
COMPTON HILL HISTORIC DISTRICT REHABILITATION AND NEW CONSTRUCTION STANDARDS

A. Purpose of Standards

These standards shall apply to materials, color, form and architectural character of structures, appurtenances thereto, satellite structures, drives and yards, which are visible from the street; the term street not including alleys.

B. Permitted Uses

1. Use of Commercial Areas (Zoning Area "F" & "G")

A building or premises shall be utilized only for the uses permitted in the zoning district within which the building or premises is located; except that none of the following uses shall be permitted: trucking terminals, open storage yards, junk yards, drive-in or fast food restaurants, service stations, garages and used car lots and any use that causes the emission of obnoxious odors or presents a high hazard potential to the general public.
2. Use in Single Family Residential Areas
 1. No more than one house together with any subsidiary building shall be erected on each of the residential lots. The premises shall not be used for business of any description.
 2. A residence, together with its subsidiary buildings, may be leased to any person for use as a private residence for one family, but no portion less than the whole thereof shall be so leased.
 3. No implement of construction shall be parked or stored in a residential zone overnight; and no truck or other commercial conveyance shall be parked or stored, except behind the back line of a house and then only one such vehicle duly licensed per house operated by a resident of such house.
 4. In the event that an element of these standards is inconsistent with the zoning ordinances for the City of St. Louis, or with the restrictive covenants, the more restrictive shall apply.
3. Use in Two-Family and Multiple Family Residential Areas
 1. No more than one structure together with its subsidiary buildings shall be erected on each side of the residential lots. The premises shall not be used for business of any description.
 2. A multiple family structure may be leased for residential use by one or more families, subject to the zoning ordinances of the City of St. Louis.
 3. No truck, implement of construction or other commercial conveyance shall be parked overnight or stored in a residential zone.

4. In the event that an element of these standards is inconsistent with the zoning ordinances for the City of St. Louis or with the restrictive covenants, the more restrictive shall apply.

C. Demolition and Removals

1. No building or structure in the district shall be demolished, and no permit shall be issued for the demolition of any such building or structure, unless the Landmarks and Urban Design Commission shall find either that the building or structure is in such a state of deterioration and disrepair as to make rehabilitation impossible unless such rehabilitation is found economically unfeasible or the building or structure is architecturally inconsistent with other structures to such an extent that it detracts from the historic character of the neighborhood.
2. Except for substitution of deteriorated materials as provided in these standards, no original architectural detail or ancillary structure shall be removed.
3. The Landmarks and Urban Design Commission shall be the final decision-makers concerning demolition and removals.

D. Scale, Size and Proportion

All new and rehabilitated structures shall complement the height, scale and proportion of adjacent buildings.

E. Location, Spacing and Setback

Location and spacing of new or reconstructed buildings shall be consistent with the existing patterns in the neighborhood respecting depth of front yards, width of buildings and width of side yards. If there is a uniform setback on a block, new buildings shall be positioned along such setback.

F. Exterior Materials

1. Materials for new or rehabilitated structures shall be compatible in type, texture and color with the original building material. If the building is new, materials shall be compatible in type, texture and color with the predominant original building materials used in the neighborhood.
2. The use of raw concrete block and imitations or artificial materials are not permitted. Aluminum or other types of siding are permitted only when they are used in the place of wood siding and are similar in detail and design to the original siding. Mill finished aluminum is not permitted. Previously unpainted brick surfaces shall not be painted.

G. Architectural Detail

1. Architectural details on existing structures shall be maintained in a similar size, detail and material. Where they are badly deteriorated, a similar detail may be substituted.

2. Doors, windows and other openings on rehabilitated structures shall be of the same size and in the same horizontal and vertical style as in the original structures. Exterior shutters, when used, shall be made of wood and shall be of the correct size and shape to fit the entire opening for which they were intended.
3. Storm doors, storm windows, and window frames shall be of wood, color finished material. Mill finished aluminum or similar metal is not permitted.
4. Renovated dormers, towers, porches, balconies or cornices shall be maintained in a similar profile, size and detail as originally constructed. Similar new construction shall complement the design.
5. New ancillary and satellite structures shall conform in design to the architectural style of the period in which the principal structure was built.
6. New gutters and downspouts shall be of copper or other color finished or painted material. Awnings and canopies where visible from the street are not generally appropriate, but when approved shall be of canvas or canvas-like material.

H. Roof Shape and Material

1. In neighborhoods in which a roof shape, angles and lines are dominant, new or renovated structures shall conform to such shape, angles and lines.
2. Roof materials shall be slate, tile, copper or asphalt shingles. Roll roofing material, corrugated sheet metal, shiny metal, or brightly colored asphalt shingles are not permitted where seen.

I. Walls, Fences and Enclosures

Materials for construction of new fences shall be compatible with the character of the neighborhood. Materials may include, wood, stone, brick, wrought iron or evergreen hedge. Barbed wire, "chicken wire" or narrow gage wire fabric shall not be used. The use of chain link fence is discouraged unless appropriately camouflaged.

J. Landscaping

If a particular type of landscaping material predominates in a neighborhood, new planting shall be compatible. The installation of street trees is encouraged.

K. Paving and Ground Materials

If a particular type of paving material or ground cover predominates in a neighborhood, new or added material shall be compatible with the streetscape. Loose gravel or crushed stone shall not be permitted.

L. Street Furniture and Utilities

Free-standing light standards placed in the front yard of any premises shall be either authentic period styling of high quality contemporary design. Where possible, all new utility lines shall be underground. The design and location of all items of street furniture shall be compatible with the character of the neighborhood.

M. Drives and Parking

In neighborhoods in which the entrance to individual private drives is made from the alley, all new or renovated drives shall be made only from the alley. Drives which enter from the street shall be constructed of brick, granite pavers, Portland cement or asphalt paving.

N. Signs

Except for neighborhood entrance markers within the Historic District, no signs shall be permitted except for advertising to or informing the public of service, business, occupation or profession conducted in, or about the premises, except in that in no case will the following be allowed:

1. Roof top signs
2. Billboards
3. Flashing or animated signs or signs with any moving parts
4. Back lighted signs
5. Wall signs above the second floor sill line
6. Large projecting signs which block windows or other signs
7. Loudspeaker music or speech for advertising purposes

In addition, no sign allowed by this ordinance shall be permitted if the Landmarks and Urban Design Commission finds such sign to be incompatible with the historic and/or architectural character of the district.

These standards shall not be construed to prevent the ordinary maintenance or repair of any exterior feature in the Historic District which does not involve a change in design, material, color or outward appearance, nor to prevent the demolition of any structure or detail which the building inspector certifies as dangerous and unsafe.

In the event an element of these proposed uses, construction and restoration standards is not consistent with the zoning ordinance for the City of St. Louis, or other City codes or ordinances, the more restrictive shall apply.

If any provision of this ordinance is held to be unconstitutional or invalid, such unconstitutionality or invalidity shall not affect the remaining provisions.

Approved: November 5, 1978.