures, profiles, shapes, placement, and other means to minimize the presence of an object or element and allow it to be more of a background feature rather than one that calls attention to itself.

Mount. A method of attaching solar panels to the roof or ground.

Parapet. That portion of the walls of a building that project above the roof to edge a flat roof or rise in front of a sloped roof.

Photovoltaic (PV). Technology that converts sunlight (photons) into electrical energy through the use of silicon crystals or another semiconductor.

Roof Configuration. Arrangement of all historic roof elements, including roof slopes, chimneys, dormers, cupolas, decorative cresting, and any other features that might be present.

Roof Element. Historic feature at the roof of the building, including dormers, roof cresting, decorative or distinct eaves, cupolas, and other similar features.

Roofing Material. The visible, wearing surface of a roof, typically asphalt or wood shingles, slate shingles, clay tile panels or shingles.

Sloped roof. Roof with planes with a noticeably pitch, including gabled, hipped, and Mansard roof shapes.

Site Plan. A plan of the parcel on which the building to receive a solar panel installation is located, showing all buildings, paved areas, and other major features, as well as the roof plan and position of the proposed solar panel array on the roof.

Solar Panel. A general term for the smallest discrete unit of a system that captures solar energy, usually measuring several feet on each side. It may refer to an electrical device consisting of an array of connected solar cells which converts solar energy into electricity or a device that captures thermal solar energy for space heating or domestic hot water production. Solar energy devices are commonly referred to as photovoltaic (PV) panels.

Solar Shingle. Solar shingles, also called photovoltaic shingles, are solar cells designed to appear similar to conventional asphalt shingles and to be installed as shingles.

Visible. Visibility shall be determined as seen from the sidewalks and streets in the historic district when viewed approximately six feet above street grade. Fences and free-standing walls are considered permanent, and objects hidden by them shall not be considered visible.

Visual Compatibility. A condition achieved when the object to be considered compatible is designed and placed to have a minimal visual presence and does not adversely visually effect the historic character of the building.

DRAFT Solar Panel Installation Standards

Local Historic Districts in the City of St. Louis

Visual Compatibility Required Standards

General

The underlying premise for these Standards is that visual compatibility can be achieved if there is some visibility of solar panels, but the installation is placed to avoid having an adverse visual effect on the historic character of the building and an historic district.

The installation of solar panels on some buildings will not be possible because the installation cannot meet these Standards for visual compatibility. Some installations may have to be smaller than preferred in order to meet the Standards.

The installation of solar panels on properties in historic districts shall be placed to minimize the presence of the feature, perhaps rather than where best located for maximum power generation.

These Standards use the term "visible" to mean visible from public sidewalks and streets in historic districts. Visibility from the private portions of adjacent properties and alleys is assumed and is not a condition to be avoided.

No installation shall be approved that includes:

1. Removal of historic roofing materials during the installation of solar panels.
2. Removal or otherwise altering a historic roof element and configuration — dormers, chimneys or other features — to add solar panels.
3. Any installation procedure that will cause irreversible changes to historic features or materials.
4. Placing panels on top of slate or clay tile roofing.
5. More than one array of panels on a building that would be visible.
6. Placing panels in an array shape that does not echo that of the roof plane.

As buildings are three-dimensional forms that nearly always have one type of roofing present, these Standards do not allow the removal of distinctive roofing materials on any portion of the roof or the partial installation of new roofing material to reduce the contrast in color between proposed panels and the roofing material under them in order to achieve visual compatibility. Any installation that does not meet these Standards in a minor way or due to the particular circumstances of the property shall be considered on a case-by-case basis to determine if the intent of the Standards can be met.

Solar Panel Installations on Sloped Roofs of Historic Buildings

1. Solar panels installed on a sloped roof shall not obscure any distinctive roof design elements or historic materials. Installations will not be possible on some sloped roofs with tile, slate or other distinctive covering or slopes with dormers.
2. Solar panels shall not be installed on the slope of any roof above the main, street-facing façade.

3. The installation of solar panels on a street-facing side façade of a corner building shall be carefully considered to determine the visual effect of the proposed installation.
4. Solar panel arrays in any location shall only be placed flush with and parallel to any sloped roof surface.
5. A solar panel array shall only consist of a single, simple rectangular shape when it has any degree of visibility.
6. It may be possible to place solar panels on the rear portion of a side-slope of a roof, depending on the design and materials of the roof and the visibility of that portion of the roof:
    a. The percentage of roof coverage must be considered; in some instances, more coverage reduces the visual presence of an installation and in others, a smaller percentage is more appropriate.
    b. The presence of dormers and chimneys must also be considered.
7. Solar panels shall not be installed on any:
    a. Mansard or false-mansard roof plane;
    b. Visible dormer roof; or
    c. Roof of a front or side porch or visible appendage.

Solar Panel Installations on Flat Roofs of Historic Buildings

1. Solar panels shall be placed for minimum visibility of the installation, set back from parapet walls; this requirement may limit the size of the installation.
2. Visibility of the top portions of the panels may be acceptable and shall be considered on a case-by-case basis.

Solar Panel Installations on Auxiliary Structures and Appendages

1. Solar panels may be placed on garages, other auxiliary buildings, and rear porches, and perhaps other appendages when the applicable requirements for the roof shape installations stated above are met and the garage or other building does not have a highly visible location.
2. Panels may be installed as awnings when visibility does not detract from the historic character of the building.

Solar Panel Ground Installations

1. A ground-mounted solar array shall be placed for minimum visibility from public areas in historic districts.
2. Visibility of a limited portion of a ground-mounted solar array may be acceptable and shall be considered on a case-by-case basis.

Solar Panel Installations on Non-Historic Buildings in Historic Districts

1. Installations on all non-historic single-family residential buildings, both existing and proposed, in historic districts shall be addressed as above by type of roof slope.

2. New buildings other than single-family residences that incorporate solar panels shall be considered on a case-by-case basis.
    a. Consideration shall be given to how well integrated the panels are into the overall design, i.e., as shade devices or awnings, and how prominent they are.
    b. Buildings where solar panels form portions of the exterior walls or dominate the façade or roofline of the building are not likely to be considered to be compatible new construction in a historic district.

Solar Shingles

1. Solar shingles shall meet the Standards required for sloped roof installations.
2. Installation of the product cannot cause the removal of historic slate or clay tile roofing material.
3. The product shall not be applied in any pattern, such as alternating strips with traditional roofing materials.

DRAFT Solar Panel Installation Standards
Local Historic Districts in the City of St. Louis

No Visibility Required Standards

General

The underlying premise for these Standards is that visible solar panels are incompatible with maintaining the historic character of a property in an historic district or an individual landmark. These Standards use the term "visible" to mean visible from public sidewalks and streets for both installations in historic districts and on individual landmarks and landmarks sites. Visibility from the private portions of adjacent properties is assumed and is not a condition to be avoided.

As buildings are three-dimensional forms where consistency in roofing materials is usually present, these Standards do not allow the removal of distinctive roofing materials on any portion of the roof or the partial installation of new roofing material to reduce the contrast in color between proposed panels and the roofing material under them.

Any installation that does not meet these Standards in a minor way or due to the particular circumstances of the property shall be considered on a case-by-case basis to determine if the intent of the Standards can be met.

No installation shall be approved that includes:

1. Removal of historic roofing materials during the installation of solar panels.
2. Removal or otherwise altering a historic roof element and configuration — dormers, chimneys or other features — to add solar panels.
3. Any installation procedure that will cause irreversible changes to historic features or materials.

Solar Panel Installations on Sloped Roofs of Historic Buildings

1. Solar panel arrays installed on sloped roof shall not cause any change to any distinctive roof design elements or historic materials.
2. Solar panel arrays shall not be installed on any visible slope of any roof.
3. Solar panel arrays in any location shall only be placed flush with and parallel to any sloped roof surface.

Solar Panel Installations on Flat Roofs of Historic Buildings

Solar panels shall be placed so as to be not visible.

Solar Panel Installations on Auxiliary Structures and Appendages

Solar panels may be placed on garages, other auxiliary structures, and rear porches and perhaps other appendages when they are not visible.

Solar Panel Ground Installations

A ground-mounted solar array shall be placed where they are not visible.

Solar Panel Installations on Non-Historic Buildings

Installations on all non-historic buildings in historic districts shall not be visible.

Solar Shingles

Solar shingles may be installed only on roof areas that are not visible and shall not cause the removal of any slate or clay tile roofing.

CITY OF ST. LOUIS
PLANNING & URBAN DESIGN AGENCY
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

G.

DATE: **October 22, 2012**
FROM: **Betsy Bradley, Director, Cultural Resources Office**
SUBJECT: **Report to Preservation Board Concerning Thematic Survey of Mid-Century Modern Non-residential Architecture in St. Louis City**

BACKGROUND:

The report at the meeting will describe work accomplished by Cultural Resources Office and introduce the consultant who is working with staff to complete the project.

CONTACT:

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CITY OF ST. LOUIS
PLANNING & URBAN DESIGN AGENCY
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

H.

DATE: **October 22, 2012**
STAFF: **Bob Bettis, Preservation Planner, Cultural Resources Office**
SUBJECT: **Nomination to the National Register for the Tower Grove East Historic District**
ADDRESS: **Generally bounded by Gravois, Nebraska, Alley to south of Shenandoah, Grand, Magnolia, and Louisiana.**
WARD: **8**

RESIDENTIAL STREETSCAPE

PREPARER:
Landmarks Association of St. Louis

RECOMMENDATION:
The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office stating that the district is eligible for listing in the National Register of Historic Places under Criterion C for Architecture.

STREETSCAPES WITHIN THE PROPOSED DISTRICT

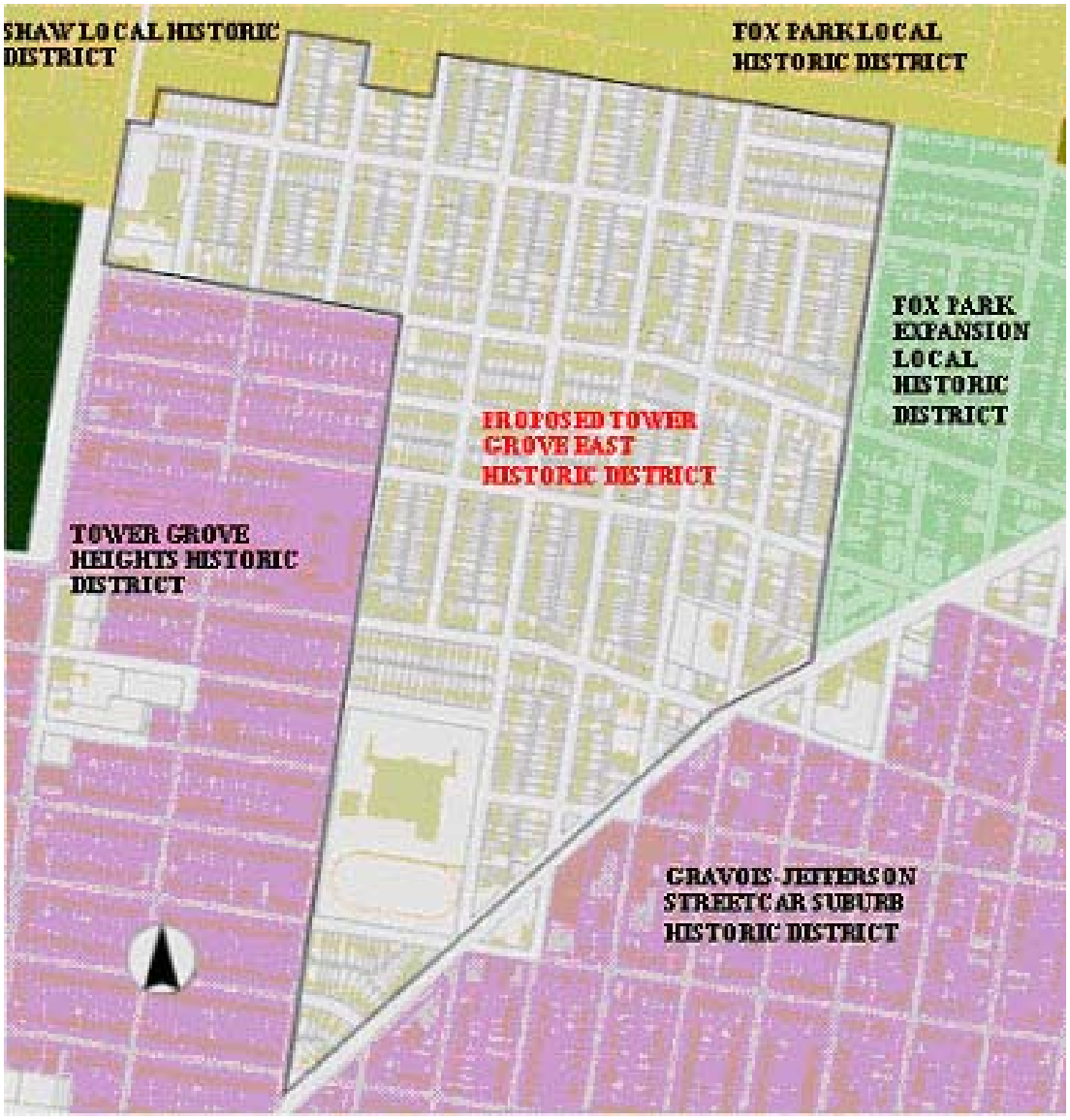
RELEVANT LEGISLATION:

Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended) Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.

PROPERTY SUMMARY:

The Tower Grove East Historic District is nominated for listing in the National Register under the Multiple Property Document, *South St. Louis Working and Middle Class Streetcar Suburbs*. The residential neighborhood is part of a larger network of existing National Register and local districts that surround Tower Grove Park and relates to streetcar development along Grand,

Nebraska, Shenandoah and Gravois Avenues. The proposed district consists of 1,050 contributing resources and has a period of significance which runs from 1880 to 1940. Architecturally the district consists of Vernacular, Revival, and Craftsman styles. The Cultural Resources Office believes that the district is eligible for the listing on the National Register under Criterion C.



PROPOSED DISTRICT MAP

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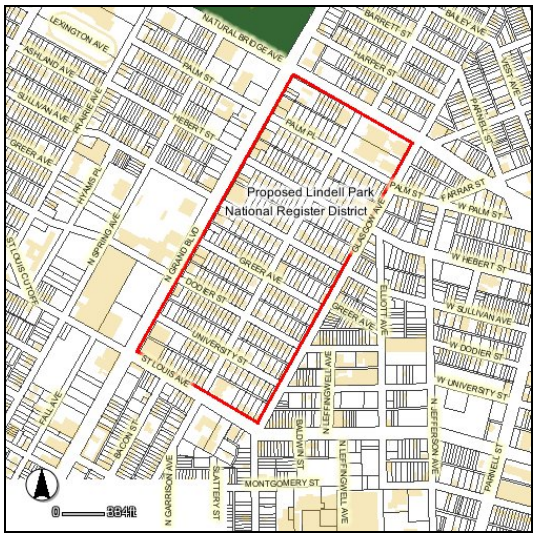
CITY OF ST. LOUIS
PLANNING & URBAN DESIGN AGENCY
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

I.

DATE: **October 22, 2012**
STAFF: **Andrea Gagen, Preservation Planner, Cultural Resources Office**
SUBJECT: **Nomination to the National Register for the Lindell Park Historic District**
ADDRESS: **Generally bounded by Natural Bridge Av., Glasgow Av., St. Louis Av. and N. Grand Blvd.**
WARD: **3**

LINDELL PARK STREETSCAPE



PREPARER:
Landmarks Association of St. Louis

RECOMMENDATION:
The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the district is eligible for listing in the National Register of Historic Places under Criterion C for Architecture.

STREETSCAPES WITHIN THE PROPOSED DISTRICT

RELEVANT LEGISLATION:

Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended) Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.

PROPERTY SUMMARY:

The Lindell Park Historic District is nominated for listing in the National Register under Criterion C for Architecture. The proposed district has a period of significance which extends from 1893 to 1956. Lindell Park is an excellent example of a turn-of-the century suburban neighborhood with well-designed, eclectic architecture. The Cultural Resources Office believes that the district is eligible for the listing on the National Register.

CONTACT:

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CITY OF ST. LOUIS
PLANNING & URBAN DESIGN AGENCY
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

J.

DATE: **October 22, 2012**
STAFF: **Betsy Bradley, Director, Cultural Resources Office**
SUBJECT: **Nomination to the National Register of Alligator Oil Clothing Company Buildings**
ADDRESS: **4153-71 Bingham Avenue**
WARD: **14**

4153-71 BINGHAM AVENUE

PREPARER: Preservation Research Office

RECOMMENDATION:
The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that recommends this property as eligible for listing in the National Register.

BUILDING OCCUPIED BY THE P.D. GEORGE CO. WITH OFFICE IN FRONT

RELEVANT LEGISLATION:

Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended) Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.

PROPERTY SUMMARY:

This industrial property consists of four buildings, two contributing ones and two non-contributing ones, located in the narrow industrial corridor adjacent to the Missouri Pacific rail line. While the nomination makes an argument for architectural significance, information provided about the expansion of this specialty clothing manufacturer over time suggests that it represents important patterns in the development of clothing manufacturing in St. Louis. The Alligator Oil Clothing Co. flourished by providing waterproof clothing to laborers who worked outdoors and the military. Its association with the P.D. George Company, a manufacturer of varnishes, paints, and coatings, demonstrates vertical integration of the manufacturing process and the George Company's research laboratory and patents issued indicate that the companies worked together in research and development. The Alligator Oil Clothing Co. had a national market into the mid-20th century and was eventually purchased in 1966 by a larger clothing manufacturer. In these ways, it was a locally significant component of a major sector of manufacturing in St. Louis, its clothing industry.

CONTACT:

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CITY OF ST. LOUIS
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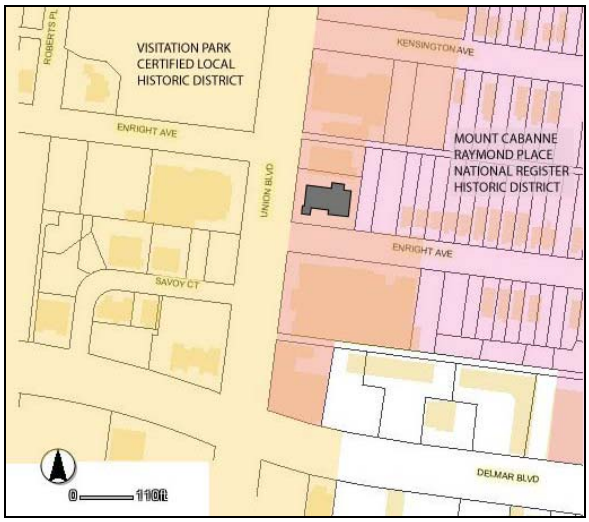
FRANCIS G. SLAY, Mayor

K.

DATE: **October 22, 2012**
STAFF: **Jan Cameron Preservation Administrator, Cultural Resources Office**
SUBJECT: **Nomination to the National Register for the Church of the Messiah**
ADDRESS: **5261 Enright Street**
WARD: **26**

CHURCH OF THE MESSIAH



PREPARERS:
Bill Seibert and Mimi Stiritz

RECOMMENDATION:
The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the church is eligible for listing in the National Register under Criterion, and is locally significant in the areas of Art and Architecture.

RELEVANT LEGISLATION:

Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended) Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.

PROPERTY SUMMARY:

The Church of the Messiah is eligible for listing in the National Register under Criterion C: Architecture. The Gothic Revival church, an important example of the work of St. Louis architect John Laurence Mauran, was completed in 1907. The church is also eligible under Criterion C: Art for the Aesthetic Movement memorial windows by stained glass artist Daniel Cottier, originally designed for the third Church of the Messiah at 508 North Garrison Avenue (City Landmark #61, destroyed by fire and demolished in 1987) and re-installed in this church, the congregation's fourth building, during its construction.

CONTACT:

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EXAMPLES OF ORIGINAL COTTIER WINDOWS

DETAIL OF STEEPLE