

## **CITY OF SAINT PAUL**

### **HERITAGE PRESERVATION COMMISSION RESOLUTION**

**FILE NUMBER**      **18-019; 662 Conway Street**

**DATE:**              **April 12, 2018**

**Memorializing the Saint Paul Heritage Preservation Commission's April 12, 2018 decision recommending denial of the installation of two solar panel arrays at 662 Conway Street located within the Dayton's Bluff Heritage Preservation District.**

**WHEREAS**, the Saint Paul Heritage Preservation Commission (HPC) is authorized by Chapter 73 of the Saint Paul Legislative Code to review Historic Use Variance applications and provide a recommendation that is forwarded to the Planning Commission and the City Council; and

**WHEREAS**, the subject property is located within the Dayton's Bluff Heritage Preservation District and is categorized as contributing to the District; and

**WHEREAS**, on April 12, 2018, the HPC, having provided notice to affected property owners, duly conducted a public hearing on the said application where all interested parties were given an opportunity to be heard; and

**WHEREAS**, at the close of the public hearing, the HPC, based upon all the testimony and records, moved to deny the application based upon the following findings of fact and incorporated herein by reference as follows:

1. On July 23, 1992, the Dayton's Bluff Heritage Preservation District was established under Ordinance No. 17942 (Council File #92-900). The Heritage Preservation Commission shall protect the architectural character of heritage preservation sites through review and approval or denial of applications for city permits for exterior work within designated heritage preservation sites §73.04.(4).
2. 662 Conway Street is categorized as contributing to the Dayton's Bluff Heritage Preservation District.
3. The Secretary of the Interior (SOI) Standards state that the historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided. There will not be removal of any historic material, thus meeting the standard.
4. The SOI Standards state that new additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. There will not be removal of any historic material, thus meeting the standard.

5. The SOI Standards state that new additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. The installation of the solar panel arrays will maintain the essential form and integrity of the structure if removed, thus meeting the standard.
6. The SOI Guidelines on Sustainability for Rehabilitating Historic Buildings recommend considering on-site, solar technology only after implementing all appropriate treatments to improve energy efficiency of the building, which often have greater life-cycle cost benefit than on-site renewable energy. No information was provided outlining other energy efficiency efforts or studies, thus it does not meet the guideline.
7. The SOI Standards recommend analyzing whether solar technology can be used successfully and will benefit a historic building without compromising its character or the character of the site or the surrounding historic district. An analysis was not provided, thus it does not meet the guideline.
8. The SOI Guidelines on Sustainability for Rehabilitating Historic Buildings recommend installing a solar device in a compatible location on the site or on a non-historic building or addition where it will have minimal impact on the historic building and its site. While solar array 2 meets this guideline because it is set back on the roof plane behind the dormer, solar array 1 does not meet this guideline as it impacts the site and is visible from the public right of way, thus it does not meet the guideline.
9. The SOI Guidelines on Sustainability for Rehabilitating Historic Buildings recommend installing a solar device on the historic building only after other locations have been investigated and determined infeasible. A study of other locations was not provided, thus it does not meet the guideline.
10. The SOI Guidelines on Sustainability for Rehabilitating Historic Buildings recommend installing a low-profile solar device on the historic building so that it is not visible or only minimally visible from the public right of way: for example, on a flat roof and set back to take advantage of a parapet or other roof feature to screen solar panels from view; or on a secondary slope of a roof, out of view from the public right of way. While solar array 2 meets this guideline because it is set back on the roof plane behind the dormer, solar array 1 does not meet this guideline as it impacts the site and is highly visible from the public right of way, thus it does not meet the guideline.
11. The SOI Guidelines on Sustainability for Rehabilitating Historic Buildings recommend installing a solar device on the historic building in a manner that does not damage historic roofing material or negatively impact the building's historic character and is reversible. The installation method does not damage historic material and is reversible, thus it meets the guideline.
12. The SOI Guidelines on Sustainability for Rehabilitating Historic Buildings recommend installing solar roof panels horizontally—flat or parallel to the roof—to reduce visibility. The solar panels will be parallel to the roof plane, thus it meets the guideline.

13. The SOI Guidelines on Sustainability for Rehabilitating Historic Buildings recommend investigating off-site, renewable energy options when installing on-site solar devices would negatively impact the historic character of the building or site. A study was not provided, thus it does not meet the guideline.
14. Sec. 74.87(4) New additions or alterations to structures should be constructed in such a manner that if such additions or alterations were to be removed in the future, the form and integrity of the original structure would be unimpaired. The installation of the solar panel arrays will maintain the essential form and integrity of the structure if removed, thus it meets the guideline.
15. Sec. 74.87 (5) The impact of alterations or additions on individual buildings as well as on the surrounding streetscape will be considered; major alterations to buildings which occupy a corner lot or are otherwise prominently sited should be avoided. Solar Array 1 will have a visual impact on the surrounding streetscape as it is highly visible from the public right of way, thus it does not meet the guideline.
16. Sec. 74.90(d)(1) Roof hardware such as skylights, vents and metal pipe chimneys should not be placed on the front roof plane. Solar Array 1 is proposed on the front half of the roof plane, thus it does not meet the guideline.
17. The proposed solar panel array installation at 662 Conway Street will adversely impact the Program for the Preservation and architectural control for the Dayton's Bluff Heritage Preservation District (Leg. Code §73.06 (e)); and

**NOW THEREFORE, BE IT RESOLVED**, the Heritage Preservation Commission denies the installation of two solar panel arrays at 662 Conway Street.

<b>MOVED BY</b>	<b>Peroutka</b>
<b>SECONDED BY</b>	<b>Radford</b>
<b>IN FAVOR</b>	<b>6</b>
<b>AGAINST</b>	<b>2 (George, MacDonald)</b>
<b>ABSTAIN</b>	<b>0</b>