
HYDE PARK HISTORIC DISTRICT REHABILITATION AND NEW CONSTRUCTION STANDARDS

The prime objective in the proposed Hyde Park Historic District Use, Construction and Restoration Standards is to maintain the distinctive architectural character found throughout much of the neighborhood. There are a few existing sections where there are residential structures of later construction but the impression remains of one predominant style characterized by structures built predominantly in the mid to late 1800's.

Throughout the district there are entire blocks that exhibit continuity of design through height, width, material, window size, shape and overall spacing. These elements help to create an unusually strong "streetscape" which should receive considerable emphasis during the review process. Particularly when new construction is proposed, consideration of the "streetscape" and the relationship of the new structures to the existing buildings is of the utmost importance.

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.

It is not the intention of these regulations to discourage contemporary design which through careful attention to scale, materials, siting and landscaping can be harmonious with the historic, existing structures.

I. RESIDENTIAL (PROPOSED "B" AND "C" ZONING DISTRICTS)

A. Use:

A building or premises shall be utilized only for the use permitted in the zoning district within which the building or premises is located.

B. Structures: (New construction or alterations to existing structures)

1. Location

New or moved structures shall be positioned on their lot so as to continue the existing pattern on the block with respect to front yards, side yards, rear yards, etc.

2. Height (scale, size and proportion).

Maintaining the scale and proportion of all buildings in Hyde Park is very important. All new construction should complement and respect existing buildings.

- a. New residential structures shall be within 15% of the average height of the nearest existing buildings on the block in which it is built.
- b. New apartments or row houses shall be designed in such a manner as to give the impression of single attached units rather than of one large structure.
- c. The first floor elevation of new residential structures shall approximate the first floor elevation of the house(s) on either side of it.

3. Exterior Materials.

The texture and color of basic building materials give continuity to Hyde Park and future construction should utilize these same materials wherever possible. Exterior materials shall be stone, brick (red to match in most cases), stucco, terra cotta, wood, (only on bays, dormers, porches and other architectural features and garages and similar accessory buildings), and concrete (only on foundation walls not facing a street.) Mortar shall be of a color similar to buildings on either side. Color finished aluminum of appropriate gauge may be used to replace siding on existing frame structures in Hyde Park area. However, architectural details or features are NOT to be removed in the application of the siding. Asphalt shingle siding is not considered proper.

4. Roof Materials (and roof shape).

Roof materials shall be slate, tile, copper or asphalt shingles where the roof is visible from the street. Where asphalt shingles are used it is suggested that colors shall be black or dark green. Bright colored asphalt shingles are not acceptable. Any commonly used roof materials may be utilized where the roof is not visible from the street. Any new construction shall be compatible to the nearest existing buildings in regards to roof shape.

6. Details.

Architectural details on new construction need not imitate details on existing buildings but should always be compatible. Architectural details on existing buildings shall be maintained in a similar size, detail and material. Where they are badly deteriorated, similar details salvaged from other buildings may be substituted. New and replacement window frames and door frames shall be limited to wood or color finished aluminum. A color code of white, dark green, gray, or wood tones shall be followed. Raw or unfinished aluminum is not acceptable. Windows and doors on new construction shall be similar to adjacent buildings. raw or unfinished aluminum shall not be acceptable. Windows and doors in existing structures shall be maintained in the same size and shape as the original openings. Metal awnings and canopies are not acceptable. Roll up canvas awnings on large display windows of commercial buildings only

will be considered proper. Awnings of canvas only are acceptable on residential structures.

Storm doors and windows, if used, shall be of wood or color finished aluminum. A color code of white, dark green, gray or wood tones is suggested. Raw or unfinished aluminum shall not be acceptable.

Exterior shutters, if used, shall be made of wood or color finished aluminum the correct size and shape needed to fit the entire opening for which they are intended. A color code of dark green or black is suggested.

Cornices on existing structures shall be maintained as originally constructed.

New gutters and downspouts on all structures shall be of copper, or color finished aluminum or other acceptable color coordinated material. A color code of dark green, black, or brick red is suggested. Color shall be coordinated with structure involved.

6. Walls, Fences and Enclosures.

New walls (free standing or retaining) shall be faced with brick (red) stone (white) or stucco. Existing walls shall be kept in repair of existing material. Fences shall be either privacy, security or ornamental. Material for fences shall be cast iron or wood when visible from the street. Wooden fences shall be a maximum of five feet. The suggested color code for fences shall be:

Cast iron - Black

Wood – Gray.

7. Landscaping.

Small flower gardens in front or rear yards are encouraged wherever possible. Installation of street trees by request to the City is encouraged. Type of trees used shall be compatible with other street trees in Hyde Park. If a lawn area exists between the side walk and street curb, this area should either be planted with ground cover or paved with brick or cobblestones.

8. Street Furniture and Utilities.

Where possible, all new utility lines shall be underground or enter above ground from rear of property. All free-standing light standards or fixtures attached to a structure shall be of a design which is compatible with lighting throughout Hyde Park. The design and location of all items of street furniture shall be compatible with the area. Special permits must be obtained if street furniture is to be located within public right-of-way.

9. Drives and Parking (Paving or ground cover materials).
Off-street parking at the rear of residential property shall be provided if at all possible. Drives shall be constructed of brick, granite pavers, Portland cement concrete or asphalt concrete.
10. Walks.
All public walks shall conform to existing walks on the block. Private walks may be located in any appropriate place. They shall be constructed of stone, red brick, or concrete. Asphalt concrete or crushed rock shall not be acceptable.
11. Signs. No signs shall be allowed in the residential districts except:
 - a. One (1) temporary sign, not exceeding six (6) square feet in area pertaining to the lease, rent or sale of the building. Signs shall be placed in window of structure. Free-standing signs shall not be allowed. Special permits must be obtained as required.
 - b. On multi-family buildings, a sign upon which is placed the name of the building. In no case shall such a sign be free-standing or exceed six (6) square feet in area.
 - c. Free-standing signs for institutional uses not to exceed a total of thirty (30) square feet in area. These signs shall be non-flashing, without moving parts and neither neon or backlighted.

II. COMMERCIAL/INDUSTRIAL (PROPOSED "F", "G", "J" ZONING DISTRICTS)

- A. 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:
 1. Drive-in Restaurants
 2. Service Stations
 3. Any use that requires materials, in raw form, emits obnoxious odors, is of an explosive nature, or is a high hazard potential to the general public as the result of the assembly or compounding process.
- B. Structures: (New Construction or Alterations to Existing Structures)
 1. Location.
New or moved commercial structures shall be positioned on the lot to enhance the character of the commercial location.
 2. Height (scale, size and proportion).
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.

3. Exterior Materials.

In Hyde Park 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 "Perma-Stone" is not permitted. A submission of all building material samples including mortar shall be required prior to approval.

4. Roof Materials (and roof shape).

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. 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.

5. 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 door frames shall be limited to wood or color finished aluminum. Raw or unfinished aluminum is not acceptable. Awnings of canvas only are acceptable.

6. 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.

7. 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.

8. Street Furniture and Utilities.

All free-standing 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.

9. Drives and Parking (Paving or Ground Cover Materials) and Walks.

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.

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, shrubbery or concrete wall shall be necessary.

10. Signs.

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

- a. Non-appurtenant advertising signs.
- b. Pylon signs in excess of 25' in height.
- c. 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 facade located below the second floor window sill line designating only the name and address of the building.
- d. Roof top signs.
- e. 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 window sill level. Only one projecting sign is allowed per street frontage for each establishment.
- f. Flashing or rotating elements.
- g. Painted wall signs.

These standards shall not be construed to prevent the ordinary maintenance or repair of any exterior feature in the Historic District which does not involve a change in design, material, color, or outward appearance, nor to prevent the demolition of any structure or detail which the building inspector certifies as dangerous and unsafe. Any building feature or detail so removed shall be replaced by a material consistent with the original appearance. No building or structure within the Historic District shall be demolished, and no permit shall be issued for the demolition of any such building or structure, unless the Landmarks and Urban Design Commission and the Community Development Agency both shall find that the building or structure is in such a state of deterioration and disrepair or is so unsound structurally as to make rehabilitation impracticable.

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.