

ORDINANCE #65324
Board Bill No. 152

An ordinance pertaining to the Feasting Fox / Al Smith's Restaurant and Pub, located at 4200 S. Grand Avenue (the Property) having as subject matter the designation of the Property as a City of St. Louis Landmark, containing definitions, design standards, a severability clause and an emergency clause.

Whereas the Property is important in the City of St. Louis because it is associated with the rise of the Brewing Industry in St. Louis, and

Whereas the Property is a fine example of the architectural development of the City and of revival style architecture; and

Whereas, the City wishes to protect the design and physical integrity of the Property; and

Whereas, the City of St. Louis Preservation Board of the Planning and Urban Design Agency was created to protect the design and physical integrity of sites and districts within the City limits; and

Whereas the staff of the Preservation Board, the City of St. Louis Planning and Urban Design Agency Cultural Resources Office, are trained preservation professionals with degrees in architectural history and architecture; and

Whereas the Planning Commission and the Board of Public Service have reviewed the proposed landmark designation and standards and have found no objection;

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. Definitions:

ANCILLARY BUILDING

Ancillary buildings are detached, non-habitable structures including but not limited to the following: gate houses, common mailbox centers, storage sheds, greenhouses, garages.

APPENDAGE

Term used to describe an accessory space, enclosed or unenclosed, single story or two-story attached structures; i.e. conservatory, covered porch, balcony. This definition does not include decks, uncovered porches or room additions. A Model Example of an appendage must be historical as defined by these Standards and consistent with the age and style of the building to which it is to be attached.

CAST IRON

Term used to describe a method of manufacturing iron parts or certain building elements. The iron is heated to a molten state and poured into molds. Decorative tips, and tie-rod stars are two common examples of cast-iron.

CITY LANDMARK

Any site or sites designated for protection from alteration or demolition by the City of St. Louis Board of Aldermen. A City Landmark cannot be altered in design or construction, and demolition of the property cannot occur without the permission of the City of St. Louis Preservation Board or its successor agencies.

COPING

Term used to describe the cap of a parapet or wall.

CORNICE

This is the decorative portion of a building located where the building wall meets the roof. Besides being a decorative element, the cornice often camouflages the gutter and supports the roof overhang.

DORMER

A dormer is a structure built upon a sloping roof or mansard to provide a window into the attic story.

FACADE

A building facade is a specifically defined outer wall of the structure. For example, the street facade is the building wall which faces the street.

FINISH MATERIALS

Any smooth surfaced wood, painted or stained. Unpainted copper, lead, or brass are permitted. Other bare metal, unpainted galvanized metal, rough sawn wood, bare wolmanized wood, are not considered finish materials.

FLAT ROOF

Flat roofs are those which are essentially flat. They will usually have a slope of 1/4" per foot to 1/2" per foot and are almost always waterproofed by a built-up roof.

FREE STANDING WALLS

Term used to describe a freestanding wall approximately the same height above the grade on each side of the wall.

GABLE

The gable of a building is the triangle portion of a building wall which is formed by two slopes of a roof.

MASONRY

Masonry is the family of building techniques which use stone, brick, ceramic, or concrete block units, usually separated by mortar beds and joints.

MASS

Term used to describe the visual displacement of space based on the building's height, width and depth; the 3 dimensional impact of a structure.

PARAPETS

A building's parapet is that portion of the walls which project above the roof. Parapets are most commonly part of a masonry building and can be found on buildings with flat, gabled, half-flounder, or mansard roofs.

PERMASTONE

Permastone is a trade name which has come to be used generically to describe all varieties of synthetic materials designed to resemble stone. These materials are precast cementitious "stones" or panels of "stone" attached as veneer over existing masonry. Permastone in particular is not allowed on a City Landmark. Other forms of "precast" stone will be evaluated on a case by case basis for compatibility with the original materials.

PRIVACY FENCES

Term used to describe those fences which are located more than 12 inches behind the building line and which are opaque due to materials and construction.

PROPORTION

Term used to describe any system of mathematical ratios which establish a consistent set of visual relationships between the parts

of a building and to the building as a whole.

RATIO OF SOLID TO VOID.

Term used to describe the percentage of opening to solid wall. Openings include doors, windows and incised porches and vestibules.

Term used to describe a wall constructed to allow a change in grade from one side of the wall to the other.

SCALE

Term used to describe the perceived size of a building relative to the height and width of adjacent structures. Also the perceived size of an element of a building relative to known architectural elements; for example, the size of a door relative to a window.

STOREFRONT

Storefronts consist of large, fixed pieces of glass. The glazing area normally extends from a knee high sill to ceiling height, with wood or metal frames supporting the store window and transoms. The area below the windows were often raised panels or moulded panels.

STREET FENCES

Term used to describe those fences which are located in front of the building or less than 12 inches behind the building line.

TOOTH-IN

The phrase "tooth-in" refers to a masonry technique used to form a new opening or close an existing opening in a masonry wall. In the case of a new opening in a brick wall, the edges of the new opening would first be notched beyond the actual width dimensions of the opening. This notching would allow for the insertion of half bricks aligning with the ends of the full bricks. The result is an opening jamb which is smooth, neatly aligned, and has the hard surface of the bricks properly exposed at the jamb edges. The reverse process would be used to brick in an opening in an attempt to blend the new bricks with the existing. This reverse process is not a recommended method of infilling a window under this Ordinance.

TUCKPOINTING

Tuckpointing is a process of repairing mortar joints in a masonry wall. The existing mortar is removed to a prescribed depth from the face of the masonry. After this process is complete, new mortar is pressed into the joints and then properly tooled. The removal process is important to provide adequate area for the new mortar. The mortar mix must be compatible with the hardness of the masonry. The color of the mortar is determined by pigments added, the type, size, and quantity of sand mixed in, and the color of the cement used. The tooling of the mortar joint is important because the design of the joint tooling can affect the ability of the joint to shed water. The design of the joint tooling also affects the appearance of the masonry.

TYMPANUM

A term used to describe the wood panel which fills in the transition between an arched brick lintel and a flat window head.

VISIBLE

For the purpose of this code, visibility shall be determined from public areas of the street on which Public and Intermediate Facades face. Visible shall refer to things that can be seen from adjacent public areas, when viewed from six feet or less above the ground. Landscaping is not permanent and shall not be considered when determining visibility.

WYTHE

Wythe is a term used in masonry construction to describe the thickness of a wall. A 2 wythe brick wall is one which is 2 bricks thick (approximately 8"). Most brick walls in historic residential construction are 3 wythe walls, or 3 bricks thick (approximately 13").

WROUGHT IRON

Term used to describe a method of manufacturing iron parts or certain building elements. The iron is heated in a forge and shaped while soft, either by bending or hammering. Fences and gates often incorporate wrought iron elements.

SECTION TWO. USE, REHABILITATION AND NEW CONSTRUCTION STANDARDS

Use: The building and premises shall be used only for the uses permitted in the zoning district within which the building is located.

1. Structures: New construction or alterations to existing structure: All designs for new construction or major alterations must be approved by the Cultural Resources Director, or the Preservation Board, as well as by the existing approving agencies, as required by City Ordinances. Work that does not require a building permit based on City building codes serves as standards for the structure and requires a "Heritage Only" permit.

2. Demolition of any portion of the existing building must be approved by the Historic Preservation Board.

3. Exterior Materials: All materials used for replacement on the building shall duplicate the original building material.

4. Details: Architectural details on the existing building including, but not limited to turrets, half-timbering, storefront windows, stucco, dormers, chimneys, brackets, and door hood shall be maintained in their original form.

5. Door openings shall be in the same vertical and horizontal proportions, style, materials, and design as the original structure.

6. Replacement windows must replicate the style and configuration of the multilight original double-hung and casement windows, including storefront windows.

7. New gutters shall be made of copper; color finished aluminum, sheet metal or other non-corrosive material to match existing.

8. Roof Shape and Material: The jerkinhead roof shape of the original building shall be maintained. Patterned slate shingles shall remain, and if replacement is necessary they will be replicated in slate or cementitious slate.

9. New Construction shall be sympathetic to the main building in exterior materials and architectural style. The scale shall be such that it is clearly subsidiary to the main building.

10. Mechanical: Heating and air-conditioning ductwork, venting, etc. shall not extrude from the visible facades of the building.

11. Signs: No sign allowed by this ordinance shall be permitted if the Preservation Board finds such sign to be incompatible with the historic and/or architectural character of the Property. No signs shall be permitted except for informing the public of service, business, occupation or profession conducted in, or about the premises, except in no case will the following be allowed:

(a) Roof-top signs

(b) Billboards

(c) Flashing or animated signs or signs with any moving parts

(d) Back-lighted signs

(e) Wall signs above the second floor sill line

(f) Large projecting signs which block windows or other signs

(g) loudspeakers for music or speech for advertising purposes Signs shall not obscure any architectural detail, shall conform to the architectural design of the buildings and shall in no case be larger than twenty-five square feet.

12. Awnings: New awnings and canopies shall be based on a model example, and shall be the same shape and size as the window, door, or storefront behind. They must be constructed of a fabric material, and cannot be backlit.

13. Accessories: Satellite dishes shall not be mounted on a visible façade of the building. Shutters, fixtures and other accessories shall not be affixed to the building without prior approval of the Cultural Resources Director or the Historic Preservation Board.

14. Street Furniture and Utilities: Free-standing light standards shall be either authentic period styling or high quality contemporary

design.

15. 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.

16. Interior Materials: The interior of the building and all appurtenances therein are not regulated under this designation, except insofar as they may be regulated under building codes or other generally applied governmental criteria.

SECTION FOUR. SEVERABILITY CLAUSE

If any provision, sentence, clause, section, part, or application of the ordinance and the regulations and standards contained herein is for any reason held to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, parts, or applications of this ordinance, regulations and standards.

SECTION FIVE. Emergency clause.

This being an ordinance for the preservation of public peace, health, and safety, it is hereby declared to be an emergency measure within the meaning of Sections 19 and 20 of Article IV of the Charter of the City of St. Louis and therefore shall become effective immediately upon its passage and approval by the mayor.

Approved: November 14, 2001