



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

A.

DATE: February 25, 2013
ADDRESS: 1727 Park Avenue
ITEM: Preliminary Review to construct an 8-foot fence
JURISDICTION: Lafayette Square Local Historic District — Ward 6
STAFF: Andrea Gagen, Cultural Resources Office



1727 PARK AVENUE

OWNER/APPLICANT:

Square One Brewery & Distillery/Steven Neukomm

RECOMMENDATION:

That the Preservation Board approve the Preliminary Application as the fence will lessen the visual impact of the trash area and cooler.

RELEVANT LEGISLATION:

Excerpt from Lafayette Square Historic District Ordinance #69112:



ARTICLE 4: SITE

403.2 Privacy Fences

A] Privacy fences must be placed at least 12 inches behind the plane of the Primary façade and be parallel to the street that façade faces.

Does not comply. Fence would not be set back from the plane of the building.

B] Privacy fences are restricted to a height of 72 inches or less when measured above the ground. When placed atop a retaining wall, the height shall be measured from the top of the wall.

Does not comply. Fence would be 96 inches tall.

C] Privacy fences shall be one of the following types:

1) A reconstructed fence based on an HME.

Not applicable.

2) A fence with a face plane created by lattice of one consistent design, either placed at a 45 or 90 degree angle. The lattice shall be completely within a frame constructed of stiles and rails.

Not applicable.

3) A fence with the upper face plane created by lattice as described above and with the lower section of the wall constructed of boards placed vertically with no space or gaps between them. The structure of the fence shall be behind the public facade of the fence.

Not applicable.

4) A fence constructed of stone or brick only or in combination with wrought or other iron.

Not applicable.

5) A fence constructed of boards placed vertically with no space or gaps between them. The structure of the fence shall be behind the public facade of the fence.

Complies.

6) A fence constructed of stone or brick in combination with types 2, 3, and 5.

Not applicable.

7) Metal fences as described in Section 403.1(D) are acceptable.

Not applicable.

PRELIMINARY FINDINGS AND CONCLUSION:

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

- 1727 Park is located in the Lafayette Square Local Historic District and the district standards include requirements for this type of element;
- The proposed fence will be placed in line with the plane of the building, to be in line with the neighboring fence;
- The proposed fence would be 96 inches tall, which is 2 feet above the maximum height allowed by the historic district standards;
- The type and material of the fence meet the Lafayette Square Historic District standards; and
- The visual impact of the higher fence would be less than the trash bins and outdoor cooler which are located on the site.

The Lafayette Square Development Committee has reviewed the application and its recommendation will be reported at the meeting.

Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board approve the Preliminary Application of the proposed fence as it is a type of fence that meets the standards and it would screen undesirable visual elements at the rear of a commercial property.



SITE OF PROPOSED FENCE



SITE PLAN



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B.

DATE: February 25, 2013
ADDRESS: 2613 South 13th
ITEM: New Application to construct a staircase and deck on a Semi-Public Façade
JURISDICTION: Soulard Certified Local Historic District — Ward 9
STAFF: Bob Bettis, Cultural Resources Office



2613 SOUTH 13TH

OWNER/APPLICANT:
James Dougherty

RECOMMENDATION:
That the Preservation Board deny the permit application for the proposed staircase and deck as it is not in compliance with the Soulard Local Historic District Standards.



RELEVANT LEGISLATION:

Excerpt from Ordinance #57078, the Soulard Historic District:

RESIDENTIAL APPEARANCE AND USE STANDARDS

ARTICLE 2: EXISTING BUILDINGS

206 APPENDAGES ON PUBLIC AND SEMI-PUBLIC FACADES

206.3 New Appendages to Semi-Public and Private Facades

New porches, stoops and steps at Semi-Public and Private Facades shall be based on a Model Example.

Decks are prohibited at Semi-Public Facades except when those occur at the rear of a building.

Decks, whether constructed at a Semi-Public Facade at the rear of a building or at a Private Facade, must not:

Obscure any architectural detail of the building such as windows, doors, or ornamental brick work; or

Be visually dominant because of mass, scale, or topology of the land.

Does not comply. If considered a deck extending nearly the entire length of the Semi-Public Façade, it has the scale to be visually dominant and is not placed at the rear of the building. If considered a side porch, the proposed appendage is not based on a Model Example. The appendage would not meet the standards as either a deck or a side porch.

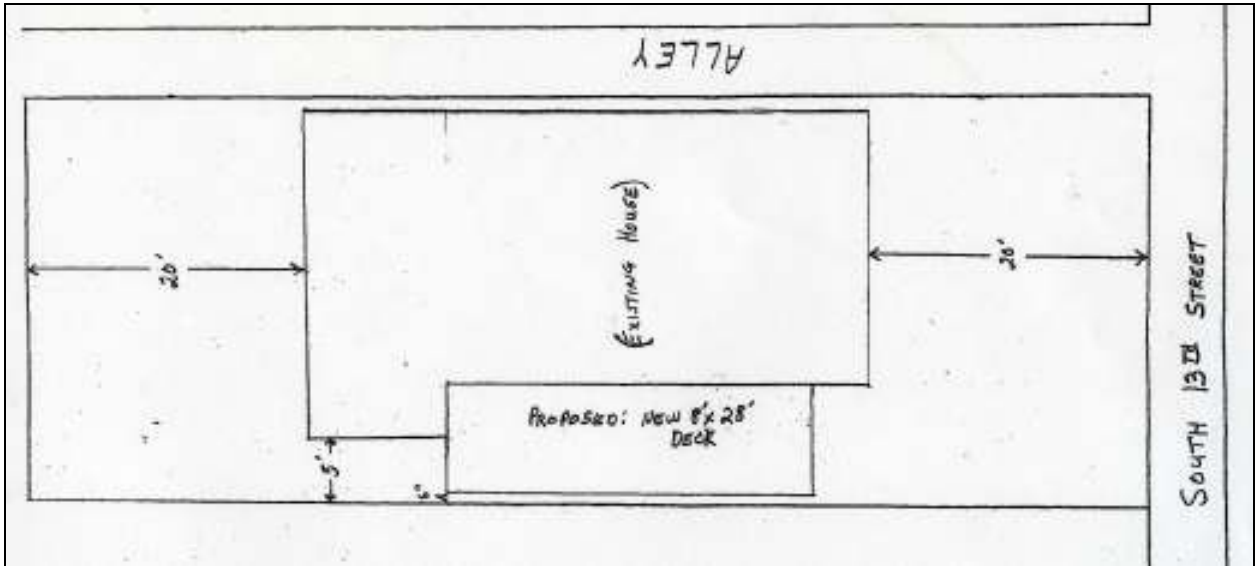
PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the criteria for appendages on semi-public facades led to these preliminary findings:

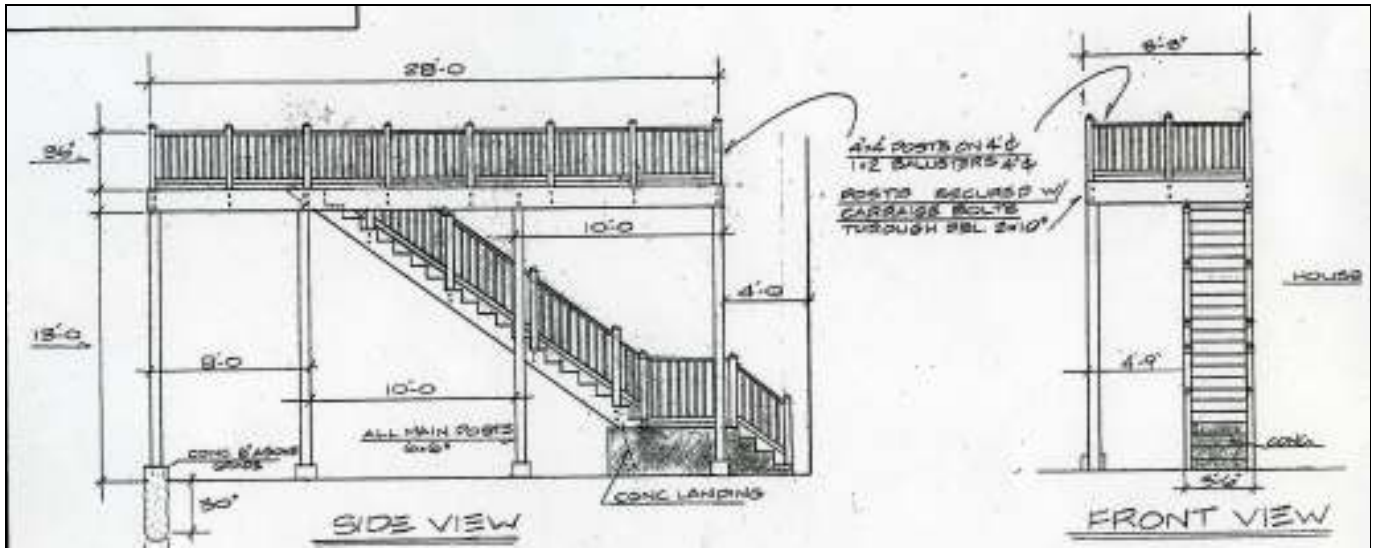
- 2613 South 13th is located in the Soulard Local Historic District;
- The proposed appendage is the entrance to the second-floor living unit and would replace an existing structure and provide more deck space;
- The proposed appendage does not conform to being a two-story porch based on the required Model Example;
- If the proposed appendage with no roof could be considered to be an upper level deck, rather than being placed at the rear of the building, it would be a large scale new feature along nearly the entire Semi-Public Façade; and
- That this proposal, a revision of a design denied by the Cultural Resources Office, keeps the upper level back from the façade of the building, reducing slightly its presence.

The Soulard Restoration Group supports a variance for the project.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board deny the new application as the proposed appendage does not comply with the Soulard Neighborhood Local Historic District standards.



PROPOSED SITE PLAN



SOUTH SIDE ELEVATION

EAST SIDE ELEVATION



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C.

DATE: February 25, 2013
ADDRESS: 2720-22 South Jefferson Avenue
ITEM: New Application to retain noncompliant windows installed without a permit
JURISDICTION: Benton Park Certified Local Historic District — Ward 9
STAFF: Bob Bettis, Cultural Resources Office



2720-22 SOUTH JEFFERSON AVENUE

OWNER/APPLICANT:
Stephen Brao & Stephen Zompa

RECOMMENDATION:
That the Preservation Board deny the application as the installed windows do not comply with the Benton Park Local Historic District standards.

RELEVANT LEGISLATION:

Excerpt from Benton Park Historic District Ordinance #67175:



203 Windows

203.1 Windows at Public Facades

1. Windows in Public Facades shall be one of the following:

- 1. The existing window repaired and retained.**
- 2. A replacement window which duplicates the original and meets the following:**
 - 1. Replacement windows or sashes shall be made of wood or finished aluminum.**
 - 2. The profiles of muntins, sashes, frames and moldings match the original elements in dimension and configuration.**
 - 3. The number of lights, their arrangement, size and proportion shall match the original or be based on a Model Example.**
- 3. Reconstructed windows and sashes in a Public Facade shall be based on the following:**
 - 1. An adjacent existing window in the same facade which is original or;**
 - 2. If all windows on a facade are being replaced, then they shall be based on a Model Example.**

The replacement windows on the Public Façade do not comply. The installed windows are made of vinyl, a material not allowed by the Standards. The windows do not replicate the originals, which were arched, and the sash have uniformed sized rails and dimensions that are not the same as historic wood windows. The number of lights is not based on a Model Example, and presents a false "Colonial" appearance the building never had. The muntins are placed between the panes of glass, presenting a flat appearance on the exterior. As the frames have been covered with coil stock that conceals the original brickmold, the frames do not match the original or a Model Example.

203.2 Windows at Semi-Public Façades

- 1. Windows at Semi-Public Façades shall comply with all of the restrictions outlined in 203.1 except as noted herein.**
- 2. Replacement Windows in a Semi-public façade**
 - 1. Materials: Replacement windows may be constructed of the following materials:**
 - 1. Wood;**
 - 2. Vinyl-coated wood; or**
 - 3. Finished (painted or otherwise coated with color) aluminum. Clear anodized aluminum is prohibited.**
 - 2. Configuration**
 - 1. The profiles of muntins, sashes, frames and moldings shall match the original elements in dimension and configuration.**

2. The number of lights may be reduced to one-over-one.

3. Square head replacement windows may replace original arched head windows where the apex of the arch is less than 6" above its base. However, the arch shall be maintained with a decorative element of wood, finished metal or plastic which appears as wood.

3. Brick Molding

In all cases, the original brick molding shall be retained or duplicated.

The replacement windows on the Semi-Public façades do not comply, except in that the arched opening may be altered to accommodate rectangular sash under an inserted eyebrow. Like the front windows, they are made of vinyl and do not replicate the original windows. Muntins also are not required to be replicated on a Semi-Public Facade; however, if used, they must replicate the original muntin pattern or be based on a Model Example, and must be pm the exterior. Brickmold on the Semi-Public Façades has been obscured with coil stock.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office consideration of the criteria for replacement windows led to these preliminary findings:

- 2720-22 S. Jefferson is located in the Benton Park Local Historic District;
- The windows are made of vinyl, which is not an approved material;
- The installed windows are not based on a Model Example;
- The brickmolds and frames were covered with coil stock and consequently do not have the dimensions of historic windows;
- The muntin pattern is not based on a Model Example, and the muntins are not placed on the exterior of the glass and are not of the correct profile and dimension; and
- The windows were installed without a permit.

The Benton Park Neighborhood Association's Building Review Committee does not support the approval of these windows that do not meet the district's standards.

Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board deny the new permit application to retain the installed windows as they do not comply with the Benton Park Local Historic District Standards.



DETAIL OF INSTALLED WINDOWS



LOOKING SOUTHEAST



LOOKING NORTHEAST

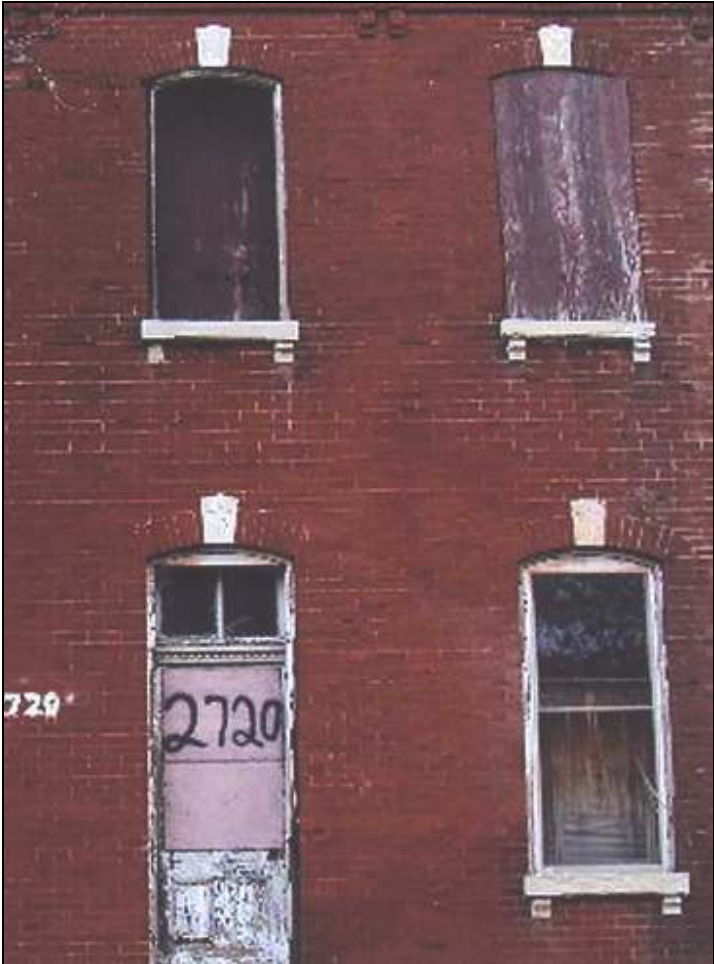


PHOTO SHOWING ORIGINAL SEGMENTAL ARCHED BRICKMOLD – EYEBROWS ADDED LATER TO INCORPORATE NEW WINDOWS OR STORMS



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D.

DATE: February 25, 2013
ADDRESS: 2311 Rutger
ITEM: Appeal of a Director's denial of noncompliant retaining wall installed without a permit
JURISDICTION: Lafayette Square Certified Local Historic District — Ward 6
STAFF: Bob Bettis, Cultural Resources Office



2311 RUTGER

OWNER/APPLICANT:
Lafayette Square Townhouse Assoc. Inc.
Courtney Keefe, President

RECOMMENDATION:
That the Preservation Board uphold the Director's denial as the retaining wall does not meet the Lafayette Square Historic District standards.



RELEVANT LEGISLATION:

Excerpt from Lafayette Square Historic District Ordinance #69112:

101.35 Retaining Wall

A wall constructed to allow a change in grade from one side of the wall to the other.

402 WALLS

402.2 Retaining Walls

A] New and reconstructed retaining walls shall be based on an HME.

B] The exposed side of a retaining wall shall be vertical and may be cast in place concrete with the visual qualities of true stone. An HME is required.

C] The top of the retaining wall shall be horizontal, and shall extend a maximum of 8 inches above the high point of the grade retained.

Comment: New and reconstructed retaining walls shall replicate the appearance of an historic wall. Thus stone or brick may be applied as a veneer to a concrete wall as long as the outward appearance meets the visual qualities of the HME.

D] The following types of visible retaining wall materials are prohibited at public yards:

- 1) Railroad ties**
- 2) Landscape timbers**
- 3) Concrete block of any type**
- 4) Cast-in-place or pre-cast concrete**
- 5) Stucco that does not simulate cut stone**

Does not comply. The installed wall is contemporary in design and material and not based on a Historic Model Example. It is constructed of cast concrete, a form of concrete block, a material that is prohibited. The wall does comply with Standards 402.2 B and C as its exposed side is vertical and the top of the wall is horizontal.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office consideration of the criteria for retaining walls led to these preliminary findings:

- 2311 Rutger is located in the Lafayette Square Local Historic District;
- The installed wall is not based on a Historic Model Example;
- The material used is cast-in-place or pre-cast concrete units;
- The long run of the wall, approximately 115 feet, makes it a prominent non-compliant element in the public portion of the historic district; and
- The wall was installed without a permit

Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the director's denial of the permit as it does not comply with the Lafayette Square historic District Standards.



BIRDSEYE VIEW OF SITE



VIEW WEST ON RUTGER



STEPPED END OF INSTALLED RETAINING WALL



CITY OF ST. LOUIS
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E.

DATE: February 25, 2013
SUBJECT: Appeal of Director's Denial to retain vinyl windows installed without a permit
ADDRESS: 2100 Ann Avenue
JURISDICTION: McKinley Heights Local Historic District — Ward 7
STAFF: Andrea Gagen, Preservation Planner, Cultural Resources Office



2100 ANN

OWNER/APPLICANT:
Andrew Fowler

RECOMMENDATIONS:
That the Preservation Board uphold the Director's denial, as the windows do not comply with the McKinley Heights Historic District Standards.



RELEVANT LEGISLATION:

Excerpt from Ordinance #67901, the McKinley Heights Historic District:

ARTICLE 2: EXISTING BUILDINGS IN RESIDENTIAL PRESERVATION AREAS

203.1 Windows at Public Facades:

1] Windows in Public Facades shall be one of the following:

a. The existing window repaired and retained

Not applicable.

b. Replacement window, duplicating the original, which meets the following requirements;

i. Replacement windows or sashes shall be made of wood or finished aluminum,

Does not comply. Installed windows are vinyl.

ii. The profiles of muntins, sashes, frames, and moldings shall match the original elements in dimension and configuration.

Does not comply. The profiles of the sash and frames of the installed windows do not match the originals.

iii. The number, arrangement and proportion of lights shall match the original or be based on a Model Example.

Does not comply. The original front windows had 6-light upper sashes that were not replicated. A single-light fixed window on the side façade was replaced with a double-hung window.

PRELIMINARY FINDINGS AND CONCLUSION:

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

- 2100 Ann is located in the McKinley Heights Local Historic District;
- Vinyl windows were installed without a permit;
- Vinyl is not an approved material under the historic district standards;
- The profiles of the sash and frames of the installed windows do not meet the standards;
- The number of lights was not replicated on the front windows and a double-hung sash was installed in place of a single-light fixed window on the McNair elevation;
- Several windows were not installed in the original window plane.

Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the application for the windows as they are not in compliance with the McKinley Heights Historic District Standards.



PHOTO OF FRONT ELEVATION BEFORE WINDOW INSTALLATION



VINYL FRONT WINDOWS INSTALLED WITHOUT A PERMIT



MCNAIR ELEVATION BEFORE WINDOW INSTALLATION



MCNAIR ELEVATION AFTER INSTALLATION



F.

DATE: February 25, 2013
SUBJECT: Adoption of Solar Panel Installation Policy
FROM: Betsy Bradley, Director, Cultural Resources Office

As requested at the January 28, 2013 meeting, the text of the proposed Solar Panel Installation Policy, has been reviewed again. Several small sections which provide information on process and other programs have been removed from the Policy and are now in a "Guide for the Applicant." The proposed Policy has not been altered otherwise.

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; and
- 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. The Guide for the Applicant is a document similar to others the Cultural Resources Office has prepared for the use of applicants and does not require Board adoption.

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.

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 policy applies to residential, commercial, institutional and government buildings. If the property has an existing non-historic building adjacent or attached to a historic building, the non-historic building would be the *preferred* site for a solar array, providing it would be not visible or visually compatible.

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.

Implementation

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.

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

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

Solar Panel Standards and Policy Implementation Table, February 2013

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 $\frac{1}{4}$ inch per foot to $\frac{1}{2}$ 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 when 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.

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.

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.

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.

Any installation that does not meet this Policy in a minor way or due to the particular circumstances of the property may 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 the historic roofing materials of clay tile or slate. 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 roof slope above a side elevation of a building, 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

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.

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 Panel Installations: Guide for the Applicant

The review of solar panel installations will be guided by Standards adopted by Ordinance for each local historic district and the Solar Panel Installation Policy for Local Historic Districts adopted by the City of St. Louis Preservation Board.

The installation of active and photo-voltaic solar panel installations on buildings requires a building permit. When a property is located in a local historic district or is a City Landmark, the Cultural Resources Office reviews the permit as well.

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 drawings 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 must be specified.

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 clearly meet the Standards. Applications that have been denied can be appealed to the Preservation Board by the Applicant, per Ordinance #64689.

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.