
NORTH I-44 HISTORIC DISTRICT USE, CONSTRUCTION AND RESTORATION STANDARDS

A building or premises shall be utilized for the uses permitted in the zoning district within which the building or premises is located. Any new permits for the following commercial uses are hereby prohibited; adult book stores, movie houses which show X-rated movies, massage parlors, pinball arcades, pool halls, tattoo parlors and pawn shops. Carry-out restaurants and motor fuel pumping stations as specified in Section 11 of Ordinance 59979, approved 7/30/86, or as amended, are hereby prohibited. In addition, the Excise Commissioner will issue no new license(s) for full drink, 22% drink, 5% drink, 3.2% drink, C.O.L., full package, 22% package, 5% package or 3.2% package shall be issued after the effective date of this Ordinance. The only exception to this provision is for license(s) which shall allow the sale of intoxicating liquor at retail by the drink for consumption on the premises where sold in a restaurant, as defined in Section 14.04.130 of the Revised Code, City of St. Louis, 1980, as amended. This exception shall not permit the license(s) to sell any alcoholic beverage of any kind or alcoholic content above .05% for off-premises consumption. The Excise Commissioner may issue a non-renewable temporary license for a period not to exceed ninety (90) days to establish whether a restaurant as defined in Section 14.04.130 of the Revised Code, City of St. Louis, 1980, is serving more than 50% consumed on premises food and thereby may be considered for a full drink license for the sale of intoxicating liquor as provided herein and pursuant to the applicable provisions of Section 14.28 of the Revised Code, City of St. Louis, 1980, as amended.

No building, or any architectural detail or feature of any building shall be removed without prior approval by the Heritage and Urban Design Commissioner or Heritage and Urban Design Commission Staff, who shall be responsible for the administration of this ordinance, as provided by and subject to the provisions of Ordinance 57986, SECTS 24.12.010 TO 24.20.020 of the Revised Code, City of St. Louis, 1980 as amended, with the appropriate assistance of other City departments or offices as provided by City Charter or ordinance. Any new construction should be stylistically compatible with adjacent structures.

1. Exterior Materials:

Exterior Materials shall be generally consistent over the entire block face and shall be limited to materials that were originally used to construct residences in the neighborhood. Such materials may be integral with the buildings structure, a surface or enclosure, or an ornament on the building. The dominant facade material over the entire area is red brick. There are very few buildings with stone facades, some yellow brick buildings, and a few wood frame structures. The use of wood frame, wood siding or wood shingles on any exterior elevation as a dominant material is prohibited, unless such material can be shown to have been the original dominant material on at least three-quarters of all elevations of a building.

For utility buildings and garages, appropriate materials are brick, brick veneer, brick-scored concrete block (painted brick red) and split-faced concrete block.

New construction shall be of exterior materials similar to those already in use on the street, such as brick, wood trim, and glass. Any additions or alterations to primary facades or to prominently-visible secondary facades shall conform to the historic character of the building. The use of imitation, artificial or simulated exterior materials is prohibited, except when such materials serve to replicate original architectural elements which have been lost or destroyed.

Below are lists of exterior materials which are approved and those that are prohibited. By no means are these lists complete, but indicate the most common materials, and will serve as a guide in selecting others, particularly for primary facade treatment:

APPROVED:

- Brick
- Glass
- Aluminum or steel gutters (color-clad and complementary to the building)
- Stone
- Wood (for unenclosed rear porches, decorative trim surrounding windows and doors, and replacement of original wood treatment)(Painted or stained with opaque stain)
- Painted or color anodized metal
- Copper or zinc (for roof, gutters, downspouts)
- Terra cotta (trim)
- Cast or wrought iron
- Slate (for roof, dormers, siding)
- Vinyl siding (as replacement for original clapboards)

PROHIBITED

- Permastone
- Stucco
- Aluminum or T-111 Siding
- Expanded metal screens
- Raw aluminum or galvanized steel
- Porcelanized metal panels
- Corrugated fiberglass, cement asbestos board or asbestos shingles (for wall treatment)
- Unpainted or untreated wood
- Raw concrete block
- Ceramic tile (in vertical applications)
- Tar paper or roll roofing
- Any material not specifically intended for exterior use

2. Color:

There shall be no painting of unpainted masonry buildings. Previously painted buildings, if changed, must be either chemically cleaned or repainted a brick red color.

The range of colors used on facades should unify the area while emphasizing the distinct qualities of each building. The dominant color applied to the building shall be a background somewhat neutral in color, and shall approach the value and intensity of natural materials, such as brick and stone. Brighter complementary colors shall be limited to the trim.

3. Height and Location:

a. Height:

On blocks where buildings are generally the same height, new or renovated residential structures are to be within 15% of the average height of existing buildings on the block. Commercial structures may be one-story in height. On blocks with varying heights, new or renovated residential buildings shall fit within the overall pattern of the block.

b. Location, spacing, width and setback:

Location and spacing of new residential buildings shall be consistent with existing patterns on the block and the width of such buildings shall be consistent with existing building widths. If there is an existing uniform setback for residences on the block, new buildings shall maintain that setback. Commercial structures may adhere to additional setbacks, if necessary, in order to provide parking for their business use.

4. Details:

a. Original details, such as cornices, roof brackets, etc., shall be maintained, repaired or replaced as close to the original features as possible. Architectural details on new structures shall be compatible with details on existing buildings in terms of design, materials and scale.

b. Primary (front) doors must be of wood. If modern storm doors are used, they must be of colorclad material and full-light. Flush doors are prohibited. Flush doors with novelty treatments are also prohibited.

c. On each elevation, window patterns shall reflect the original configuration. Windows, as well as doors and other openings on both new and renovated structures shall be in the same horizontal and vertical size and style as in the original buildings in the area. Both new and replacement windows shall be limited to wood or color-finished metal. Raw or uncolored aluminum is prohibited for storm windows or prime replacement windows. If used, storm windows must be mounted to or fit between the blind stops of the existing window.

New windows installed shall fill the original opening without the use of fixed panels. This may be modified only in the case of segmental arched windows, and

then the eyebrow of the window is to be decorative in design. If an existing window must be filled in, the color and type of exterior materials used on the original building shall be used. The window opening shall still be expressed so as not to change the basic proportions of the facade. For major renovation projects, if a window has previously been filled in, in a manner inconsistent with this policy, a reinstatement of the original facade proportions is required through the use of materials already in existence on the facade. Window air conditioner units shall not be placed on the front of the building. Compressors for central air conditioning units shall not be placed in front of the building line, and shall be screened from the street.

- d. Fixed metal or fiberglass awnings on any exterior elevation are prohibited. Awnings, if installed must be of canvas or canvas-like material. Signage on awnings shall be limited to building number and/or business name. Awnings shall be in solid colors or subtle stripes. Colors should be similar to those used on the facade trim of the building. Samples of awning material must be submitted with application for permit.
- e. Roofs:
Any change to roof materials require a building permit. On blocks where a roof line and shape is dominant, new or renovated structures shall have the same roof shape and lines. On blocks where there are different roof shapes and designs, new or renovated structures shall have roof shapes and lines compatible with adjacent buildings. Materials for new or renovated roofs shall be compatible with the original materials in the neighborhood. It is always desirable to repair and retain slate or tile roofs where possible. Aluminum or plastic siding, corrugated sheet metal, tar paper, and brightly-colored asphalt shingles on Mansard or pitched roofs are not acceptable where visible from the street. A consistent material shall be used on any given roof. Dark earth tones, shades of grey or a color which duplicates the original color of the roof, shall be selected for roof colors.

Unpainted galvanized steel or aluminum is not a suitable material for guttering.

Existing dormers be retained, repaired or replaced on the primary facade of a building according to the original design, whenever possible.

5. Site Improvements:

a. Walls and Fences:

1. Residential:

Materials and construction of new or renovated fences, when visible from the street, shall be compatible with the character of the neighborhood. Materials shall include wood, stone, brick, wrought iron or evergreen hedge. Unpainted chain link and wire fabric are prohibited. If used it is required that such materials be painted or coated in black, dark green or some other appropriate color. Height and fences shall not

exceed 6 feet in the rear yard, 42 inches at the building line. Fences are prohibited in front of the building line. A side yard fence on a corner lot may not extend beyond the face of the main wall of the building, or in front of the building line of the interior lots of the cross street, whichever is least restrictive.

2. Commercial:

Fences facing the commercial streets shall be brick, wrought iron, wood. These materials are also preferred for other fencing, particularly along side streets, though painted or coated chain link is acceptable in these areas. Barbed wire is not acceptable.

b. Landscaping:

Landscaping and/or screening of parking and service areas is required. It must be remembered that those areas are visible to the surrounding residential or customer parking areas.

c. Parking:

All parking areas are to be paved with dimensions of eight feet (8') by eighteen feet (18'), or one hundred forty-four feet (144'), and are to be screened by a minimum three-foot planting strip from adjacent uses and the street. Parking material for all parking areas over 3,000 square feet shall be oil-based aggregate, such as asphalt, or concrete.

d. Accessibility:

All commercial buildings shall be as accessible to disabled individuals as possible, given the constraints of working within an existing structure. The specific guidelines for accessibility should be American National Standards Institute, Inc. ANSI A117.1-1980, a copy of which is available at the Heritage and Urban Design Commission Office.

6. Signs:

a. Residential:

No signs shall be allowed in the residential area, except:

1. signs on new or renovated residential structures are not to be larger than six (6) square feet;
2. signs on new or renovated residential structures cannot obstruct architectural details, are not to be lighted, and are not to have moving parts;
3. signs on new or renovated residential structures are to be limited to one per family unit; and
4. freestanding signs for institutional uses not to exceed a total of thirty (30) square feet in area. These signs shall be simple in design, non-flashing, with no moving parts, and neither neon nor backlighted.

b. Commercial:

Projecting signs are not to be hung from the building above the first story. They are not to conceal architectural details. Projecting signs are not to exceed fifty (50) square feet per side or one hundred (100) square feet total, or 15% of the square footage of the wall on which they are placed. Projecting signs are not to interfere with pedestrian movement. Wall signs are not to conceal architectural details and are to be less than 15% of the square footage of the wall on which they are placed, or fifty (50) square feet per side, and not to exceed one hundred (100) square feet. Interior illuminated signs are to be limited to twenty-five (25) square feet per side. Freestanding signs are not to be higher than twenty-five (25) feet. They are not to conceal architectural details. All signs are to be limited to expressing only the function or name of the building. Non-appurtenant advertising is not acceptable. Corner buildings may have no more than three signs. Buildings with only one street exposure may have no more than two signs. Rooftop signs, or signs that are flashing or have rotating or moving parts are not acceptable. Signs on commercial establishments shall be for identification only; no permanent advertising signs shall be used. Temporary advertising signs shall not be placed on the windows of the establishment but may appear on displays behind the glass line.

c. New outdoor advertising devices (billboards) as defined in Section 18 of Ordinance 59979, approved 7/30/86, or as amended, are not permitted. Outdoor advertising devices existing at the time of the effective date of this Ordinance shall be removed within five years from the effective date of this Ordinance, said requirement to be enforced by the Building Division.