
KINGSBURY-WASHINGTON TERRACE HISTORIC DISTRICT

Ordinance 56581 (Board Bill #118)

An ordinance to amend the Zoning Code of the City of St. Louis, including the District Map 1960 by designating a certain area bounded by the alley south of Delmar Boulevard, Union Avenue, the alley north of Waterman Boulevard, and Clara Avenue, and more fully described in the body of this ordinance, as a Historic District to be known as the Kingsbury-Washington Terrace Historic District, and providing a development plan including standards to be applied within the district and land use controls and zoning regulations; containing severability clauses and an emergency clause.

WHEREAS, the preservation, protection and enhancement of buildings, other structures, parks and items of natural or artificial phenomena located within a district impart a distinctive aspect to the City of St. Louis by serving as a visible reminder of the historic, architectural and cultural heritage of the City; and

WHEREAS, the district herein described as the Kingsbury-Washington Terrace Historic District has architectural and historical value which should be preserved for the people of the City of St. Louis and the State of Missouri; and

WHEREAS, Chapter 914B provides for the creation of historic districts and sets out the necessary procedure to be followed in establishing such a district.

Be it ordained by the City of St. Louis as follows:

SECTION ONE. Pursuant to and in accordance with Chapter 914B of the Zoning Code of the City of St. Louis, Historic District, the area set out below is hereby designated as a Historic District to be known as the Kingsbury-Washington Terrace Historic District and shall consist of the area described as follows:

Beginning at the point of intersection of the east line of Clara Avenue and the north line of Bell Place (Washington Terrace), a private subdivision, in City Block 5617, said point being 100 feet more or less south of the south line of Delmar Boulevard; thence eastwardly along said north property line, through City Bocks 5617 and 5620, to its point of intersection with the west line of Union Boulevard; thence southwardly along said west line, across all intervening streets and alleys, to its point of intersection with the north line of the 15 foot wide east-west alley in City Block 3876; thence westwardly along said north alley line to its point of intersection with the east line of Belt Avenue; thence diagonally westwardly 61 feet 6 inches, more or less, across Belt Avenue to the point of intersection of the west line of Belt Avenue and the north line of the 20 foot wide east-west alley in City Block 3875E; thence westwardly along said north alley line to its point of intersection with the east line of Clara Avenue; thence

northwardly along said east line of Clara Avenue, across all intervening streets and alleys, to its point of intersection with the north property line of Bell Place, a private subdivision, the point of beginning.

SECTION TWO. The proposed standards to be applied within the district including, but not limited to demolition, facades, setbacks, height, scale, materials, color and texture, for all structures and the design details of all fences, streets and drives, street furniture, signs and landscape materials are set out in the "Development Plan for the Kingsbury-Washington Terrace Historic District", approved by the City Plan Commission, June 18, 1973 and recorded in the Office of the Recorder of Deeds at Book..., page..., which is hereby adopted and incorporated herein by reference, and copies of which shall be filed for inspection in the Office of the Register and in the Office of the Building Commissioner.

SECTION THREE. All parts of the "Development Plan for the Kingsbury-Washington Terrace Historic District" are hereby declared to be independent parts and notwithstanding any other evidence of the legislative intent it is hereby declared to be the controlling legislative intent that if any part of said Plan, or the application thereof to any property, person or circumstance, other than those as to which it is held invalid shall not be affected thereby and it is hereby declared that this Plan would have been passed independently of such part so held to be invalid.

SECTION FOUR. All sections of this ordinance are hereby declared to be independent sections and parts of sections and notwithstanding any other evidence of the legislative intent it is hereby declared to be the controlling legislative intent that if any provision of said section, or the application thereof to any person or circumstance, other than those as to which it is held invalid, shall not be affected thereby and it is hereby declared that this ordinance would have been passed independently of such section, sections or parts of a section so held to be invalid.

SECTION FIVE. This being an ordinance necessary for the immediate preservation of the Public Welfare, it is hereby declared to be an emergency measure and shall become effective immediately upon passage and approval of the Mayor.

Approved: October 2, 1983.