
BENTON PARK HISTORIC DISTRICT REHABILITATION AND NEW CONSTRUCTION STANDARDS

PART III HISTORIC DISTRICT DESIGN STANDARDS

SECTION ONE. These Benton Park Historic District Standards (the "Standards") have been developed to establish a clear and consistent set of standards to govern the exterior architectural features within the Benton Park Historic District. These Standards supplement the Building Code of the City of St. Louis (the "Building Code") and any applicable ordinances establishing standards pertaining to the construction, maintenance and repair of buildings located within the Benton Park Historic District, and the areas surrounding such buildings. These Standards should not be interpreted as giving any relief from, or as constituting an abandonment of the Building Code or any such ordinances.

SECTION TWO. Pursuant to Ordinance No. 94689 of the City of St. Louis, as may be amended from time to time, the primary responsibility for enforcing, waiving enforcement of, and, where necessary, interpreting and supplementing the provisions of these Standards rests in the Cultural Resources Office (hereafter, together with any legally authorized successor entity, the "Commission"). Accordingly, all questions regarding such matters should be directed to the Commission.

SECTION THREE. There are two basic concepts inherent in these Standards. They are embodied in the definitions of Public, Semi-Public, and Private facades and the requirement for Model Examples;

1. Establishing definitions for three types of building facades serves to recognize the fact that certain portions of a building are more critical to the Benton Park Historic District's character than others. Accordingly, the regulations contained herein are more stringent for the Public elements of buildings than are those for Semi Public and Private elements.
2. Making the submission of a Model Example a prerequisite to obtaining approval of plans to construct or reconstruct building elements or to construct new buildings has two important advantages. First, it ensures that building elements will be compatible with the building for which they are to be constructed and that new buildings will be appropriate in their architectural environment. Second, it enables those seeking such approval to clearly communicate their plans to the Commission.

SECTION FOUR. As a final matter, many provisions of these Standards specify the composition of building materials which may be used in constructing and reconstructing buildings and building elements. It is recognized, however, that technological advances in the manufacture of building materials may already have resulted, or may in the future result in building materials which, while of composition different than that specified herein, perform identically, or sufficiently similarly in function and appearance. The fact that provisions of these Standards

specify the composition of building materials which may be used should not be interpreted as forever foreclosing the possibility that building materials of a different composition may be approved for use. However, the decision to allow the use of such building materials rests wholly within the discretion of the Commission.

SECTION FIVE. Basic Principles

1. The removal or alteration of original building materials or distinctive architectural features should be avoided when possible, especially if they are important in defining the overall historic or visual character of a building. If the materials and features are original and in serviceable repair, they should be kept as is.
2. Deteriorated materials and architectural features should be repaired, rather than replaced, whenever possible.
3. Materials and architectural features that are too deteriorated to repair should be replaced in kind or with a visually-compatible substitute material (if replacement in kind is not technically or economically feasible). The appearance of the replacement should match the appearance of the original material or feature.
4. New features that are designed and installed to replace original features that are completely missing should either be an accurate restoration of the original features (based on photographs, drawings, or physical evidence), or new designs based on historical model.

SECTION SIX. General Guidelines

1. All buildings and structures are products of their own time. Alterations that attempt to make a building look older or younger than it is, or that try to change the architectural style of the building, should be avoided.
2. Later additions to an old building, or non-original facades or storefronts, may have gained significance in their own right as examples of an architectural style or evidence of historical changes to the building. If so, these additions or alterations to the original building should be evaluated on a case by case basis.
3. The surface cleaning of structures should be undertaken with the gentlest means possible. Sandblasting and other abrasive techniques shall not be used to clean the exterior of a building, because they will damage the original building materials.
4. Original openings should not be altered on the public facade(s) of a building, because enlarging, reducing the size, or eliminating openings can dramatically alter the appearance and character of a building.
5. Original building materials and architectural features should not be covered by other materials.
6. Any non-original material or feature on a building that was in existence at the time of the designation of the historic district may be retained as is, or repaired.

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ARTICLE 1: DEFINITIONS

101.1 Alley House

A residential structure located immediately adjacent to an alley, and originally behind another residential structure on the same building lot. Due to demolition, an alley house may be the only remaining structure on a building lot.

101.2 Appendages

Steps, stoops, porches, and decks attached or immediately adjacent to the primary building.

101.3 Carriage House

A building originally used to protect carriages and horses, and often containing living quarters for hired hands. Typically, they are two story structures and are located at the rear of the building lot immediate to the alley.

101.4 Cast-iron

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.

101.5 Cornice

The decorative portion of a building where an exterior wall meets the roof. In addition to being decorative, the cornice often camouflages the gutter and supports the roof overhang. In the Benton Park Historic District, cornices are made of a variety of materials and designs incorporating brackets, dentil moldings, and ogee moldings. Cornices are typically constructed of brick, built-up pieces of wood, sheet metal or combinations of all three. As used herein, cornices includes top cornices and crown moldings. (See Section 101.24)

101.6 The Benton Park Historic District

That portion of the City of St. Louis described In Appendix: "Legal Description of the Benton Park Historic District."

101.7 Dormer

A structure projecting from a sloping roof or mansard to provide a window into the attic story.

101.8 Facade

An exterior wall of a building. The street facade is the wall of a building which faces the street. (See also Section 101.17)

101.9 Flat Roof

Roofs which are essentially flat, typically having a slope of 1/4" per foot to 1/2" per foot, and usually waterproofed by a built-up roof.

101.10 Gable

The triangular portion of a building wall which forms two slopes of a roof.

101.11 Half-flounder

A type of building with a roof which slopes from one side of the building to the other.

101.12 Masonry

The family of building techniques which uses stone, brick, or concrete block units, usually separated by mortar beds and joints.

101.13 Mansard

A steeply sloping roof, often incorporating dormers to provide light and ventilation for the attic story.

101.14 Model Example

Comment: Throughout these Standards, a Model Example is often required as a basis for comparison and as a source of ideas for reconstructed elements and for new construction.

1. A building or element(s) of a single building type or style constructed prior to 75 years ago:
 1. Existing or once existing within:
 1. the Benton Park Historic District; or
 2. The City of St. Louis, provided it is of a form and architectural style currently or once found within the Benton Park Historic District; and
 2. Offered to prove that:
 1. A design proposed for constructing or reconstructing a building will result in a building element compatible with the building for which it is to be constructed; or
 2. A design proposed for constructing a new building will result in a building compatible with its architectural environment; and
 3. Of a comparable form, architectural style and use as:
 1. The building to receive the constructed or reconstructed element; or
 2. The building to be constructed.
2. A Model Example shall be evidenced by a series of photographs or photographic reproductions at least 3" by 5" in size and either black and white or color, which shall include the following:
 1. In the case of proposed construction or reconstruction of building elements:
 1. Photographs or photographic reproductions clearly showing the Model Example building elements in detail, and where possible taken from at least two different angles; and
 2. Photographs, or photographic reproductions showing the overall form and style of the building upon which such building elements are found; or
 2. In the case of proposed new construction:
 1. Photographs or photographic reproductions showing, in its entirety, the public facade and, where possible, each facade of the Model Example building; and
 2. Photographs, or photographic reproductions showing, in detail, special elements thereof, including, but not limited to windows, cornices, and dormers.
 3. The Model Example concept is not intended to preclude contemporary designs, but to assure that they are compatible with their environment.

4. The obligation to provide a Model Example and the photographs or photographic reproductions evidencing same shall at all times belong to the person or entity proposing to construct or reconstruct building elements or to construct new buildings. The Commission shall have the right to determine whether an example is, in fact, a Model Example, as defined herein. The Commission shall also have the right to request that additional evidence of the example be provided.

101.15 Parapet

That portion of the walls of a building which project above the roof except the chimney.

101.16 Permastone

A trade name often 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.

101.17 Public, Semi-Public and Private Facades

Comment: The definition of Facades is the same for existing buildings and new construction.

1. Public Facades

The following architectural elevation(s) of a building:

1. A Facade which faces a public street, including those sections of such elevation which are recessed; or
2. The section of a side elevation of a building which is set forward of an adjacent structure.

2. Semi-Public Facades

The following architectural elevation(s) of a building:

1. Side elevations which face a vacant lot or a side yard at least 15 feet wide and are visually dominant from a street.
2. Rear elevation of a corner building which is visually dominant from a street.
3. The facade of a carriage or alley house which faces the alley.

3. Private Facades

The architectural elevation(s) of a building which do not meet the criteria of a Public or Semi-Public Facade.

Comment: A facade of a building which was once Private does not become Public, but instead Semi-Public, if it is exposed by demolition. If the classification of a facade is disputable between two classifications, the higher classification shall apply. Public is considered the highest, Semi-Public the second highest and Private the lowest.

101.18 Reconstructed

The re-creation of a once existing element (e.g. missing cornice) or the repair or replacement of a section of an element (e.g. damaged cornice).

101.19 Routine Maintenance and Repairs

Small repairs which are necessary to prevent deterioration of a building or landscaping element. These are not regulated by these Standards and do not require a building permit

except as may be required by city building codes. References to these items in this document are advisory. They include:

1. Tuckpointing,
2. Repair or replacement of gutters or downspouts,
3. Painting of wood or metal elements or painting of masonry,
4. Repair, but not total replacement, of existing retaining walls, fences, steps, stoops, porches, decks or awnings,
5. Repair or replacement of a flat roof,
6. Repair, or overlayment of a sloped roof with the existing material.

Comment: City building codes require a permit when more than 25% of the roof decking is replaced and allow no more than three layers of asphalt shingles.

101.20 Retaining Wall

A structure of masonry, reinforced concrete and masonry or wood which holds back soil.

101.21 Storefront

A portion of a building typified by large, fixed pieces of glass. The glazing area normally extended from a knee-high (30") sill to ceiling height, with wood or metal frames supporting the store window and transoms. The area below the larger panes of glass was often glazed and allowed light and air into basement storage areas.

101.22 Stormer Doors

Outer doors, historically made of wood, which protect the vestibule and the primary door of the building.

101.23 Tooth-in

A masonry technique used to form a new opening or close-up an existing opening in an existing masonry wall. In the case of a new opening in a brick wall, the edges of the new opening are first 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.

Comment: This reverse process is not a recommended method of infilling a window within the Benton Park Historic District. Recommended methods are described in Section 203.2.

101.24 Top Cornices or Crown Moldings

Ornamental molding of wood with sheet metal flashing or entirely of sheet metal which defines the top edge of the finish material of a mansard roof and which covers the seam between this material and that of the roof. Cornices are typically constructed of brick, built-up pieces of wood, sheet metal or combinations of all three. As used herein, cornices include top cornices and crown moldings.

101.25 Transom

The window over the top of a door; either fixed or operable.

101.26 Tuckpointing

A process of repairing mortar joints in a masonry wall, wherein existing mortar is removed to a prescribed depth back from the face of the masonry, after which new mortar is pressed into the joints and properly tooled.

101.27 Visually Dominant

An element is visually dominant if it commands, controls or prevails the visual perception of a building because of its size, shape, material or color. It is visually dominant if:

1. Its size occupies more than 10 percent of the visual plant of the building from a street or;
2. Its size occupies more than 2 percent of the visual plane of the building from a street and
 1. Its shape is not aligned with the natural lines of the building to which it is attached; or
 2. Its materials are a distinctly different appearance or texture than those to which it is attached; or
 3. Its color is of a brightness, hue or tone which contrasts with the brightness, hue or tone of the building.

Comment: This concept is only applied to selected, not all, elements to be added to a building. It is not intended to imply that nothing should be visually dominant. Some things, such as Mansards, should be visually dominant.

101.28 Wrought Iron

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.

101.29 Wythe

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. Most brick walls in historic residential structures are 3 wythe walls, or 3 bricks thick (approximately 13").

ARTICLE 2: HISTORIC BUILDINGS

200 GENERAL:

1. If documented evidence can be provided which verifies that an element of an existing building has been altered, it may be reconstructed to its original configuration.
2. If a building, addition to a building, or element of a building is of 75 years of age or older, it may be altered in accordance with the requirements for New Construction. Evidence that the building, addition or element was constructed within the last 75 years, shall be provided.
Comment: 75 years of age was chosen because at the time of writing of these Standards, all buildings contributing to the historic character of the neighborhood were built before that date. However, that which is today current will one day be historic. Therefore, a hard date was not set. As time moves forward, so will the date of the historical significance.
3. Unless specifically stated otherwise, all regulations herein apply to Public Facades only. Those for Semi-Public and Private Facades are specifically noted.
4. When a choice of solutions is given, the solutions are presented in order of preference.
5. These Standards do not require the correction of any condition predating their enactment except the stabilization of vacant buildings as described in Section 212.

201 Roofs

Comment: Roofs are a prominent part of any building, and in conjunction with the walls determine a building's form and scale. Roof styles, the conditions of the roof roof details greatly influence the visual character of the Benton Park Historic District. Most of the roof styles in the District fall into one of the following categories:

1. Mansard;
2. Gable;
3. Single slope to one side;
4. Flat

Repair of a roof, replacement of a flat roof, or overlayment of a sloped roof with the existing material and repair or replacement of gutters or downspouts is general maintenance and does not require a permit except as provided in City Building Codes. References herein are advisory.

201.1 Roof Lines and Dormer Configuration

The roof lines and dormer configuration of buildings shall not be altered except as specifically provided herein. Roof lines include the roof's slope, height, location and structure.

201.2 Reconstructed Roofs

Reconstructed roofs shall be constructed based on the original roof. Where the original slope of the roof cannot be verified through reasonable research or existing evidence, reconstruction shall be based on a Model Example.

201.3 Roofing Materials on Flat Roofs

Roofing materials on flat roofs shall be one of the following:

1. A material which can be documented as being original to the building;
2. Rolled roofing or roofing felt.

201.4 Roofing Materials on Sloping Roofs

Comment: Sloping roofs include all roof types except mansard and flat (addressed elsewhere in this document).

1. Roofing materials on sloping roofs shall be one of the following:
 1. Materials which can be documented as being original to the building;
 2. Slate shingles;
 3. Synthetic slate shingles made of a cementitious composition and reinforced with fiberglass;
 4. Composition shingles which replicate the proportions of slate shingles.
Comment: GAF Slateline or an equivalent fulfills this requirement.
 5. Sheet metal roofing applied in a manner consistent with that of a Model Example;
 6. Asphalt or fiberglass composition shingles, standard three tab design of 235 pounds per square minimum construction;
 7. Wood shingles of a shape and size, and applied in a manner consistent with wood shingles on a Model Example and subject to approval by the Board of Building Appeals.
2. Rolled roofing or roofing felt are prohibited as total replacement finished roofing materials on sloping roofs.
3. Patterns may not be arranged in asphalt or slate shingles on sloping roofs unless based on evidence original to the building or a Model Example.

201.5 Roofing Materials on Mansard Roofs

1. Roofing materials on mansard roofs shall be one of the following:
 1. Materials which can be documented as being original to the building;
 2. Slate shingles;
 3. Synthetic slate shingles of a cementitious composition and reinforced with fiberglass;
 4. Composition shingles which replicate the proportions of slate shingles.
Comment: GAF Slateline or an equivalent fulfills this requirement.
 5. Asphalt or fiberglass composition shingles; standard 3-tab design of 235 lb. per square minimum construction.
2. Slate or synthetic slate shall be used to replace missing or damaged shingles on mansard roofs where more than 50% of the original slate shingles are in existence.
Comment: Mansard roofs with composition shingles existing at the time of implementation of these Standards may continue to be covered with new composition shingles though slate or synthetic slate are more compatible with the original character of the building.
3. Patterns on Mansard Roofs:
 1. Patterns created by the arrangement of slate of differing colors or configurations shall not be altered by the subtraction or addition of shingles;

2. Patterns may be painted where no pattern existed originally based on a Model Example.
3. Reconstructed mansard roofs may be patterned through the use of slate or synthetic slate shingles of differing colors or configurations. Such patterns shall be based on a Model Example.

201.6 Brick Parapets

1. Brick parapets and the manner in which the roofing material meet them shall be constructed as follows:
 1. When the inside face of the parapet is visible from a street, the roofing material shall be flashed and counter-flashed with metal set into the masonry parapet wall.
 2. When the inside face of the parapet is not visible from a street, the roofing material shall be extended up the inside face of the parapet and fitted under the metal flashing or the parapet cap.
Comment: Typically case 1 occurs with sloping gabled roofs and case 2 occurs with flat roofs hidden by a parapet.
2. Parapets at the Public Facade(s) shall have coping as follows:
 1. Sloping parapets at roofs shall have coping of brick similar to that of the parapet.
Comment: Metal or plastic through-wall flashing should be used to prevent moisture from penetrating the masonry. A hard-faced brick should be used for parapet coping.
 2. Horizontal planes of a parapet (i.e. the top of a parapet which screens a flat roof, or of a step in a stepped parapet) shall be protected with glazed coping tile, or a metal cap.
 1. Glazed coping tile, when broken or missing shall be replaced by the same.
 2. Metal caps shall have a non-reflective metal finish.
 3. Felt, roofing paper or roll roofing is prohibited as a total replacement finish material at parapets.

201.7 Dormers

1. Dormers shall not be removed or altered in configuration, location and detail except as otherwise expressly provided herein.
2. Reconstructed dormers and elements of a dormer shall be designed and positioned on roofs to replicate the dimensions, proportions, materials (except as noted in part 4 hereof) and details including ornament of the original dormer. Where such dimensions, proportions, materials and details are not evident from present conditions, a Model Example shall be provided.
3. New dormers may be added where there is no evidence of their prior existence if based on a Model Example.
4. Dormer Materials, including those at the sides, shall not be altered in appearance and scale from the original except vinyl, aluminum, steel or masonite siding which appears as 4" wood siding may be used at the sides when the dormer is located above the second story of a building as provided in section 202.2. Asphalt shingles are prohibited

on vertical sides of dormers.

Comment: Asphalt shingles are an inappropriate siding material for any vertical surface. They sag in summer heat and eventually fall off. The sides of dormers on slate roofs are typically slate, while the sides of dormers on asphalt shingles roofs are typically 4" exposed wood siding.

5. Ornament at Dormers

Comment: The role of ornament at dormers is architecturally significant.

1. New ornament at dormers must be based on evidence of its prior existence on the dormer(s) or, if such evidence no longer exists, be based on a Model Example.
2. Ornament shall be constructed of materials historically used for such ornament or other materials which replicate such materials.
3. Ornament and dormer detailing shall be of a finished material.

201.7 Cornices

Comment: Cornices are a critical element of a building's historical and visual integrity.

1. Reconstructed cornices shall be designed to replicate the dimensions (including length of corner returns), proportion, materials and details of the original cornice. Where such dimensions, proportions and details are not evident from the current conditions of the building, a Model Example shall be provided.
2. New cornices on existing buildings shall be based on a Model Example.
3. Cornice Materials:
 1. Cornice materials shall not be altered from the original except as provided herein.
 2. Replacement materials shall replicate the appearance of the original finished material.
 1. Brick and Ornamental Brick
 1. Replacement brick within a cornice shall be brick of similar dimensions, color and surface characteristics as the original.
 2. Replacement sections of shall be of one of the following:
 1. New or used pressed brick of similar dimensions, color and surface characteristics as the original; or
 2. Fiberglass reinforced concrete replicas with integral color and matching the original in color and surface characteristics and ornamental detailing.
 2. Sheet metal
Replacement sections of sheet metal within a cornice shall be of one of the following:
 1. Sheet metal similar to that to be replaced; or
 2. Any of the materials indicated as appropriate for use within wood cornices.
 3. Wood: Replacement sections of wood within a cornice shall be of one of the following:
 1. wood
 2. Fiberglass replicating the original wood;
 3. Synthetic molded replicas of the original wood.

4. Stone and Terra Cotta

Replacement sections of stone or terra cotta shall be of one the following:

1. Stone or terra cotta of similar color, texture and dimension as the original;
2. Precast concrete of similar color, texture and dimension as the original;
3. Fiberglass reinforced concrete replicating the original or molded synthetic replicas of the original stone or terra cotta.

5. Built-in Gutters within a Cornice

1. Wood and metal cornices with built-in gutters shall be reconstructed in one of the following methods:
 1. Reconstructed to match the original in profile and dimension. The method of drainage shall be similar to the original.
 2. Reconstructed with a standard sheet metal gutter section integrated into the cornice profile and maintaining the height and projection of the original.
2. Masonry cornices with built-in gutters shall be reconstructed to match the original in design, profile, dimension and detail.
6. Cornice Finish: All exterior surfaces of a cornice shall have a finished surface.
 1. Wood within a cornice shall be painted.
 2. Sheet metal within a cornice shall be painted except copper which shall be painted or allowed to obtain its natural oxidized finish.

201.8 Roofing Accessories

1. Gutters and Downspouts

Repair and replacement of gutters and downspouts are defined as general maintenance and therefore not regulated by these Standards except as provided in section 201.8(4), gutters built into cornices.

Comment: The following are recommendations for gutter and downspout replacement and repair.

1. New gutters and downspouts should be similar in location, shape, detail and size of the original or that of a Model Example.
2. New gutters and downspouts should be of one of the following materials:
 1. Copper, painted or allowed to oxidize;
 2. Galvanized metal, painted; or
 3. Aluminum; finished as a non-reflective surface whether factory-applied or painted.
 4. Plastic gutters and downspouts are not recommended at Public Facades.

2. Chimneys

1. Existing chimneys shall be retained.
2. Chimneys not in use may be capped but in no case is a chimney to be altered in dimension, including height.
3. Reconstructed chimneys shall duplicate the original or be based upon a Model Example.

3. Roof Cresting
Roof cresting shall be one of the following materials:
 1. wrought iron, cast iron, copper or other non-reflective metal; or
 2. plastic which replicates the appearance of the above. Plastic cresting shall be securely attached and rigid so as to be indistinguishable from metal cresting.
4. Piping and Vents at the Roof
Piping and vents at the roof are not regulated by these Standards because their location is primarily determined by interior design.
Comment: It is recommended that interior plumbing be located so that plumbing vent stacks, attic ventilation devices, metal chimney flues and metal fireplace chimneys are not located on a portion of the roof which slopes toward a Public Facade.
5. Skylights and Roof Windows
Skylights and roof windows shall not be on a portion of a roof which slopes toward a Public Facade and shall not be visually dominant on any other portion of a roof.
6. Antennae and Satellite Dishes
Radio or television antennae or satellite dishes shall not be visible from the street in front of a building and shall not be visually dominant from any other street.
7. Solar Collectors
Solar collectors shall not be visible from a street.
8. Roof Decks
Roof decks are allowed only above Private Facades of buildings and shall not be visually dominant from any street.
9. Roof-top Air Conditioning Units
Roof-top air conditioning units shall not be visible from the street in front of a building and shall not be visually dominant from any other street.
10. Other
Other items which are not original to a structure shall not be visible from a street unless based on a Model Example.

202 EXTERIOR WALLS

202.1 Exterior Masonry Walls

Comment: Painting of wood or metal elements or repainting of masonry or tuckpointing masonry walls is general maintenance and is not regulated by these Standards.

Comment: Masonry includes brick, ornamental pressed brick and terra cotta.

1. Cleaning
 1. The blasting of exterior masonry walls with sand or other abrasive materials is prohibited.
Comment: Blasting a masonry wall with abrasive materials destroys the hard outer surface of the masonry and thus exposes the softer core of the masonry to the

elements. Blasting thus not only permanently damages the appearance of the brick, but also shortens the life of the individual brick and the building as a whole.

2. Masonry shall only be cleaned of dirt or paint with non-acidic chemical solutions and water. Such solutions and water shall be sprayed at low to medium pressures never to exceed 400 pounds per square inch.

Comment: It is recommended that the cleaning technique first be applied to a 3' x 3' sample area located in an unobtrusive area of the wall(s) to be cleaned to insure that the technique that is to be used in cleaning is non-damaging.

2. Painting

1. The painting of unpainted masonry walls is prohibited. Except for approved hand painted signs.

Comment: Moisture builds up behind paint on masonry. This deteriorates the mortar joints.

2. Masonry walls which are currently painted may be repainted in accordance with the definition of repair and general maintenance.

3. Tuckpointing

Comment: Tuckpointing is not regulated by these Standards. However, it is of the utmost importance in keeping the wall water-tight. Care must be taken, however, to retain the original appearance of the wall.

These recommendations provide a reasonable definition of tuckpointing in a workmanlike fashion as required by City Building Codes. Therefore, major deviations from these recommendations can result in actions by the Building Division to correct deficiencies.

Old mortar which is to be removed to provide adequate space for new mortar should be removed by hand, if possible, since power tools can easily chip and damage masonry.

The composition of the mortar mix should be soft. Mortar which is too hard may spall, chip, or break the adjacent masonry. A recommended mix is 1 part cement, 2 parts lime, and 7 parts sand.

The color of the mortar should match the majority of the mortar currently existing in the wall. The color of mortar is effected by pigments added into tile mortar mix; the type, size and quantity of sand in the mix; and the color of the cement used. The color of mortar which does not have color pigment added is affected by the color and coarseness of the sand. Typically white silica sand will result in mortars of a lighter color while brown river sand will result in mortars of a darker color. Similarly, sand of a finer coarseness will result in mortars light in color while coarser sands will result in mortars of a darker color. In each instance, the color of the mortar will not be clearly identifiable until it has dried and been washed. Mortar normally dries in thirty days and may be washed of residue by plain water and a stiff bristle brush.

Mortar should be tooled to match the existing or original character of the joints. Common joints found within the Benton Park Historic District include concave, v-grooved, and flush-struck.

4. Reconstructed Masonry Walls

Comment: Reconstructed masonry walls include the replacement of missing masonry within a wall and the reconstruction of a masonry wall which has collapsed.

1. Construction

1. Reconstructed masonry walls shall be one of the following types of construction:

1. Solid brick masonry, or;
2. Concrete block back-up with masonry exterior, or;
3. Masonry veneer on metal or wood studs.

Comment: City building codes may prohibit this type of construction near a property line.

2. Mortar thickness and coursing shall match the original.

2. Material

One of the following materials shall be used:

1. New or used masonry units which match the original in size, shape, color (variety and pattern of color), surface hardness and ornament.
2. The original ornamental masonry units (pressed brick and terra cotta) or replica units constructed of the materials outlined in Section 201.8: Cornices.

5. Exposed Masonry Party Walls

Comment: Exposed masonry party walls were original interior walls which served as a fire barrier between adjacent buildings. Upon demolition of one of the buildings, one face of this wall constructed of soft interior brick is left exposed. Exposed masonry party walls present two problems: how best to protect the soft brick wall from deterioration and how to improve the irregular face left by demolition.

Exposed masonry party walls shall be treated using one of the following methods:

1. Add a new veneer of brick to the wall. The new brick shall be similar in size and color to the original.

Comment: Property rights may prohibit this option.

2. Clean the exposed wall of any debris, replace any deteriorated areas and tuckpoint the entire wall; or

3. Parge the wall with stucco which is colored or painted to match the color of the adjacent brickwork.

Comment: Such exposed walls can be structurally deficient. City Building Codes require corrective action in those cases.

202.2 Wood Siding

Comment: Wood siding is typically found at the sides of dormers, enclosed porches, rear additions and occasionally on an entire building within the Benton Park Historic District.

1. Wood siding shall be painted.
2. Replacement materials shall be one of the following:

1. New wood siding which replicates the original in design, dimension and method of application;
Comment: horizontal lap siding with a 4" exposure is the most common type of wood siding within the Benton Park Historic District.
 2. At the sides of a dormer which is above the second floor, aluminum, steel, vinyl or masonite replicating 4" wood siding may be used as provided in Section 201.6; or
 3. On Private or Semi-Public Facades, 4" vinyl siding or 12" masonite which appears as 4" siding may be used.
3. Use of the following replacement materials is restricted:
 1. Masonite in 12" widths configured to look like 4" exposed siding is prohibited at the Public Facade except as provided herein;
 2. Aluminum, steel or vinyl siding is prohibited at Public Facades except as provided herein;
 3. Wood shingles are prohibited.

202.3 Stone And Portland Cement Facades

1. Painting
 1. Granite and marble facades which have not been painted shall not be painted.
 2. Limestone and sandstone facades may be painted. The color is not regulated by these Standards.
2. Missing pieces of stone and missing or severely damaged facades shall be replicated with stone, cement stucco, fiberglass or other material which replicates the original appearance of the stone.
 1. Cement stucco facades shall meet the following:
 1. The cement stucco shall be scored to replicate the pattern of the original stonework.
 2. The setback of windows and doors shall be closely maintained.
 3. The detailing of corners and edges shall be as crisp as the original.
 2. Synthetic stone veneers are prohibited.

203 Windows

Comment: Windows of historic buildings are a very important part of a building's historic character.

203.I 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 requirements:
 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.

4. The method of opening shall be the same as the original with the following exception: double-hung windows may be changed to single-hung.
2. 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 or the window detailed in.
3. Glass Types at a Public Facade
 1. Glass in historic windows on a Public Facade shall be one of the following:
 1. Clear glass or other original glazing;
 2. Glass based on a Model Example, or;
 3. Insulated glass with its exterior face set 3/8" back from the exterior face of the sash.
 2. The following glass types are prohibited in Public Facades:
 1. Tinted glass;
 2. Reflective glass
 3. Glass block; and
 4. Plastic (Plexiglas) except Lexan or an equivalent.
4. Abandoned Windows in a Public Facade
Windows which are to be abandoned on the interior shall be infilled by closing them with wooden shutters set 1/2" back from the face of the wall with the window opening left intact including the frame, sash, sub-sill and lintel.
5. Storm Windows and Screens at a Public Facade
Comment: Storm windows and screens may be installed at the interior or at the exterior. Interior installation is preferred because of the increased visibility of the window and its details.
 1. Materials
 1. Exterior storm windows and screens shall be made of wood, aluminum or plastic. Wood shall be painted; aluminum shall be factory or field painted. Clear anodized aluminum is prohibited.
 2. Interior storm windows and screens are not regulated by these Standards.
 2. Storm windows and screens shall also meet the following requirements:
 1. The dimensions of the area of glass or screen shall be the same as the area of glass in the window being protected.
 2. The meeting rail of the storm or screen window shall be in line with the meeting rail of the window being protected. Additional meeting rails are prohibited.
Comment: An example of (2) is an arched-head opening where meeting rails cannot cross the arch.
6. New Window Openings are Prohibited in a Public Facade except as required by City Health and Safety Codes.
 1. No new window openings shall be created in a Public Facade.

2. No existing window opening in a Public Facade shall be altered in length or width.

203.2 Windows At Semi-Public Facades

1. Windows at Semi-Public Facades shall comply with all of the restrictions outlined in 203.1 except as noted herein.
2. Replacement Windows in a Semi-Public Facade
 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.
3. In-filling Windows in a Semi-Public Facade

Windows which are to be abandoned on the interior shall be infilled as follows:

 1. Close the window with wooden shutters set 1/2" back from the face of the wall with the window opening left intact including the frame, sash, sub-sill and lintel.
 2. Brick in the opening with brick set 1-1/2" to 2" back from the face of the wall with the window opening left intact including the sub-sill and lintel. The infill brick shall match the surrounding brick in size, color, texture, coursing and mortar composition, color, texture and tooling.

203.3 Windows at Private Facades

1. Windows at Private Facades shall comply with all of the restrictions outlined in section 203.1 except as amended in section 203.2 and herein.
2. New window openings in Private Facades:
 1. New openings where no window existed before or where existing windows are to be made shorter or longer, shall meet the following:
 1. The proportion of the opening shall be the same as adjacent openings;
 2. The masonry jambs shall be toothed-in, not sawcut; and
 3. Sills and lintels shall match those adjacent.
3. Glass types and materials on Private Facades are not regulated by these Standards.

204 Doors

Comment: Doors, like windows, are an integral part of a building's street facade. Primary entrance doors are one of the strongest first impressions of a building. Door types found in the Benton Park Historic District are limited to a few different types. Doors of earlier Federal style buildings are solid, simple in construction and without ornament save for four or six panels. Victorian doors are much more ornate, often with elaborate carvings, recessed panels or other architectural detailing and typically have a glazed area in the upper half to three quarters of the door. Glass in a Victorian door is typically etched, beveled or leaded. Stormer doors often accompany Victorian doors and are of similar design though usually without any glazed area. As used herein, the term "doors" includes stormer doors (see section 101.21).

1. Doors shall be one of the following:
 1. The original wood door restored;
 2. A new wood door which replicates the original;
 3. A finished metal door of a style which replicates the original; or
 4. Based on a Model Example.
2. The following types of doors are prohibited:
 1. Flush, hollow-core doors with or without applied moldings;
 2. Flush doors of any material.
3. Doors shall have one of the following finishes:
 1. Paint
 2. When hardwood, a natural finish.
4. Stormers
Stormer doors shall not be replaced with other type of enclosure.
5. Hardware
New hardware shall be of a style, type and material appropriate to the door.
6. Placement
Setting doors forward or back from their original line of placement is prohibited.
7. Abandoned Doors:
 1. Doors which are to be abandoned at the inside on a Public or Semi-Public Facade shall be closed with a door which replicates the original door or that of a Model Example set in the existing frame. The door frame and sub-sill shall be maintained.
 2. Doors which are to be abandoned at the inside on a Private Facade may be infilled with brick set 1-1/2" to 2" back from the face of the wall with the opening left intact, including the sub-sill and lintel.
 3. Doors at Private Facades may be converted to windows by shortening the vertical (height) but not the horizontal (width) dimension. Such new windows are subject to the replacement window standards set forth in sections 203 hereof.

204.2 Transoms

1. Existing transoms shall be maintained as part of the entry at all Facades.
2. Storm windows and screens for transoms shall comply with 201.5(5) hereof.

204.3 Storm and Screen Doors

Comment: Storm and screen doors, where they existed historically within the Benton Park Historic District, were wood. Therefore, wood is the preferred material.

1. Stormers
Stormer doors shall not be replaced with any other type of enclosure.
2. New storm doors shall meet the following:
 1. Simple and open in design and full light;
 2. Of a finished material other than clear-anodized aluminum; and
 3. Be compatible with the design of the door behind.
3. New screen doors shall meet the following:
 1. Simple and open in design;
 2. Of a finished material other than clear-anodized aluminum; and
 3. Be compatible with the design of the door behind.

204.3 Vehicular Doors

Comment: There are a number of historic vehicular entrances within the Benton Park Historic District. Today, these entrances may still retain their original use or may have been converted to other uses.

1. The structural opening of an original vehicular door may be changed to accommodate entry of an automobile.
2. Vehicular doors shall be one of the following types:
 1. The original door or a duplicate of the original door;
 2. A door based on a Model Example;
 3. A door constructed of car siding (tongue & groove; 2 3/4" x 5/8"); or
 4. Flush or raised panel doors constructed of steel, wood or aluminum. Steel or aluminum doors must be painted. Wood may be stained or painted.

205 FOUNDATIONS

Comment: Foundations within the Benton Park Historic District are typically white to grey limestone.

205.1 Paint

1. Unpainted foundations shall not be painted.
2. Painted foundations may be repainted. See Routine Maintenance and Repair Definition (Section 101.19).

205.2 Replacement Materials

1. New or re-used stone which matches the original in color, type of stone, method of stone finish and size.
2. A veneer of the above applied to a back-up material such as concrete or concrete block.
3. Other masonry products such as cast-in-place concrete, split-faced concrete block or concrete block with an uneven face when the exposed face replicates the original material.

205.3 Surface Treatments

1. Foundations at the Public Facade shall not be parged (skim-coated) with stucco, concrete, mortar or other cementitious materials.
2. Foundations which require tuckpointing should be tuckpointed to match the existing mortar in color, texture and composition.

205.4 Window Wells

Comment: A number of Federal style buildings have window wells in the Public Facade at the street level. These wells need to be covered in order to protect the public.

Window wells shall be treated in one of the following methods:

1. Board and batten wood or tongue and groove car siding shall cover the opening and shall be painted.
2. Steel grating, grillwork or steel plate shall cover the opening and shall be painted.
3. Shorten the window opening and close over the well with the same finished material as the adjacent sidewalk except where prohibited by city building codes.

206 APPENDAGES ON PUBLIC AND SEMI-PUBLIC FACADES

Comment: Only a few materials were historically used in the Benton Park Historic District in the construction of porches, stoops and steps. These materials included stone, brick, wood and occasionally various types of metal. Appendages were often the focus of architectural detailing and add to be individual character of a building. Low decks were historically rare. However, they have become an integral part of modern urban living.

206.1 Reconstructed Appendages to Public and Semi-Public Facades

Reconstructed appendages shall be based on evidence of their prior existence (whole appendage) and/or on evidence at the building and/or on a Model Example (individual elements).

Comment: Evidence includes, but is not limited to, paint lines and profiles on the facade, indications of a former foundation, documented existence in terms of historical site plans and photographs.

206.2 New Appendages to Public Facades are prohibited.

206.3 New Appendages to Semi-Public and Private Facades

1. New porches, stoops and steps at Semi-Public and Private Facades shall be based on a Model Example.
2. Decks are prohibited at Semi-Public Facades except when those occur at the rear of a building.
3. Decks, whether constructed at a Semi-Public Facade at the rear of a building or at a Private Facade, must not:
 1. Obscure any architectural detail of the building such as windows, doors, or ornamental brick work; or
 2. Be visually dominant because of mass, scale, or topology of the land.

206.4 Stone Elements on Appendages

1. Stone steps and porch elements shall be replaced only when needed to ensure public and occupant safety.

2. Steps and porch elements shall retain their original location and shall retain their original configuration.
3. Stonework shall not be painted or receive any adhesively applied finishes.
4. Replacement materials at Public Facades
 1. For architectural elements see the acceptable replacement materials listed under stone cornices (Section 201.8(2)(4)).
 2. Replacement steps shall be one of the following:
 1. New or re-used stone duplicating in shape, size and coloration that which is being replaced.
 2. Concrete which replicates the stone in shape, size and coloration and will maintain its shape size and coloration over time.
5. Paint
 1. Unpainted stone elements shall not be painted.

206.5 Wood Elements on Appendages

1. Reconstructed wood elements shall be of wood, except architectural details such as brackets which may be of the materials listed under replacement materials for wood cornices (Section 201.8(3)(2)(3)). A Model Example shall be used.
2. Reconstructed wood handrails shall be one of the following:
 1. A wood handrail based on a Model Example
 2. The Benton Park type (Georgian) handrail common to St. Louis.
3. Wood handrails shall receive one of the following finishes:
 1. paint;
 2. an opaque stain; or
 3. Natural Wolmanized wood (acceptable on Private Facade, only).

206.6 Metal Elements At Public And Intermediate Facades

Reconstructed metal handrails and architectural detailing shall be of one of the types of metals or other replacement materials listed under Section 207.1(2).

207 ACCESSORIES

207.1 Wrought and Cast Iron Accessories

Comment: Wrought and cast iron accessories, such as balcony railings and cresting, were once common in the Benton Park Historic District, particularly on the Federal style buildings. Black is the preferred color.

1. Existing wrought and cast iron accessories shall not be removed or altered in form.

Comment: Owners are encouraged to reconstruct balconies where they once existed if the original brackets are still in place.
2. Replacement Materials
 1. New or re-used metal accessories based on a Model Example, or;
 2. Plastic or other molded or cast material which replicates the appearance of the original.

207.2 Shutters

Comment: Owners are encouraged to re-install shutters where they once existed.

Reconstructed Shutters:

1. Shall be horizontally slatted or based on a Model Example.
2. Shall be of the size, shape and height of the original window opening.
3. Shall be in the open position or operable. *Comment: Closed shutters are recommended as a means of abandoning a window (see Section 203.1(4)).*

207.3 Security Bars and Doors

Comment: Historically, security bars were only used at basement windows and consisted of ornamental ironwork placed to the exterior side of the window. This ornament added to the overall design of the facade.

1. Existing historic security bars and ironwork in front of windows and doors shall be retained.
2. New security bars and doors shall be based on a Model Example.
3. Except as otherwise noted, security bars and doors are prohibited at Public Facades. *Comment: Security bars and doors may be added to the interior of windows and doors. However, City Building Codes must be observed to preserve life and safety.*

207.4 Awnings and Canopies

1. New awnings and canopies shall be based on a Model Example and shall be:
 1. The same shape and size as the window, door or storefront behind.
 2. Constructed of a fabric material.
2. New metal and fiberglass awnings and canopies are prohibited. *Comment: Repair of existing metal and fiberglass awnings is permitted as Routine Maintenance and Repair (Section 101.19).*
3. Backlit awnings are prohibited. *Comment: See Section 207.7(1)(d)(4) concerning signs on awnings. Also, awnings on commercial buildings may be additionally restricted by other City Codes.*

207.5 Exterior Lighting

Comment: Light fixtures should be used to accent and highlight historic structures and to provide safety and security. Exterior lighting fixtures are generally not an original element of historic buildings and thus should be as simple and unobtrusive as possible.

Exterior lighting shall not detract from any architecturally significant features of a building.

Landscape lighting shall not detract from any architecturally significant features of a building.

207.6 Street Addresses

Street addresses are not regulated by these Standards.

Comment: Street addresses are regulated by other City Ordinances.

207.7 Signs

Comment: These Standards do not require existing signs which are well maintained to be replaced or removed.

Commercial signs are defined as signs which advertise, direct or attract attention to a commercial use or which serve a commercial purpose. Hand painted signs should be based on historical model.

1. Permanent Commercial Signs

1. Commercial signs at structures serving a residential purpose at the time of adoption of these Standards are prohibited unless a conditional use permit is obtained. If such a permit is obtained, the sign shall not be more than 2 square feet in size.

Comment: Section 207.7(1)(2) shall apply instead of 207.(1)(1) if it can be shown by Model Example that the structure is appropriate for commercial use. Applications for conditional use permits are available through the City Building Division.

2. Commercial signs at structures serving a commercial purpose at the time of adoption of these Standards shall not exceed 40 square feet on each public facade, whichever is smaller. Each side of a protruding sign counts toward the 40 square feet so they may not be more than 20 square feet or 5 percent of the surface area, whichever is smaller.
3. Signs must be compatible with existing architectural details.
4. Signs shall be restricted to those identifying the names and/or businesses and principal products of the person or entity occupying the structure.
5. Signs may not be placed in the following locations:
 1. On a mansard;
 2. On a parapet;
 3. On a rooftop;
 4. On the slope of an awning;
 5. In a location which obscures significant architectural details such as cornices, windows, sills or doors;
 6. On a pole; or
 7. On any side separate from the building.
 8. Signs may only be lit by fixed steady front lighting. Back lighting is prohibited.
 9. Signs must be fixed and silent.
 10. Signs painted on windows and interior signs, including those inside windows, are not regulated by these Standards.

2. Temporary Commercial Signs

1. Temporary Signs shall only be allowed for 6 months following the date of substantial completion of construction, renovation or restoration of a building.
2. Temporary signs shall not exceed 36 square feet.
3. Extensions of the 6 month time period are allowed if approved by the Heritage and Urban Design Commission.

3. Permanent Non-Commercial Signs

1. Signs shall be limited to the following:
 1. On walls - Metal or painted wood plaque, less than 100 square inches in size.
 2. At landscape elements including walls, fences, carriage stones and steps.

2. Integrally carved in stone or
3. Metal or painted wood plaque, less than 100 square inches in size.
4. Sandwich boards shall meet the following:
 1. They shall be less than 10 square feet on a side;
 2. They shall be consistent with other City Ordinances;
 3. There shall be no more than two per establishment;
 4. They shall be outdoors only during business hours; and
 5. They shall not be electrified.

207.8 Utility Service Lines

Comment: Today's modern requirements for electricity and other necessary conveniences can detract from the character of historic buildings. In many cases, these modern day intrusions can be minimized by sensitive planning.

1. Where possible, all exterior electric meters shall be hidden from view by locating them in gangways between buildings or on a Private Facade.
2. No exterior meters shall be attached to building foundations or to a Public Facade.
3. All cable TV, telephone or other wiring shall enter buildings in only one location.

208 STOREFRONTS

Comment: Storefronts are of particular importance in the Benton Park Historic District. Owners are encouraged to restore storefronts to their original style.

208.1 Reconstructed Storefronts

Reconstructed storefronts shall meet the following:

1. The glazing shall be insulating glass.
 Comment: This material is required by City Building Codes.
2. All exposed materials shall be painted, including wood and metal.
3. Be based on a Model Example consistent with the building's original character.

208.2 Storefront Conversion

Storefronts which are being converted to residential use shall retain their original storefront character and shall not be altered in any way so as to disguise their original storefront use.

209 NEW ADDITIONS TO EXISTING BUILDINGS

1. No new additions shall be made to the Public or Semi-Public Facades except that additions may be made to Semi-Public Facades occurring at the rear of buildings that predate 75 years of age.
2. New additions constructed at Private Facades or at Semi-Public Facades at the rear of structures predating 75 years of age are subject to New Construction Standards for like facades. Comment: New Additions constructed at Private Facades may lengthen an adjacent Public or Semi-Public Facade.

210 CARRIAGE AND ALLEY HOUSES

Comment: Carriage and alley houses contribute greatly to the character of the Benton Park Historic District. These buildings represent the Benton Park Historic District at its greatest

density and add to the compact visual character of the cityscape. Some carriage and alley houses are rich in architectural detailing. The intent of these Standards is to protect and preserve the structural integrity of these two types of structures while recognizing that they are secondary structures.

210.1 Semi-Public and Private Facade

The facade of a carriage or alley house which faces the alley is defined herein as a Semi-Public facade. The remaining facades may be Semi-Public or private as defined in accordance with Section 101.17. Facades of carriage and alley houses are subject to the same regulations as the like facades of other buildings.

211 DEMOLITION

Comment: Buildings which are considered contributing on the National Register of Historic Places listing #85003232 and/or 75 years old or older are considered historically significant to the character and integrity of the Benton Park Historic District. These buildings are an irreplaceable asset, and as such, their demolition is strictly limited.

Ordinance No. 61366 of the City of St. Louis is hereby adopted to govern demolitions of buildings located within the Benton Park Historic District, except that the following Sections of such Ordinance shall, for purposes of this Code only, be deemed revised, amended, or deleted as noted:

1. Section Two (i) is revised to state as follows:
"Structure" means any building or improvement of any kind for demolition of which a demolition permit is required and with respect to which an application for a demolition permit is filed.
2. Section Seven (3) is revised to state as follows:
(3)Condition: The Office shall make exterior inspections to determine whether a Structure is Sound. If a Structure or portion thereof proposed to be demolished is obviously not Sound, and the threat to the public health, safety, and welfare resulting there from cannot be eliminated with reasonable preventative measures, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the Structure shall be evaluated to determine the extent of reconstruction, rehabilitation, or restoration required to obtain a viable structure.

Sound Structures with apparent potential for adaptive reuse, reuse, and/or resale shall generally not be approved for demolition unless application of Criteria 1, 4, 6, and 7 indicates demolition is appropriate.

Structurally attached or groups of buildings: The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated. Viability of walls which would be exposed by demolition and the possibility of diminished value resulting from the partial demolition of a building, or of one or more buildings in a group of buildings, will be considered.

Comment: Reasonable preventative measures as referenced herein, include, but are not limited to, the erection of temporary supports, and the erection of temporary barriers or

barricades to protect pedestrians from falling debris. The reasonableness of such preventative measures shall be determined by reference to the Architectural Quality of the Structure as set forth in Section Seven (2), and the Urban Design factors set forth in Section Seven (5) (e.g. more extensive preventative measures will be deemed reasonable for a High Merit Structure than for a Merit Structure). Nothing contained herein shall be construed as relieving owners of buildings of their responsibility to undertake permanent measures to make such buildings safe.

3. Section Seven (4) is revised to state as follows:
 - A. Rehabilitation Potential: If the Applicant offers substantial evidence that the Structure, in its entirety, is in such a condition that the only feasible rehabilitation thereof would be equivalent to total reconstruction; the application for demolition shall generally be approved.
 - B. Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.
4. Section Seven (6) 15 amended to add the following: (F.) the proposed plan, although calling for demolition of one or more Structures, will result in the preservation of building which are High Merit, Merit or Contributing; and (ii) in need of substantial rehabilitation.
5. Section Seven (7) is deleted.
6. Section Seven (8) is renumbered Section Seven (7).

212 SECURING VACANT BUILDINGS

Vacant buildings shall be protected from deterioration and vandalism as follows:

1. All windows and doors shall be covered by 1/2" exterior grade plywood if such windows and doors are incapable of securing the building. Comment: City Codes required that plywood used for this purpose be painted red.
2. The roof, gutter and downspouts shall carry the rain water to the ground.
3. Work necessary to protect the structural integrity of the building must be performed.

213 DEMOLITIONS BY NEGLIGENCE

Demolition by Neglect is the willful neglect of a structure leading to its destruction by deterioration. A property owner found guilty of Demolition by Neglect shall be required to reconstruct the structure in accordance with pertinent guidelines and standards.

No owner of a structure in Benton Park shall by willful action or willful neglect, fail to provide sufficient and reasonable care, maintenance and upkeep to prevent its destruction by deterioration. This provision shall be in addition to all other applicable Citizens' Service Bureau who shall initiate appropriate action thereon.

ARTICLE 3: NEW BUILDINGS

301 Public and Semi-Public Facades of New Construction

The Public and Semi-Public Facades of new construction shall be reviewed based on a Model Example taking into consideration the following:

301.1 Site

1. Alignment

1. New buildings shall have their Public Facade parallel to the Public Facade of the adjacent buildings.
2. If a new building is to be located between two existing buildings with different alignments to the street or in the event that there are no adjacent buildings, the building alignment shall be the same as that which is more dominant within that block on the same side of the street.
3. If a new building is to be located on a block which is completely empty, then the alignment shall be that which is most dominant within the adjacent blocks or across the street.

2. Setback

1. New buildings shall have the same setback as adjacent buildings.
2. If a new building is to be located between two existing buildings with different setbacks to the street, or in the event that there are no adjacent buildings, then the building setback shall be the same as that which is more dominant within that block on the same side of the street.
3. If a new building is to be located on a block which is completely empty, then the setback which is most dominant within adjacent blocks or across the street shall be used.
4. Setback may be based on a Model Example.

3. Mass

Mass is the visual displacement of space based on the building's height, width and depth. The mass of a new building shall be comparable to the mass of the adjacent buildings or to the common overall building mass within the block, and on the same side of the street.

4. Scale

1. Scale is the perceived size of a building relative to adjacent structures and the perceived size of an element of a building relative to other architectural elements (e.g., the size of a door relative to a window).
2. A new building shall appear to be the same number of stories as other buildings within the block. Interior floor lines shall also appear to be at levels similar to those of adjacent buildings.
3. If a new building is to be located between two existing buildings with different scales, or in the event that there are no adjacent buildings, then the building scale shall be that which is more dominant within that block on the same side of the street.

4. If a new building is on a block which is completely empty, then the building scale shall be similar to that of buildings in adjacent blocks.
Comment: Building height shall be measured at the center of a building from the ground to the parapet or cornice on a flat roof building; to the crown molding on a building with a mansard; to the roof ridge on a building with a sloping roof.
5. When several buildings, or a long building containing several units, are constructed on a sloping street; the building(s) shall step down the slope in order to maintain the prescribed height. The step shall occur at a natural break between units or firewalls.

301.4 Proportion

Proportion is a system of mathematical ratios which establishes a consistent set of visual relationships between the parts of a building and to the building as a whole. The proportions of a new building shall be comparable to those of adjacent buildings. If there are no buildings on the block then the proportions shall be comparable to those of adjacent blocks

301.5 Ratio of Solid to Void

1. The ratio of solid to void is the percentage of opening to solid wall. Openings include doors, windows and enclosed porches and vestibules.
2. The total area of windows and doors in the Public Facade of a new building shall be no less than 25% and no more than 33% of the total area of the facade.
3. The height of a window in the Public Facade shall be between twice and three times the width.
4. The ratio of solid to void may be based on a Model Example.

301.6 Facade Material and Material Color

1. Finish materials shall be one of the following:
For walls:
 1. Kiln-fired brick, 2-1/3" x 8" x 3-5/8")
Comment: Brick within the Benton Park Historic District is typically laid in a running bond with natural grey, white or red mortar. Typical joints include concave, struck and v-groove. Most brick within the Benton Park District is red or orange in coloration with only minor variations in coloration.
 2. Stone common to the Benton Park Historic District.
 3. Scored stucco and sandstone.
 4. 4" lap wood siding or vinyl siding which appears as 4" wood siding based on a Model Example.
2. For foundations:
 1. Stone, new or reused, which matches that used in the Benton Park Historic District;
 2. Cast-in-place concrete with a stone veneer; or
 3. Cast-in-place concrete, painted.
2. Finished facade materials shall be their natural color or the color of the natural material which they replicate or if sandstone, painted. Limestone may be painted.
3. Glazing shall be clear, uncolored glass or based on a Model Example.

302 PRIVATE FACADE OF NEW CONSTRUCTION

Materials at private facades of new construction shall be one of those listed in 301.6(1)(1) except that wood or vinyl siding need not be based on a Model Example.

303 GARAGES AND CARPORTS IN NEW CONSTRUCTION

Garages and carports are not regulated except as follows:

1. Garages and carports shall be set within 10' of the alley line.
2. Vehicular access shall only be from the alley.
3. Garage doors shall be parallel to, and face, the alley.
4. Construction requirements per form:
 1. Garages shall be sided with 4" cover siding of wood, vinyl or finished aluminum, 4" beaded tongue and groove siding, brick or brick veneer. Unfinished siding is prohibited.
 2. Based on a Model Example.
5. Garage and carport roofs shall be as set forth in Section 201.
6. The mass and scale of garages and carports shall be appropriate for their use and shall not visually dominate the main building.

304 PROPOSAL REQUIREMENTS FOR NEW CONSTRUCTION

1. Site Plan
Site Plan shall include the following:
 1. The new construction as well as an outline plan of the structures to each side of the site.
 2. If the setback of the new construction follows that across the street or in an adjacent block, then a portion of that side of the street or block shall be shown.
2. Site Section
If the new construction proposes changing the grade of the site in order to accommodate garages or other basement activities which shall be open to grade, then a "before" and an "after" grade shall be shown in Section at the section of the greatest grade change.
3. Elevations
All Facades shall be shown and shall include an outline of any existing, adjacent elevations. These elevations shall be accompanied by photographs.
4. Floor plans are not required by these Standards, but are helpful in understanding why the exterior of the new construction is as designed. Comment: Floor plans are required by City Building Codes.

ARTICLE 4: SITE

401 Slope/Grade

The historic slope of a yard shall not be altered at the Public unless it has at some time been altered and is to be restored to its original configuration.

402 Landscaping Walls

Comment: Landscaping walls essentially function as fences. Walls shall meet the following:

1. Not sit in front of a Public Facade.
2. Be of a height of 48" or less.
3. Be constructed of red brick and have a limestone or precast concrete cap or be constructed of stone.

402.2 Retaining Walls on Public Facades

1. New and reconstructed retaining walls shall be based on a Model Example.
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 Model Example.
2. The following types of retaining walls are prohibited on Public Facades:
 1. Railroad ties
 2. Landscape timbers
 3. Concrete block of any type
 4. Exposed cast-in-place or precast concrete.

403 Fences

Comment: Fences are a very important part of the streetscape within historic districts.

Fences can frame a view of an individual's property, define public versus private ownership, and act in unison with other fences and walls to add a sense of continuity and rhythm to the street.

403.1 Low Fences

1. Low fences are those fences with a height of 48" or less when measured from the ground.
2. Low fences shall be one of the following types:
 1. Wrought or cast iron;
 2. Treated or rot resistant wood picket fence consisting of posts, rails and vertical pickets painted or treated with opaque stain; or
 3. Chain link, but only if it is behind a Private Facade and either painted a dark color or clad with a dark colored vinyl.
 4. Wire fences based on historical model.
3. Low fences shall be based on a Model Example. When located in front of a Public Facade of the building, the Model Example fence shall be located in front of a building of similar vintage to the property under consideration.
4. In no event shall a low fence obscure significant architectural features of a building.

403.2 High Fences

1. High fences are taller than 48" but less than 72" in height when measured from the ground.
Comment: Fences higher than 72" are prohibited by City Building Codes.
2. High fences are restricted to the following locations:
 1. At or behind the building line of a Public Facade.
 2. Private or Semi-Public Facades.
3. High fences shall be one of the following types:
 1. Boards placed vertically, if the structure of the fences will not be visible from the Public Facade.
 2. Lattice of one consistent design, either placed at a 45 or 90 degree angle. The lattice shall be completely within a frame constructed of posts and rails.
 3. Wrought or cast iron.
 4. Stone or brick pillars in combination with one of the above when based on a Model Example.
 5. A reconstructed fence based on a Model Example.

403.3 Prohibited Materials

The following types of fences are prohibited at all Facades:

1. Wire fences, except at Private Facades and based on historical model.
2. Chain link fences, except at Private Facades where they must be painted a dark color or clad in a dark colored vinyl.
3. Vinyl fences.
4. Concrete or block.

404 Sidewalks and Steps

1. At the Public Facade sidewalks shall be one of the following:
 1. Red brick.
 2. Cast-in-place concrete with an exposed aggregate finish.
 3. Bomanite or equivalent.
 4. A combination of the above.

Comment: The sidewalk on the street is City property, but the responsibility of property owners. Repair of existing brick sidewalks is preferred. If repair is not possible, or there is no brick sidewalk, cast-in-place concrete with an aggregate finish is preferred.

2. Exterior handrails at steps located in a yard (not attached to a house) shall be based on a Model Example.
3. All sidewalks shall make allowances for street trees. If possible, a 4 foot tree lawn is required. If a tree lawn of at least 4 feet is not possible, then tree wells of at least 4 feet by 4 feet shall be placed at intervals determined by the City of St. Louis Forestry Division.

Comment: It is preferred that tree wells be 5 feet by 5 feet and tree lawns be 5 feet. All property owners are encouraged to plant, or allow other individuals or organizations to plant street trees at intervals determined by the City of St. Louis Forestry Division.

405 Landscape Lighting at Public Facades

Landscape lighting shall not detract from any architecturally significant features of a building.

406 Swimming Pools

Above-ground and in-ground swimming pools shall not be visible from the street. Comment: Both City Health Department Code and City Building Code regulate construction and use of swimming pools.

407 Yard Structures

1. Storage sheds larger than 6 x 6 or taller than 84" are prohibited if visible from the street.

The following are prohibited:

1. Pre-fabricated metal structures
 2. Fiberglass structures.
2. Designs shall be of mass and scale appropriate to the space they occupy and constructed of such materials acceptable by this Code for new construction.

Comment: The City Building Code regulates construction of yard structures.