



**CULTURAL RESOURCES OFFICE
 PRESERVATION BOARD
 REGULAR MEETING
 MONDAY JANUARY 28, 2013 — 4:00 P.M.
 1520 MARKET ST. #2000
www.stlouis-mo.gov/cultural-resources**

Roll Call

Approval of the November 26, 2012 and December 17, 2012 meeting minutes

Approval of current agenda

PRELIMINARY REVIEW	Jurisdiction	Project	Pg.
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A.	1824 KENNETT PL.	Lafayette Square HD.....	Decorative Fence..... 1
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APPEALS OF DENIALS

B.	1218 S. JEFFERSON AVE.....	Lafayette Square HD.....	Signs and Awnings..... 5 Deferred from November, 2012 Preservation Board Meeting
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C.	2746 UTAH STREET.....	Preservation District/NRD.....	Residential Demo 11
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SPECIAL AGENDA ITEMS

D.	Solar Panel Installation Policy Adoption		19
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E.	Biddle Street Market, 1211-19 North Tucker Boulevard		29
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F.	Walnut Park School, 5314 Riverview Blvd/5814 Thekla		31
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CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

A.

DATE: January 28, 2013
Address: 1824 Kennett Place
ITEM: Preliminary Review to restore a gate and install a decorative metal fence
JURISDICTION: Lafayette Square Certified Local Historic District — Ward 7
STAFF: Bob Bettis, Cultural Resources Office



1824 Kennett Place

OWNER/APPLICANT:
Scott and Susan Jones

RECOMMENDATION:
That the Preservation Board deny the Preliminary Application as the fence does not meet the Lafayette Square Historic District standards.



RELEVANT LEGISLATION:

Excerpt from Lafayette Square Historic District Ordinance #69112:

403.1 Street Fences

A] Street fences are restricted to a height of 42 inches or less when measured above the ground. An HME may be used as a reason for a variance. When placed atop a retaining wall, the height shall be measured from the top of the wall. A gate may be taller than 42 inches if based on an HME.

The fence height complies with the Standards.

B] The top of street fences shall be at the same level as adjacent street fences, or shall match the predominant level of street fences on the same block on the same side of the street.

The top of the fence complies with the Standards.

C] The top of street fences parallel to a sidewalk shall be horizontal, stepping the top at intervals as required to maintain the appropriate height.

The top of the fence complies with the Standards.

D] Street fences shall be metal and duplicate the proportion and scale of an HME. The HME fence shall be located in front of a building of similar age and type to the property under consideration.

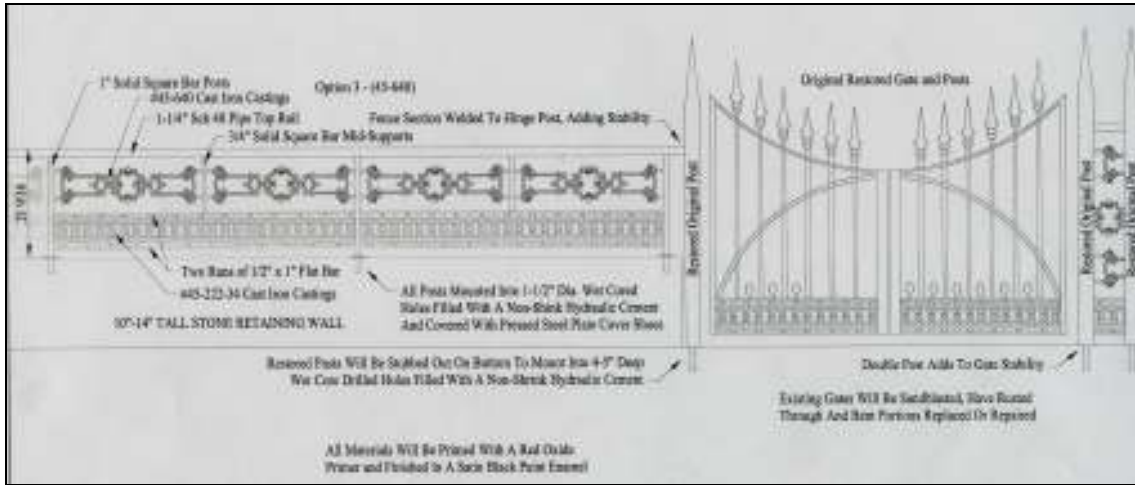
The fence is the appropriate overall scale but, as the design is derived from stock elements rather than be based on an Historic Model Example and the use of the elements in a horizontal rather than traditional vertical orientation, the overall design has proportions that are not derived from an Historic Model Example.

PRELIMINARY FINDINGS AND CONCLUSION:

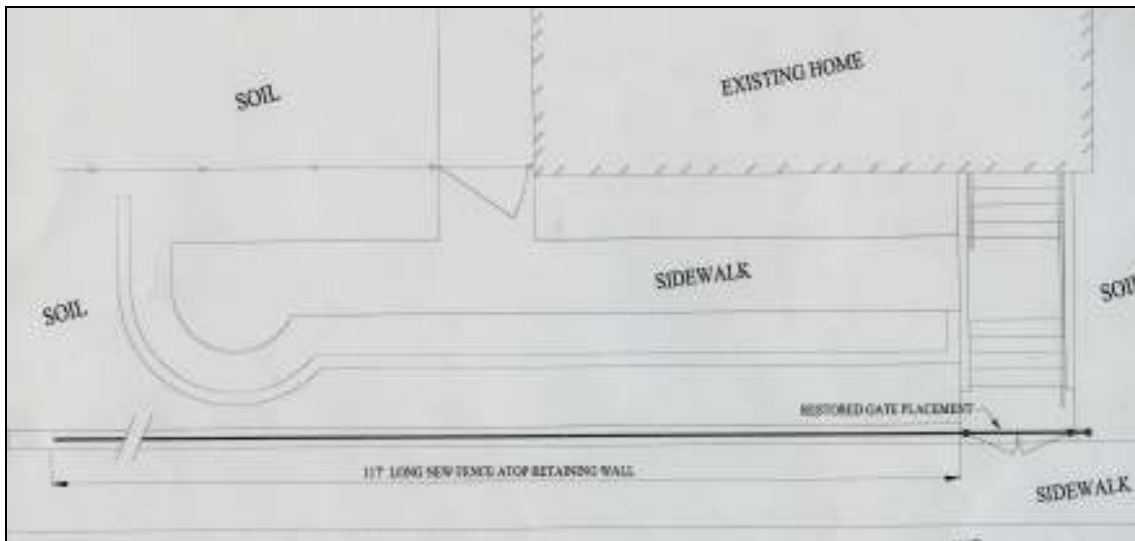
The Cultural Resource Office's consideration of the criteria for fences led to these preliminary findings:

- That 1824 Kennett is located in the Lafayette Square Local Historic District and that the district standards include requirements for this type of element;
- That the original fence gate would be restored and that portion of the project meets the standards;
- That the proposed fence would not replicate the original and is not based on a Historic Model Example, as required by the standards;
- That the proposed fence would be built of stock elements;
- That the short run of fence between the gate and the west end post would also deviate from a Historic Model Example and the original fence; and
- That, for these reasons, the fence design would not meet the standards.

Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board deny the Preliminary Application of the proposed fence as it does not comply with the Lafayette Square Historic District Standards.



Proposed Fence design



Proposed Site Plan



Original fence



Original gate to be restored



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

B.

DATE: January 28, 2013
SUBJECT: Appeal of Director's Denial to retain three (3) murals and four (4) awnings and to install an illuminated ground sign; deferred from November 2012 Preservation Board meeting
ADDRESS: 1218 S. Jefferson
JURISDICTION: Lafayette Square Local Historic District — Ward 6
STAFF: Andrea Gagen, Preservation Planner, Cultural Resources Office



1218 S. Jefferson

OWNER:
Dubman Reality, LLC/Brook Dubman

APPLICANTS:
Piros Signs, Inc./Joe Phillips

RECOMMENDATIONS:
That the Preservation Board overturn the denial of the murals and awnings if the lettering is altered and uphold the denial of the monument sign, which is not compliant with the Lafayette Square Historic District Standards.



RELEVANT LEGISLATION:

Application #1 – Murals and Awnings

Excerpt from Ordinance #63327, the Lafayette Square Historic District:

ARTICLE 2 – HISTORIC BUILDINGS

207.7 Signs at Public Facades

A] No non-appurtenant (off-site) signs are allowed.

Comment: Commercial signs are defined as those located at buildings that were originally built to house commercial uses; commercial signs at residential structures refer to installations at residential structures that have been converted to commercial or mixed-use.

B] Commercial signs

- 1) Commercial signs are otherwise regulated herein and by city, state and federal law.**
- 2) Signs shall not project beyond the face of the building more than 36 inches.**
Not applicable.
- 3) A 6-inch maximum height for lettering on the apron of an awning is permitted.**
Does not comply. Portions of the lettering on awning aprons appear to exceed 6 inches in height.
- 4) Placard signs shall be metal or painted wood, and shall not exceed 800 square inches in size.**
The murals on the Jefferson Street façade, which cover blocked-in windows, exceed the 800 square inches maximum for a placard sign, indicating that they are large features to be installed on the wall of the building.
- 5) Signs shall not be applied above the second floor window sill line.**
Not applicable.
- 6) Sign lettering may be painted onto the flat fascia trim above storefront windows.**
Not applicable.
- 7) Signs may be painted on the storefront glass, with the stipulations that the height of letters does not exceed 6 inches and the lines of the sign are limited to 4.**
Not applicable.
- 8) Signs shall not be electric, except for decorative or “open” signs. Flashing lights are not allowed.**
Not applicable.
- 9) See Section 207.5 for exterior lighting restrictions.**
Not applicable.

Application #2 – Monument Sign

207.7 Signs at Public Facades

A] No non-appurtenant (off-site) signs are allowed.

Comment: Commercial signs are defined as those located at buildings that were originally built to house commercial uses; commercial signs at residential structures refer to installations at residential structures that have been converted to commercial or mixed-use.

B] Commercial signs

- 1) Commercial signs are otherwise regulated herein and by city, state and federal law.**
- 2) Signs shall not project beyond the face of the building more than 36 inches.**
Does not comply. The sign is not attached to the building face.
- 3) A 6-inch maximum height for lettering on the apron of an awning is permitted.**
Not applicable.
- 4) Placard signs shall be metal or painted wood, and shall not exceed 800 square inches in size.**
Not applicable.
- 5) Signs shall not be applied above the second floor window sill line.**
Not applicable.
- 6) Sign lettering may be painted onto the flat fascia trim above storefront windows.**
Not applicable.
- 7) Signs may be painted on the storefront glass, with the stipulations that the height of letters does not exceed 6 inches and the lines of the sign are limited to 4.**
Not applicable.
- 8) Signs shall not be electric, except for decorative or “open” signs. Flashing lights are not allowed.**
Does not comply. The proposed sign is internally illuminated and is not a decorative sign.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resource Office’s consideration of the criteria for fences led to these preliminary findings:

- That 1218 S. Jefferson, is located in the Lafayette Square Local Historic District;
- The awnings, murals and some signage were installed without permits;
- The murals are not counter to the intent of the historic district standards;
- The lettering on the awnings exceeds 6 inches and is not consistent from awning to awning;

- The proposed internally-illuminated monument sign does not meet the Lafayette Square Historic District standards in size, lighting and placement.

RECOMMENDATION:

Based on the Preliminary findings, the Cultural Resources Office recommends that the Board overturn the denial of the application for the murals and awnings on the condition that an application be submitted that indicates that the lettering on the awnings aprons will be removed and none be applied or that the lettering would be replaced with letters no taller than 6 inches in height and limited to “**Quick Fix**” on one awning skirt and “**1218 S. Jefferson**” on one other awning skirt.

The Cultural Resources Office recommends that the Preservation Board uphold the Director’s denial of the application for the illuminated ground sign as the proposed sign is not in compliance with the Lafayette Square Historic District Standards.



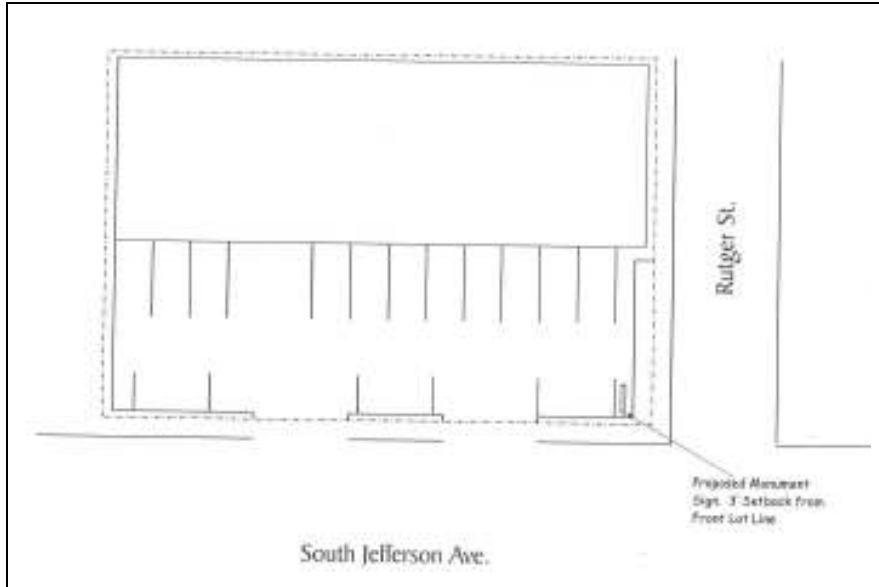
Awning and murals installed without a permit



Lettering taller than 6 inches



Proposed monument sign



Site plan showing location of proposed monument sign



Site of proposed monument sign



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

C.

DATE: January 28, 2013
ADDRESS: 2746 Utah Avenue
ITEM: Appeal of Demolition Permit Denial
JURISDICTION: Preservation Review District, National Register of Historic Place Historic District
— Ward 9
STAFF: Betsy Bradley, Director, Cultural Resources Office



2746 Utah

OWNER: Kham Phao and Wandee Chareunsap represented by Pone Siharaj

APPLICANT: Hughes Wrecking

RECOMMENDATION:
That the Preservation Board uphold the Director's denial unless the economic feasibility of extensive repairs and reuse potential of the property indicate that demolition is appropriate.



RELEVANT LEGISLATION:

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.

2746 Utah is a contributing building in the Gravois Jefferson Streetcar Suburb National Register Historic District and is located in 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.

2746 Utah is a two-story brick residential building erected in 1909. It is quite similar in architectural presence to the other single and two-family buildings that are contemporary

to it on the south side of the street. As it has no outstanding architectural design and no known historical significance, it is considered to be a Merit building, rather than a High Merit one.

- 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.**

The condition of this building, which may still be sound, was compromised by a fire that occurred in August 2012. Additional damage that took place during early January 2013 includes an area where the brick wall is not intact on one side elevation and a smaller area of loss on the rear elevation.

- 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.

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 blockfront on Utah exhibits a lack of stability below grade. The lot immediately to the east has been vacant since 1998 when a building was demolished. The house that stands to the east of the vacant lot, 2740, exhibits a noticeable leaning to the west. 2750 Utah, separated from the building in question by one house, also leans; it was condemned in 2009 and came into the LRA inventory in 2012. The unstable below-grade condition seems to vary. Although 2746 has developed a slight lean and racking, 2748 does not exhibit instability and the three buildings east of 2740 also appear to be stable. It seems likely that two additional buildings on this block of Utah will have to be demolished in the future.

- 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 potential for continued use of this property was strong prior to the fire, assuming that its foundation is stable. As a contributing building in a National Register historic district, it is eligible to be a rehabilitation tax credit project.

- 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 in the area.**

No evidence of economic hardship in terms of the rehabilitation of this building has been submitted as the application is for demolition.

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

- 1. The effect of a proposed partial demolition on attached or row 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.**
Due to below-grade instability noted above, the integrity of the block face seems to be in flux; if two leaning buildings are demolished, the block face will have a much more inconsistent appearance and perhaps become a site for new residential infill.

The property is at a mid-block location adjacent to a narrow vacant lot. The loss of a second building could further the loss of continuity, but the two lots together could be a building site for a compatible new building that would restore the continuity of the blockfront.

- 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 building represents a common building type and does not have any individual architectural significance.
- 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;**
Mr. Pone Siharaj has a power of attorney to act on behalf of his parents-in-law, the building owners.

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;**
At this time, the owner is proposing no new construction. The property would be sold as a side yard or used as a community garden with oversight provided by Mr. Siharaj.
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 in a Neighborhood Preservation Strategic Land Use area and is zoned "B," two-family residential.
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.

The building is not categorized as an accessory structure.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resource Office's consideration of the criteria for demolition led to these preliminary findings:

- 2746 Utah, a contributing building in a National Register Historic District and therefore a Merit building, is located in a Preservation Review District.
- The building does not have any individual architectural distinction as it represents a common residential building type.

- A fire has damaged the interior, charred some of the exterior brick, likely made some of the building's mortar friable, and since the fire, additional damage has occurred that includes a void caused by the loss of a window and surrounding brick and a smaller area of loss of the brick wall.
- The surrounding buildings on the block face indicate that there is below-grade subsidence that is destabilizing some of the foundations on the block and therefore the immediate setting and reuse of the potential for this building do not strongly support rehabilitation.
- The economic feasibility of the extensive required repairs may diminish the reuse potential of the building.
- The loss of the building would have some effect on urban design.
- The fact that no new construction is proposed at this time and other criteria were considered, as applicable, to this proposed demolition.

The Cultural Resources Office concludes that demolition approval may be appropriate as the economic feasibility of extensive repairs and reuse potential of the property are in question.

Alderman Ortmann supports the denial of demolition.

RECOMMENDATION:

That the Board withhold preliminary approval of the proposed demolition of the building *unless* it finds that it is not economically feasible to rehabilitate the building after the extensive fire damage and the obvious below-grade instability of this portion of the blockfront.



Façade



Rear elevation



Area of collapse in east wide wall



Loss of brick in rear elevation



Porch



Narrow gangway



Brick and mortar, side wall



Interior room visible through collapsed area



Buildings to east



Buildings to west



D.

DATE: January 28, 2013
SUBJECT: Adoption of Solar Panel Installation Policy
FROM: Betsy Bradley, Director, Cultural Resources Office

The Solar Panel Installation Policy, which was distributed during the fall of 2012, is presented for adoption by the Preservation Board, per Ordinance #64689 as supplemental guidance to be used by the Cultural Resources Office and the Preservation Board in administering local historic district standards.

RELEVANT LEGISLATION:

St. Louis City Ordinance #64689

SECTION SEVEN. Preservation Board Powers and duties.

A. The Preservation Board shall be responsible for establishing and articulating 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 as provided in this ordinance in such a manner as to enhance property in the City, encourage property maintenance and promote development consistent with the Comprehensive Plan.

The Cultural Resources Office and Preservation Board would use the Policy to supplement the historic district standards as follows:

- the “Visual Compatibility Required” Policy for historic districts that have that approach in existing standards;
- the “No Visibility Required” Policy for historic districts that have that approach in existing standards; and
- the “Visual Compatibility Required” or “No Visibility Required” Policy for historic districts that provide no general guidance on the subject, as determined by the Preservation Board.

A table in the Policy summarizes how the Policy would initially be used for each historic district.

Preliminary Findings and Recommendation:

The Cultural Resource Office's consideration of the Preservation Board's Powers and Duties finds that

- Ordinance #64689 grants the Preservation Board the authority to articulate and adopt policies in order to administer the standards adopted for Historic Districts.
- The Proposed Solar Panel installation Policy would provide more detail where overall direction is provided in standards adopted by ordinance.
- The Preservation Board would determine which policy is appropriate for use for an historic district when the existing standards provide no guidance.
- The proposed policy would not alter or contradict standards adopted by ordinance.
- The proposed policy has been distributed and comments have been requested and received.
- The adoption of the Proposed Solar Panel installation Policy would be a benefit to property owners in local historic districts as it articulates the requirements to be met in the design of proposed installations.
- The proposed initial use of the Visual Compatibility Required and No Visibility Required Policies is appropriate in terms of the overall intent of related ordinances and district standards.

For these reasons, the Cultural Resources Office Director recommends that the Preservation Board adopt the Proposed Solar Panel Installation Policy and implement the Policy as proposed.

Solar Panel Installation Policy for Local Historic Districts 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 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 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 for this type of project. Many of the existing standards do not address the installation of solar panels, and those that do provide only a general direction. The City of St. Louis Preservation Board has considered solar panel installations in the City and elsewhere, reviewed the existing local historic district standards, and has adopted this Policy to be used to supplement and better administer existing historic district standards.

The installation of active and photo-voltaic solar panel installations on buildings requires a building permit. The review of a proposed installation by the Cultural Resources Office and the Preservation Board, either as a Preliminary Review or as a permit review, requires the submittal of the following information:

1. A site plan showing the location of the solar energy system on the building and the building on the lot.
2. An installation plan that depicts the building roof, roof elements (such as dormers), and the design of the solar energy system, including a drawing indicating the roof slope with a section of the panels as proposed to be mounted on it. The position of the panels relative to the roof must be clearly indicated.
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 and their locations must be specified.

This Policy supports two existing approaches to the regulation of solar panels:

1. **No Visibility Required:** An approach in the existing local historic district standards that requires solar panels to not be visible from the public areas of a historic district.

2. Visual Compatibility Required: An approach in the existing local historic district standards that allows some visibility of solar panels from public areas of a historic district while maintaining the character of the historic building and district.

This Solar Panel Installation Policy shall be used as per existing historic district standards to provide more detailed guidance. The Cultural Resources Office and Preservation Board shall use the Policy as follows:

- the “Visual Compatibility Required” Policy for historic districts that have that approach in existing standards;
- the “No Visibility Required” Policy for historic districts that have that approach in existing standards; and
- the “Visual Compatibility Required” or “No Visibility Required” Policy for historic districts that provide no general guidance on the subject, as determined by the Preservation Board.

If revised historic district standards adopted by City Ordinance alter the general approach, or provide guidance where none existed previously, the Policy used for that district will be adjusted to support the district standards.

Existing Regulation	Date Standards Adopted	Proposed Solar Panel Installation Policy
No Guidance		
Union Station HD	1979	No Visibility Required
Kingsbury-Washington Terrace HD	1983	No Visibility Required
Compton Hill HD	1978	Visual Compatibility Required
Cherokee-Lemp Brewery HD	1980	Visual Compatibility Required
Hyde Park HD	1978	Visual Compatibility Required
North I-44 HD	1987	Visual Compatibility Required
Visitation Park HD	1975	Visual Compatibility Required
To be visually compatible		
Skinker-DeBaliviere HD	1973	Visual Compatibility Required
Shaw Neighborhood HD	1985	Visual Compatibility Required
The Ville HD	2006	Visual Compatibility Required
4100-4300 Lindell HD	2013	Visual Compatibility Required
To be not visible		
Benton Park HD	2006	No Visibility Required
Soulard HD	1991	No Visibility Required
Fox Park HD	2006	No Visibility Required
McKinley Heights HD	2008	No Visibility Required
Lafayette Square HD	2012	No Visibility Required
Central West End HD	2013	No Visibility Required

Existing and Proposed Solar Panel Standards and Policy, January 2013

When the “No Visibility Required” Policy cannot be met, the Board may use the Visual Compatibility Required Policy for guidance in the consideration of 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 district standards and Policy and approve applications that meet the Policy. Applications that have been denied because they do not meet the standards and Policy can be appealed to the Preservation Board. The intent of this Policy, like existing historic district standards – to maintain historic character of individual properties in and streetscapes of historic districts – shall guide decisions when a proposed installation does not meet every requirement and when new materials or devices become available.

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

Property owners should note that installations allowed under the existing standards and this Policy may not be approved for rehabilitation tax credit projects and should consult with the Missouri SHPO for compliance with those programs.

This Policy 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 usually 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 a 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 or from a wall.

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 a 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.

Solar Panel Installation Policy: Visual Compatibility Required

General

The underlying premise for this Policy is that visual compatibility can be achieved if there is some visibility of solar panels, if the installation is designed to have and situated to have a minimal visual presence and to avoid having an adverse visual effect on the historic character of the building and an historic district.

An approved installation of solar panels on some buildings may not be possible because the installation cannot meet this Policy for visual compatibility.

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. Some installations may have to be smaller than preferred in order to meet the Policy.

This Policy uses 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.

No installation shall be approved that includes:

1. Permanent removal of historic roofing materials as part of the installation of solar panels on visible portions of a roof.
2. Permanent removal or otherwise altering a historic roof element and configuration – dormers, chimneys, or other features on visible portions of a roof.
3. Any installation procedure that will cause irreversible changes to historic features or materials on visible portions of a roof.
4. Placing panels on top of visible 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 visible roof plane.

Buildings are three-dimensional forms that often have more than one roof plane visible and nearly always have a single roofing material; some roofing is a character-defining aspect of a building. Therefore, this Policy does not allow the removal of clay tile or slate roofing materials on any portion of the roof for the accommodation of solar panels; nor does it allow the partial installation of new roofing material to reduce the contrast in color between proposed panels and the existing roofing material in order to achieve visual compatibility.

Any installation that does not meet this Policy 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 Policy 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. Approved 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 shall only be placed a minimal distance from the roof 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; and
 - 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.

Installation Details

1. Conduit between the solar panel installation and the control panels shall be placed as inconspicuously as possible and be painted to harmonize with building materials behind it.
2. AC disconnect and PV combiner panels and any other equipment that must be placed near the Ameren utility meter shall be placed as inconspicuously as possible.

3. Vent pipes that would otherwise interrupt a rectangular array of panels shall be shortened or relocated in order to not decrease visual compatibility.

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 requirements 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.

Solar Panel Installation Policy: No Visibility Required

General

The underlying premise for this Policy is that visible solar panels are incompatible with maintaining the historic character of a property in an historic district.

This Policy uses the term “visible” to mean visible from public sidewalks and streets. Visibility from the private portions of adjacent properties is assumed.

Buildings are three-dimensional forms that often have more than one roof plane visible and nearly always have a single roofing material; some roofing is a character-defining aspect of a building. Therefore, this Policy does not allow the removal of clay tile or slate roofing materials on any portion of the roof for the accommodation of solar panels; nor do they allow the partial installation of new roofing material to reduce the contrast in color between proposed panels and the existing roofing material in order to achieve visual compatibility.

Any installation that does not meet this Policy 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 Policy can be met.

As the length of service of current solar panels is undetermined, and the preservation of historic character is the goal of historic district designation, this Policy *recommends* that no installation alter the historic character of the roof by:

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

Solar Panel Installations on Sloped Roofs of Historic Buildings

1. Solar panel arrays installed on a sloped roof shall not cause any change to any visible distinctive roof design elements or historic materials.
2. Solar panel arrays shall not be installed on any visible slope of any roof.

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 it is 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

E.

DATE: January 28, 2013
SUBJECT: Nomination to the National Register for the Biddle Street Market
ADDRESS: 1211-19 Tucker Boulevard — WARD: 5
STAFF: Bob Bettis, Preservation Planner, Cultural Resources Office



Biddle Street Market

PREPARER:
Lafser & Associates

RECOMMENDATION:
The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the property meets the requirements of National Register Criterion A in the area of Commerce.



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.



Wheel window on north side



East side entrance

PROPERTY SUMMARY:

The Biddle Street Market, now used as a City Health Department facility, was the site of a public market since c. 1850, shortly after the property was donated for that purpose by Ann Mullanphy Biddle. The current building is the third market to be built on the property, replacing an earlier brick and frame structure. Although constructed by the City and designed by City Architect Albert A. Osburg (the designer of many public buildings of the period, including Homer G. Phillips Hospital; Vashon and Tandy Community Centers, and a number of police stations) the Bissell market was privately owned and operated. It served as a public market from 1932 to 1946, when changing neighborhood demographics, improved transportation and the advent of supermarkets reduced the demand for public market facilities.

Biddle Street Market is one of the few remaining of what were once a large number of city market buildings. Although somewhat compromised architecturally, and with a changed environment, the building retains sufficient integrity to convey its original appearance and function and therefore is eligible for the National Register under Criterion A for Commerce.



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

F.

DATE: January 28, 2013
SUBJECT: Nomination to the National Register for the Walnut Park School
ADDRESS: 5314 Riverview Blvd. - WARD: 27
STAFF: Andrea Gagen, Preservation Planner, Cultural Resources Office



Walnut Park School

PREPARERS:
Rosin Preservation LLC

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 C, and is locally significant in the area of 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.



Building details



Rear of building showing "E-Plan"

PROPERTY SUMMARY:

The Walnut Park School is eligible for listing in the National Register under Criterion C: Architecture. The Tudor Revival/Jacobethan elementary school, designed by William B. Ittner, was constructed in 1909. The school is an excellent example of the "E" (Open) – Plan for which Ittner was renowned. The school also meets the registration requirements described in the Multiple Property Documentation Form (MPDF) "St. Louis, Missouri, Public Schools of William B. Ittner."