
CENTRAL WEST END HISTORIC DISTRICT REHABILITATION AND NEW CONSTRUCTION STANDARDS

The prime objective in the proposed Central West End Historic District is to maintain the distinctive character, quality of construction and individual architectural integrity of structures within the district. While there is neither one prevalent architectural style nor a dominant building material, there is a sense of scale, richness of detail and quality of construction, which creates a strong overall image within this district.

Some blocks within the district, however, exhibit a continuity of design with uniform building heights, materials, window size, spacing and landscape treatment. These elements help to create an unusually strong "streetscape" which must receive special attention during the design review process. Particularly when new construction is proposed, consideration of the "streetscape" and the relationship of the new structures to existing ones are of utmost importance.

Developers, therefore, shall demonstrate compliance with exiting scale, size and proportion by providing, along with other construction documents, a street elevation and plan of the proposed project showing adjacent properties. Visual compliance shall be judged on massing and detail in addition to size and scale.

It is not the intention of these regulations to in any way discourage contemporary design, which through careful attention to scale, materials, siting and landscaping is harmonious with the historic, existing structure. Distinctive older buildings are not enhanced when new construction, which resorts to "fakery and imitation", is used to fill gaps in the streetscape.

The following are specific standards to control the use of structures and establish criteria by which alterations to existing structures as well as new construction can be reviewed. Some of the guidelines are precise whereas others are, by necessity, more general, allowing a range of alternative solutions all of, which are compatible with the existing neighborhood. In order for these criteria to best become working tools for the developer, architect, and client; they should be studied thoroughly before design work begins.

RESIDENTIAL (Proposed "A", "B", "C", "D" and "E" Zoning Districts)

1. USE: A building or premises shall be utilized only for the uses permitted in the zoning district within which the building or premises is located.
2. STRUCTURES: New Construction or Alterations to existing structures:
 - A. Height
New buildings including all appurtenances must be constructed within 15 percent of the average height of existing residential buildings on the block.

B. Location

New or moved structures shall be positioned on their lot so that any existing rhythm or recurrent building masses to spaces is continued as well as the pattern of setback from the street.

C. Exterior Materials

In the Central West End brick masonry, stone masonry or stucco are dominant with terra cotta and wood used for trim and other architectural features. All new building materials shall be compatible in type and texture with the dominant materials of adjacent buildings. Artificial masonry such as "Permastone" is not permitted. A submission of all building material samples including mortar shall be required prior to approval.

D. Details

Architectural details on existing structures shall be maintained in a similar size, detail and material. Where they are badly deteriorated, similar details salvaged from other buildings may be substituted. Both new and replacement window and doorframes shall be limited to wood or color finished aluminum. Raw or unfinished aluminum is not acceptable. Awnings of canvas only are acceptable.

E. Roof Shapes

When one roof shape is employed in a predominance of existing buildings in a block, any proposed new construction or alteration should be viewed with respect to its compatibility with the existing adjacent buildings.

F. Roof Materials

Roof materials shall be slate, tile, copper or asphalt shingles where the roof is visible from the street. Brightly colored asphalt shingles are not appropriate.

3. WALLS, FENCES AND ENCLOSURES

Walls and fences form an important part of the overall streetscape. These should be of brick, stone or stucco, wood, wrought iron or evergreen hedge when visible from the street, as is consistent with existing dominant materials.

4. LANDSCAPING

If there is a predominance of particular types or qualities of landscape materials, any new planting should be compatible by considering massing and continuity. The installation of street trees is encouraged and in some instances may be required.

5. PAVING OR GROUND COVER MATERIALS

Where there is a predominant use of a particular ground cover or paving material, any new or added material should be compatible with streetscape.

Crushed rock is not acceptable for paving. Asphalt is not acceptable for walkways.

6. STREET FURNITURE AND UTILITIES

All freestanding light standards placed in the front yard of any structure or premises shall be either authentic period styling or high quality contemporary design. The design and location of all items of street furniture must be approved prior to placement. Special permits must be obtained if street furniture is to be located within public right-of-way. Where possible, all new utility lines shall be underground.

COMMERCIAL (Proposed "F" and "H")

1. USE

A building or premises shall be utilized only for the uses permitted in the zoning district within which the building or premises is located, except that none of the following shall be permitted:

Drive-in Restaurants
Service Stations

2. STRUCTURES

a. Height

New buildings must be constructed within 15 percent of the average height of existing commercial buildings on the block. In no case shall a commercial structure of less than two stories be permissible.

b. Location

New or moved commercial structures shall be positioned on the lot to enhance the character of the commercial location.

c. Exterior Materials

In the Central West End brick masonry, stone masonry or stucco are dominant with terra cotta and wood used for trim and other architectural features. All new building materials shall be compatible in type and texture with the dominant materials of adjacent buildings. Artificial masonry such as "Permastone" is not permitted. A submission of all building material samples including mortar shall be required prior to approval.

d. Details

Architectural details on existing structures shall be maintained in a similar size, detail and material. Where they are badly deteriorated, similar details salvaged from other buildings may be substituted. Both new and replacement window and doorframes shall be limited to wood or color finished aluminum. Raw or unfinished aluminum is not accepted. Awnings of canvas only are acceptable.

e. Roof Shapes

When there is a strong dominant roof shape in a block, any proposed new construction or alteration should be viewed with respect to its compatibility with the existing adjacent buildings.

f. Roof Materials

Roof materials shall be slate, tile, copper or asphalt shingles where the roof is visible from the street. Brightly colored asphalt shingles are not appropriate.

g. Walls, Fences and Enclosures

Walls and fences form an important part of the overall streetscape. These should be of brick, stone or stucco, wood, wrought iron or evergreen hedge when visible from the street, as is consistent with existing dominant materials. Concrete walls are also acceptable when a part of the overall building design.

h. Parking

All off-street parking shall be located behind or to the side of commercial structures. Where visible from the street, screening with visually opaque landscaping or 5' minimum high masonry or concrete wall shall be necessary.

i. Paving Materials

The use of masonry units compatible with adjacent building materials is encouraged. Pedestrian walks, courts, sitting areas, etc. shall be surfaced by a permanent material including textured concrete, brick pavers, cobblestone or street pavers or any other material consistent with adjacent surfaces. Asphalt paving shall not be acceptable on any areas for pedestrian-use, exclusively, and acceptable on vehicular-use areas only.

j. Signs

Signs within the commercial district shall be in accordance with the zoning ordinance except that in no case will the following be allowed:

1. Non-appurtenant advertising signs.
2. Signs in excess of 25' in height.
3. Wall signs above the second floor window sill level.

Wall signs should be designed to complement the existing building and never cover windows or other architectural elements. Where more than one wall sign exists on a single structure or a series of related structures, all signs should be basically similar in character and placement. Office buildings without first floor retail establishments shall have no more than one wall sign per façade located below the second floor window sill line designating only the name and address of the building.

4. Roof top signs.

5. Projecting signs are not acceptable if they obstruct the view of adjacent signs, obstruct windows or other architectural elements or extend above the second floor windowsill level. Only one projective sign is allowed per street frontage for each establishment.
6. Flashing or rotating elements.
7. Painted wall signs.

k. Landscaping

If there is a predominance of particular types or qualities of landscape materials, any new planting should be compatible by considering massing and continuity. The installation of street trees by request to the City is encouraged and in some instances may be required.

l. Street Furniture and Utilities

All freestanding light standards placed in the front yard of any structure or premises shall be either authentic period styling or high quality contemporary design.

The design and location of all items of street furniture must be approved prior to placement. Special permits must be obtained if street furniture is to be located within public right-of-way.

Where possible, all new utility lines shall be underground.

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

All aspects of an application for excavation, construction, erection, demolition and/or alteration shall be considered as a whole by the Landmarks and Urban Design Commission and will not require separate applications or individual notices to proceed. The approval of a permit for new construction thus constitutes tacit approval of any demolition required by the new construction.

Willful attempts to undermine preservation by allowing buildings to deteriorate will place the property owner in immediate and continued danger of citation under the city's Minimum Housing Code or Non-Residential Standards Code.

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