
MCKINLEY HEIGHTS HISTORIC DISTRICT

DESIGN STANDARDS

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INTRODUCTION

The McKinley Heights Historic District, located in the near South Side of St. Louis, primarily developed as a late nineteenth working class and early twentieth century middle-class neighborhood. The original subdivisions of the area were laid out between 1848 and 1869, although most of the now extant buildings were not constructed until 1890 through 1915. A few (very few) early buildings dating to 1865 can be found, and some later contributing buildings were constructed in the early 1930's.

Originally part of the Petit Prairie of the St. Louis Commons, the area was first laid out for residential subdivision by Joseph Charless in 1848. This triangular tract of land was bounded by Jefferson, Gravois and Shenandoah. Future development of the area was aided by the inauguration of a trolley line along Gravois Road which allowed working class residents the ability to live in the "suburbs" and commute to work, and the influx of European immigrants in St. Louis, primarily Germans, Bohemians and Russians, who flooded the area looking for inexpensive housing.

In the late 19th Century, several small private developments were constructed along Nicholson, Park, and Waverly Places connecting Geyer and Lafayette Avenues. The houses from these developments and some on surrounding streets reflected some of the best in late 19th Century single family residential design. Although most buildings

from this period were lost during the construction of Interstate Highway 44, some still survive.

The peak residential development period for the neighborhood was between 1901 and 1910. During this time most of two and four family buildings were constructed to accommodate the seemingly endless flood of immigrants. These 'modern' buildings offered improved amenities to the tenants in that they were constructed with indoor plumbing, front yards with a uniform set-back on a terrace overlooking the sidewalk. This front yard signaled that the residents of the buildings were 'middle class' not workers living in the tenements of Soulard or Hyde Park.

The development of the area as a distinctive working man's neighborhood was re-enforced by the location of the Union Depot Railroad Company, whose car sheds and yards were located on Jefferson at Geyer. This trolley company served many areas of the City and was an important amenity. In addition the Board of Education constructed two elementary schools, the Charless School in 1895 and the Franz Segal School in 1905 and a high school, McKinley High School, a state-of-the-art technical and academic high school in a massive, Jacobethan structure that dominates the area for blocks around with its four story central section and crenellated towers.

The last building which contributes to the historic district was constructed in 1931. After this construction, the area began a slow decline as more prosperous City residents moved even further west and some large mansions were turned into rooming houses. In the 1960's, the Federal Highway System cut a great chasm in the north segment of the District, demolishing many of the grand houses and all the streets which connected McKinley Heights to Lafayette Square. This 'improvement' hastened the stagnation of the District, and rendered it more isolated from the rest of the City.

In the 1980's however, the area residents began revitalization. In 1984, the Landmarks Association of St. Louis successfully completed a National Register nomination for the District. New home owners purchased the rooming houses and began to convert them back to single family residences. A neighborhood organization was formed, and in 2006 the residents petitioned the City to make the area a local historic district.

The goal of the historic district ordinance is to further stabilize property values in the District and strengthen investment by creating standards for improvements to property that help owners protect the architectural styles of buildings.

ARTICLE ONE: DEFINITIONS

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101 The McKinley Heights Historic District (See Appendix A for Map):

That portion of the City of St. Louis described in "Legal Description of the McKinley Heights Historic District."

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 Awning:

A roof like structure often made of canvas or plastic, which serves as a shelter, as over a storefront, window, door, or deck.

101.4 Canopy:

A protective roof like covering, often of canvas, mounted on a frame over a walkway or door.

101.5 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.

101.6 Cast-Iron:

Method of manufacturing iron parts or certain building elements. The iron is heated to a molten state and poured into molds. Decorative tips and tiered stars are two common examples of cast-iron.

101.7 Commercial Development Corridor

Those areas within the Historic District which are defined by the City of St. Louis Strategic Land Use Plan, adopted January, 2005, as Neighborhood Commercial Area (NCA), Regional Commercial Area (RCA), or Opportunity Area (OA), and which, as a consequence, are expected to be developed by regionally oriented commercial and/or industrial uses. Additions and repairs to existing buildings, site improvements and/or new construction in these areas are required to be constructed in accordance with the Design Standards for Commercial Development Corridors contained in this Ordinance.

101.8 Communication Devices

Devices used to send, receive or process any form of communication. This can include but is not limited to antenna, cables, wires, or mounting equipment.

101.9 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 McKinley Heights 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 include top cornices and crown moldings. (See also Section 101.28)

101.10 Dormer:

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

101.11 Facade:

An exterior wall of a building, the street facade is the wall of a building that faces the street. (See also Section 101.20)

101.12 Flat Roof:

Roofs that are essentially flat, typically having a slope of ¼ inch per foot to ½ inch per foot and usually waterproofed by a built-up roof

101.13 Gable:

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

101.14 Half-Flounder:

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

101.15 Masonry:

Family of building techniques that uses stone, brick, or concrete block units, usually separated by mortar beds and joints.

101.16 Mansard:

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

101.17 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 1929 and existing or once existing within:
 - a. The McKinley Heights Historic District; or the City of St. Louis, provided it is of a form and architectural style currently or once found within the McKinley Heights Historic District; and offered to prove:
 - i. 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
 - ii. a design proposed for constructing a new building will result in a building compatible with its architectural environment; and
 - iii. Of a comparable form, architectural style, and use as the building to receive the constructed or reconstructed element, or 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:
 - a. In the case of proposed construction or reconstruction of building elements:
 - i. Photographs or photographic reproductions clearly showing the Model Example building elements in detail, and, where possible, taken from at least two different angles; or
 - ii. Photographs or photographic reproductions showing the overall form and style of the building upon which such building elements are found.

- b. In the case of proposed new construction:
 - i. Photographs or photographic reproductions showing, in its entirety, the Public Facade and, where possible, each Facade of the Model Example building; or
 - ii. Photographs, or photographic, reproductions showing, in detail, special elements thereof including, but not limited to windows, cornices, and dormers.

3) If no Model Example can be located detailed architectural drawings shall be submitted for approval.

The Model Example concept is not intended to preclude contemporary designs, but to assure that they are compatible with their environment. 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 Preservation Board shall have the right to determine whether an example is, in fact, a Model Example, as defined herein.

The Preservation Board shall also have the right to request that additional evidence of the example be provided.

101.18 Non-Historic Commercial Building

A commercial building located in the designated Commercial Development Corridor which is less than fifty years old.

101.19 Parapet:

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

101.20 Permastone:

Trade name often used generically to describe all varieties of synthetic materials designed to resemble stone. These materials are pre-cast cement "stones" or panels of "stone" attached as veneer over existing masonry.

101.21 Primary Structure:

A structure that is seen as the main building on the property.

101.22 Public, Semi-Public, and Private Facades:

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

- 1) Public Facades: The following architectural elevation(s) of a building:
 - a. A Facade that faces a Public street, including those sections of such elevation that are recessed; or

- b. The section of a side elevation of a building that is set forward off an adjacent structure.
- 2) Semi-Public Facades: The following architectural elevation(s) of a building:
- a. Side elevations that face a vacant lot, a side yard at least 15 feet wide or a public alley and are visually dominant from a street.
 - b. Rear elevation of a corner building, which is visually dominant from a street.
 - c. The Facade of an alley house that faces the alley.
- 3) Private Facades: All other architectural elevation(s) of a building not defined as a Public or Semi-Public Facade.

101.23 Reconstructed:

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

101.24 Residential Preservation Areas

Those areas within the Historic District which are not defined as part of the Commercial Development Corridor All additions, repairs, site improvements and/or new construction in these areas are required to be constructed in accordance with the Design Standards for Residential Development Areas contained in this Ordinance. These standards apply whether the intended use of the site is residential, commercial, industrial or institutional.

101.25 Routine Maintenance and Repairs:

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

- 1) Small repairs are necessary to prevent deterioration of a building or landscaping element. Such repairs do not require a building permit except as may be required by city building codes. They include:
- a. Tuckpointing, as long as mortar colors are matched with original colors and textures,
 - b. Repair or replacement of gutters or downspouts,
 - c. Painting of wood or metal elements,
 - d. Repair, but not total replacement of existing retaining walls, fences, steps, stoops, porches, decks, or awnings,
 - e. Repair or replacement of a flat roof,
 - f. Repair or overlay of a sloped roof with the existing material.
- 2) The following activities covered by these standards do not require a building permit. In these instances, a Cultural Resources Only ("CRO-only") permit must be applied for:

- a. Tuckpointing over 25% of a facade (spot-pointing does not require a permit)
- b. Painting of stone or brick
- c. Relayment or repair of parapet walls or coping tiles
- d. Replacement of gutters and downspouts
- e. Repair of existing walls, steps, stoops, porches, decks or awnings
- f. Replacement of windows and doors
- g. Installation of retaining walls less than 18" in height
- h. On-premise fences (fences other than those erected on property lines)

101.26 Retaining Wall:

A structure of masonry, reinforced concrete and masonry that holds back soil.

101.27 Stoop:

A small porch, platform, or staircase leading to the entrance of a house or building.

101.28 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.

101.29 Stormer Doors ("Stormers"):

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

101.30 Tooth-In:

A masonry technique used to form a new opening or to 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 that 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 those already existing.

(Comment: This reverse process is not a recommended method of infilling a window within the McKinley Heights Historic District. Recommended methods are described in § 203.2.)

101.31 Top Cornices or Crown Moldings:

Ornamental molding of wood with sheet metal flashing, or sheet metal that defines the top edge of the finish material of a mansard roof and 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.

101.32 Transom:

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

101.33 Tuckpointing:

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.

101.34 Visible:

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

101.35 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 plane of the building from a street or;
- 2) Its size occupies more than 2 percent of the visual plane of the building from a meet and;
- 3) Its shape is not aligned with the natural lines of the building to which it is attached, or
- 4) Its materials are a distinctly different appearance or texture than those to which it is attached; or
- 5) Its color is of a brightness, hue, or tone that 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.

101.36 Wrought-iron:

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.

101.37 Wythe

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

ARTICLE 2: EXISTING BUILDINGS - RESIDENTIAL PRESERVATION AREAS

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200 GENERAL LAW:

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.

If documented evidence can be provided that verifies an element of an existing building has been altered; it may be reconstructed to its original configuration.

If a building, addition to a building, or element of a building was constructed after January 1, 1929; it may be altered only in accordance with the requirements for New Construction. Evidence that the building, addition, or element was constructed after January 1, 1929 shall be provided.

(Comment: January 1, 1929 was chosen because at the time of writing of this Code, 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, this date should be reviewed at least once every 10 years and brought forward as necessary to reflect the date before which buildings contribute to the historic character of the neighborhood at that time. All other references to that date should be changed simultaneously.)

Unless specifically stated otherwise, all regulations herein apply to Public Facades only. Those for Semi-Public and Private Facades are specifically noted. When a choice of solutions is given, the solutions are presented in order of preference. These Standards do not require the correction of any condition predating their enactment except the stabilization of vacant buildings as described in § 212.

201 ROOFS

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 and roof details greatly influence the visual character of the 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, or
- 4) Flat

Repair of a roof, replacement of a flat roof, or overlay 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:

Rooflines and dormer configuration of buildings shall not be altered except as specifically provided herein. Rooflines 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:

Flat roofs are not regulated by this ordinance.

201.4 Roofing Materials on Sloping Roofs:

Roofing materials on sloping shall be one of the following:

- 1) Materials that can be documented as being original to the building;
- 2) Slate shingles
- 3) Synthetic rubber, plastic or polymer shingles that replicate the proportions of slate shingles found in the district.
- 4) Composition shingles that replicate the proportions of slate shingles.
- 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.

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:

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

- 1) Materials that 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 that replicate the proportions of slate shingles.

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 originally existed 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:

Brick parapets and the manner in which the roofing material meets 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 flashing 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.

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.
- 2) Horizontal planes of a parapet (i.e. the top of a parapet that screens a flat roof or of a step in a stepped parapet) shall be protected with glazed coping tile, or a metal cap.
- 3) Glazed coping tile, when broken or missing shall be replaced by the same.
- 4) Metal caps shall have a non-reflective metal finish that replicates historic materials.
- 5) Felt, roofing paper, or roll roofing is prohibited as a total replacement finish material at parapets.

201.7 Dormers:

Dormers shall not be removed or altered in configuration, location, and detail except-as otherwise expressly provided herein. However, dormers may be removed if evidence exists that they are not original to the house. Evidence would consist of original plans, photograph, or a Model Example that matches the same design.

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.

New dormers may be added where there is no evidence of their prior existence, if based on a Model Example.

Dormer materials, including those at the sides, shall not be altered in appearance from the original except vinyl, aluminum, steel, concrete, or Masonite siding that 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 on vertical surface. The sides of dormers on slate roofs are typically slate, while the sides of dormers on asphalt shingle roofs are typically 4" exposed wood siding.)

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 that replicate such materials.
- 3) Ornament and dormer detailing shall be of a finished material.

201.8 Cornices:

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

Reconstructed cornices shall be designed to replicate the dimensions, proportion, materials, and details of the original cornice. Where such dimensions, proportions, materials, and details are not evident from the current conditions of the building a Model Example shall be provided.

New cornices on existing buildings shall be based on a Model Example.

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 materials.

Brick and Ornamental Brick:

- 1) Replacement brick within a cornice shall be brick of similar dimensions, color, and surface characteristics as the original or stained to match existing brick.
- 2) Replacement shall be one of the following:
 - a) New or used pressed brick of similar dimensions, color and surface characteristics and ornamental detailing as the original; or
 - b) Fiberglass reinforced concrete replicas with integral color and matching the original in color and surface characteristics and ornamental detailing.

Sheet Metal: Replacement 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 for wood cornices.

Wood: Replacement of wood within a cornice shall be of one of the following:

- 1) Wood;
- 2) Fiberglass replicating the original wood; or
- 3) Synthetic molded replicas of the original wood.

Stone and Terra Cotta: Replacement of stone or terra cotta shall be of one of 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.

Built-in Gutters within a Cornice:

- 1) Masonry cornices with built-in gutters shall be reconstructed to match the original in design, profile, dimension, and detail.
- 2) Wood and metal cornices with built-in gutters shall be reconstructed in one of the following methods:
 - a) Reconstructed to match the original in profile and dimension. The method of drainage shall be similar to the original.
 - b) Reconstructed with a standard sheet metal gutter integrated into the cornice profile and maintaining the original height and projection of the original

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.

201.9 Roofing Accessories

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. However, gutters and downspouts are to remain in their original placement or location.

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.

Communication Devices:

Communication devices shall not be visible from the street.

Roof Cresting:

Roof cresting shall be of the following materials:

- 1) Wrought iron, cast iron, copper, or other non-reflective metal; or
- 2) Plastic that replicates the appearance of the above.

Plastic cresting shall be securely attached and rigid so as to be indistinguishable from metal cresting, Piping and Vents at the Roof: Piping and Vents at roof are not permitted on Public facade. Interior plumbing must be located so that plumbing vent stacks, attic ventilation devices, metal chimney flues, and metal fireplace chimneys are not located on a portion of a roof which slopes toward a Public facade.

Skylights and Roof Windows:

Skylight and roof windows shall not be on a roof that slopes toward a Public Facade and shall not be visually dominant on any other portion

of a roof Solar Collectors: Solar collectors shall not be visible from a street.

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,

Other:

Other items that are not original to a structure shall not be visible from a street unless based on a Model Example. Such items shall include but not be limited to satellite dishes, antennas, and roof decks

202 EXTERIOR WALLS

202.1 Exterior Masonry Walls

Cleaning:

The blasting of exterior masonry walls with sand or other abrasive materials is prohibited. 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 pound per square inch.

Painting:

Painting of unpainted masonry walls is prohibited. Masonry walls that are currently painted may be repainted. The color shall be a color resembling the underlying material.

Tuckpointing:

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.

- 1) Old mortar shall be removed so as to provide adequate space for new mortar.
- 2) The composition of the mortar mix should be compatible to the type of brick being tuckpointed. Mortar that is too hard may spall, chip, or break the adjacent masonry. A recommended mix is to be performed in accordance with the National Park Service (NPS) historic tuckpointing standards. The color of the mortar should match the majority of the mortar currently existing in the wall. The color of mortar is affected by pigments added into tile mortar mix; the size, and quantity of sand in the mix; and the color of the cement used. The color of mortar that 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 washed of residue by plain water and a stiff bristle brush.

Reconstructed Masonry Walls:

Reconstructed masonry walls include the replacement of missing masonry within a wall and the reconstruction of a masonry wall that has collapsed or is deemed structurally inadequate.

Construction:

- 1) Reconstructed masonry wall shall be one of the following types of construction:
 - a. Solid brick masonry;
 - b. Concrete block back-up with masonry exterior; or
 - c. Masonry veneer on metal or wood studs.
- 2) Mortar thickness and coursing shall match the original.
- 3) Material: one of the following materials shall be used;
 - a. New or used masonry units that match the original in size, shape, color (variety and pattern of color), surface hardness, and ornament.
 - b. The original ornamental masonry units (pressed brick and terra cotta) or replica units constructed of the materials outlined in section

201.8 Cornices

Exposed Masonry Party Walls:

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; unless prohibited by adverse property rights
- 2) Clean the exposed wall of any debris, replace any deteriorated areas, and tuckpoint the entire wall; or

202.2 Wood Siding

Wood siding shall be painted.

- 1) Replacement materials shall be one of the following:
 - a. New wood siding that replicates the original in design, dimension, and method of application.
 - b. At the sides of a dormer that is above the second floor, aluminum, steel, concrete, vinyl, or masonite which replicates wood siding.

- 2) Use of the following replacement materials is restricted:
 - a. Masonite in 12" widths configured to look like exposed siding is prohibited at the Public Facade except as provided herein;
 - b. Aluminum, steel, concrete, or vinyl siding is prohibited at Public Facades except as provided herein.
 - c. Wood shingles are prohibited.

202.3 Stone and Cement Facades:

- 1) Missing pieces of stone and missing or severely damaged Facades shall be replicated with stone, cement stucco, fiberglass, or other material that replicates the original appearance of the stone.
- 2) Cement stucco Facades shall meet the following.
 - a. The cement stucco shall be scored to replicate the pattern of the original stonework.
 - b. The setback of windows and doors shall be closely maintained.
 - c. The detailing of corners and edges shall be as crisp as the original,
- 3) Synthetic stone veneers are prohibited.
- 4) Painting
 - a. Granite and marble Facades may not be painted.
 - b. Limestone and sandstone Facades may not be painted.

203 WINDOWS

Windows are crucial to a building's historic character.

203.1 Windows at Public Facades:

- 1) Windows in Public Facades shall be one of the following:
 - a. The existing window repaired and retained
 - b. Replacement window, duplicating the original, which meets the following requirements;
 - i. Replacement windows or sashes shall be made of wood or finished aluminum,
 - ii. The profiles of muntins, sashes, frames, and moldings shall match the original elements in dimension and configuration.
 - iii. The number, arrangement and proportion of lights shall match the original or be based on a Model Example.
 - iv. The method of opening shall be the same as the original
- 2) Reconstructed windows and sashes in a Public Facade shall be based on the following;
 - a. An adjacent existing window in the same Facade that is original; or

- b. If all windows on a Facade are being replaced they, shall be based on a Model Example.
- 3) Glass Types at a Public Facade
- a. Glass in historic windows on a Public Facade shall be one of the following:
 - i. Clear glass or other original glazing;
 - ii. Glass based on a Model Example; or
 - iii. Insulated glass with exterior face set 3/8" back from exterior of the sash.
 - b. The following glass types are prohibited on Public Facades:
 - i. Tinted glass;
 - ii. Reflective glass;
 - iii. Glass block, and
 - iv. Plastic (Plexiglas) except Lexan or an equivalent.
- 4) Abandoned Windows in a Public Facade:
Windows that are to be abandoned on the interior shall be infilled by closing them with wooden shutters set ½" 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
- a. Materials
 - i. Exterior storm windows and screens shall be made of wood, aluminum or plastic.
 - ii. Wood shall be painted; aluminum shall be factory or field painted.
 - iii. Clear anodized aluminum, is prohibited
 - b. Interior storm windows and screens are not regulated by these Standards.
 - c. Storm windows and screens shall also meet the following requirements:
 - i. The dimensions of the area of glass or screen shall be the same as the area of glass in the window being protected.
 - ii. 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.
- 6) New Window Openings are prohibited in a Public Façade.
- 7) No existing window opening in a Public Facade shall be altered in length or width.

203.2 Windows on Semi-Public Facades:

Windows at Semi-Public Facades shall comply with all of the restrictions outlined in section 203.1 except:

- 1) Replacement Windows in a Semi-Public Facade
 - a. Replacement windows may be constructed of the following materials.
 - i. Wood;
 - ii. Vinyl-coated wood; or
 - iii. Finished (painted or otherwise coated with color) aluminum;
 - b. Clear anodized aluminum is prohibited.
- 2) Configuration
 - a. The profiles of muntins, sashes, frames, and moldings shall match the original elements in dimension and configuration.
 - b. The number of lights may be reduced to one over one.
 - c. Square head replacement windows may replace original arched-bead 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
 - a. In all cases, the original brick molding shall be retained or its size and general profile duplicated.
- 4) Windows that are to be abandoned on the interior shall be infilled as follows:
 - a. Close the window with wooden shutters set back from the face of the wall with the window opening left intact including the frame, sash, sub-sill, and lintel.
 - b. Brick in the opening with brick set 1 ½ " 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, mortar composition, color, texture, and tooling.
 - c. Windows at Private Facades maybe converted to doors by lengthening the vertical (height) but not the horizontal (width) dimension. Such new doors are subject to the replacement door standards set forth in 204 following.

203.3 Windows on Private Facades:

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.

- 1) New Window openings in Private Facades:
 - a. New openings where no window existed before or where existing windows are to be made shorter or longer, shall meet the following;

- b. The proportion of the opening shall be the same as the adjacent openings;
 - c. Sills and lintels shall match those adjacent.
- 2) Glass types and materials on Private Facades are not regulated by these Standards.

204 DOORS

Doors are an integral part of a building's Public Facade. Primary entrance doors are one of the strongest first impressions of a building.

- 1) Doors shall be one of the following:
 - a. The original wood door restored;
 - b. A new wood door that replicates the original; or
 - c. Based on a Model Example.
- 2) The following types of doors are prohibited:
 - a. Flush, hollow-core doors with or without applied moldings
 - b. Flush doors of any material.
 - c. Indoor stock doors
- 3) Doors shall have one of the following finishes:
 - a. Paint
 - b. When hardwood, a natural finish.
- 4) When more than one primary entrance door exists, all primary entrance doors must be identical and of the same color
- 5) Stormer Doors: Stormer doors shall not be replaced with any other type of enclosure.
- 6) Hardware: New hardware shall be of a style, type, and material historically appropriate for the door.
- 7) Placement: Setting doors forward or back from their original line of placement is prohibited.
- 8) Abandoned Doors:
 - a. Doors that are to be abandoned at the inside on a Public Facade
 - i. Shall be closed with a door that replicates the original door or that of a Model Example set in the existing frame. The doorframe and sub-sill shall be maintained.
 - b. Doors that are to be abandoned at the inside on a Semi Public Facade
 - i. Shall be closed with a door that replicates the original door or that of a Model Example set in the existing frame. The doorframe and sub-sill shall be maintained. Or

- ii. 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.
- c. 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 § 203 hereof.

204.1 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 section 204.2.

204.2 Storm and Screen Doors:

Wood is the preferred material for storm and screen doors.

- 1) Storm Doors: Storm doors shall not be replaced with any other type of enclosure.
- 2) New storm doors shall meet the following:
 - a. Simple and open in design and full light; and
 - b. Of a finished material other than clear-anodized aluminum; and
 - c. Be compatible with the design of the door behind by matching existing shape of door.
- 3) New screen doors shall meet the following.
 - a. Simple and open in design;
 - b. Finished material other than clear-anodized aluminum; and
 - c. Be compatible with the design of the door behind.

205 FOUNDATIONS

205.1 Paint:

- 1) Unpainted foundations shall not be painted.
- 2) Painted foundations may be repainted. The color shall be a color resembling the underlying material.

205.2 Replacement Materials:

Replacement materials shall meet the following requirements

- 1) New or re-used stone that matches the original in color, type of stone, method of stone finish, and size, or
- 2) A veneer of the above applied to a back-up material such as concrete or concrete block, or
- 3) Other masonry products such as:
 - a. Cast-in-place concrete,
 - b. Split-faced concrete block, or

- c. Concrete block with an uneven face when the 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 cement-like materials.
- 2) Foundations that require tuckpointing should be tuckpointed to match the existing mortar in color, texture, and composition.

206 APPENDAGES ON PUBLIC AND SEMI-PUBLIC FACADES

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).

206.2 Appendages:

Carpeting (excluding doormats) on new and existing appendages is prohibited.

206.4 Stone Elements on Appendages:

- 1) Stone steps and porch elements shall be replaced, as opposed to repaired, only when needed to ensure Public and occupant safety.
 - a. Steps and porch elements shall retain their original location and shall maintain their original configuration.
 - b. Stonework shall not be painted or receive any adhesively applied finishes.
- 2) Replacement materials at Public Facades
 - a. For architectural elements see the acceptable replacement materials listed under stone cornices (section 201.8).
 - b. Replacement steps shall be made of the following;
 - i. New or re-used stone duplicating in shape, size, and coloration that which is being replaced.
 - ii. Concrete that replicates the stone in shape, size, and coloration and will maintain its shape, size and coloration over time.
- 3) Paint:
 - a. Unpainted stone elements shall not be painted.
 - b. Painted stone elements to be repainted shall be painted a color resembling that of the underlying material.

206.5 Wood, Elements on Appendages:

Reconstructed wood elements shall be of wood, except architectural details such as brackets that may be of the materials listed under replacement materials for wood cornices (section 201.8). A Model Example shall be used.

- 1) Reconstructed wood handrails shall be one of the following:
 - a. A wood handrail based on a Model Example.
 - b. The "Soulard" handrail common to St. Louis.
- 2) Wood handrails shall receive one of the following finishes:
 - a. Paint; or
 - b. An opaque stain

206.6 Metal Elements on Appendages:

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:

Black is the preferred color.

- 1) Existing wrought and cast iron accessories shall not be removed or altered in form.
- 2) Owners are encouraged to reconstruct balconies where they once existed especially if the original brackets are still in place.
- 3) Replacement Materials
 - a. New or re-used metal accessories based on a Model Example, or
 - b. Plastic or other molded or cast material that replicates the appearance of the original

207.2 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, except where used to close abandoned windows under sections 203(1)(4)(a) or 203(2)(4)(a).

207.3 Security Bars and Doors:

- 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,

207.4 Awnings and Canopies:

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 canvas-like fabric with a metal frame.

- 3) New metal and fiberglass awnings and canopies are prohibited. However, existing awnings may be retained

207.5 Exterior Lighting:

- 1) Exterior lighting shall not detract from any significant architectural features of a building,
- 2) Public Façade lighting to be historically compatible with building or to follow a Model Example.

207.6 Landscape Lighting at Public Façade:

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

207.7 Signs:

- 1) Permanent Commercial Signs
 - a. Commercial signs at structures serving a residential purpose at the time of adoption of these Standards are prohibited.
 - i. Unless a conditional use permit is obtained. If so
 1. Sign shall not be more than 2 square feet in size
 - b. Commercial signs at structures serving a commercial purpose at the time of adoption of these Standards
 - i. Shall not exceed 40 square feet on each Public Façade or 10 percent of the area of each Public Façade, whichever is smaller.
 - ii. 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.
 - c. Signs must be compatible with existing architectural details.
 - d. Signs shall be restricted to those identifying the names and/or businesses and principal products of the person or entity occupying the structure.
 - e. Signs may not be placed in the following locations:
 - i. On a mansard
 - ii. On a rooftop;
 - iii. On the slope of an awning;
 - iv. In a location that obscures significant architectural details; or
 - v. On a pole
 - f. Signs must be fixed and silent.
 - g. Signs painted on windows and interior signs, including those inside windows, are not regulated by these Standards.

- 2) Permanent Non-Commercial Signs
 - a. Signs shall be limited to the following:
 - i. On walls - Metal or painted wood plaque, less than 100 sq. inches in size.
 - ii. At landscape elements including walls, fences, carriage stones and steps
- 3) Sandwich boards shall meet the following:
 - a. They shall be less than 10 square feet on a side;
 - b. They shall be consistent with other City Ordinances;
 - c. There shall be no more than two per establishment;
 - d. They shall be outdoors only during business hours; and
 - e. They shall not be electrified.

207.8: Street Addresses

- 1) Street addresses at the Private Façade are not regulated by these standards.
- 2) Street addresses at the Public and Semi Public Façade shall:
 - a. Numerals shall be Arabic.
 - b. Street addresses shall be one of the following:
 - c. At a transom
 - d. Painted gold leaf.
 - e. Etched or leaded glass based on a Model Example.
 - f. Stencil or decals to simulate gold leaf, with the design based on a Model Example.
- 3) On a door
 - a. Etched or leaded glass based on a Model Example.
 - b. Metal numerals, a maximum of 4" in height.
 - c. Metal plaque, a maximum of 4" x 8" in size, with numerals integrally cast.
- 4) On landscape elements including walls, fences, carriage stones and steps
 - a. Integrally carved in stone, a maximum of 4" in height.
 - b. Metal numerals, a maximum of 4" in height.
 - c. Metal plaque, a maximum of 4" x 8" in size, with numerals integrally cast.
- 5) On walls
 - a. Metal numerals, a maximum of 4" in height.
 - b. Metal plaque, a maximum of 4" x 8" in size, with numerals integrally cast.

- 6) The following types of street addresses are prohibited:
 - a. Plastic numbers attached to transom glass, doors, walls, steps, fences, roofs, light posts, mail boxes.

207.9 Utility Service Lines:

- 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) No satellite dishes shall be attached to building foundations, Public Facades, or public yards.

207.10 Communication Devices:

- 1) Communication antennas are prohibited on the Public Façade and Semi Public Facades. This includes and not limited to antenna, wire, mounting equipment and accessories.

208 STOREFRONTS

208.1 Reconstructed Storefronts:

Reconstructed storefronts shall meet the following:

- 1) All exposed materials shall be painted, including wood and metal.
- 2) Be based on a Model Example consistent with the building's original character.

208.2 Storefront Conversion:

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

209 NEW ADDITIONS TO EXISTING BUILDINGS

No new additions shall be made to Public or Semi-Public Facades except that additions may be made to Semi-Public Facades occurring at the rear of buildings that predate 1929.

- 1) New additions constructed at Private Facades or at Semi-Public Facades at the rear of structures predating 1929 are subject to New Construction Standards for like Facades.
- 2) New additions constructed at Private Facades may lengthen an adjacent Public or Semi-Public Facade.

210 ALLEY HOUSE

The intent of this Code is to protect and preserve the structural integrity of this type of structure while recognizing that it is a secondary structure.

210.1 Semi-Public and Private Facades:

The Facade of an alley house is defined herein as a Semi-Public Facade. The remaining Facades may be Semi-Public or private as defined in accordance with section 101.20. Facades of alley houses are subject to the same regulations as the like Facades of other

buildings. If no primary structure exists, the alley house becomes the primary structure with the same guidelines as a primary structure.

211 DEMOLITION

Buildings built prior to 1929 are considered historically significant to the character and integrity of the District. These buildings are irreplaceable assets, and as such, their demolition is strictly limited. Ordinances No. 64689 and 64925 of the City of St. Louis are hereby adopted to govern demolition of buildings located within the McKinley Heights Historic District, except that the following § of such Ordinance shall, for purposes of this Code only, be deemed revised, amended, deleted as noted: (2)(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) (3) is revised to state as follows:

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 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 that 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.

§ (7) (4) is revised to state as follows:

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.

ii. Economic Hardship: The Office shall consider the economic hardship that 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.

§ (7)(6) 15 amended to add the following:

The proposed plan, although calling for demolition of one or more Structures, would result in the preservation of buildings that are (i) High Merit, Merit, or Contributing; and

(ii) in need of substantial rehabilitation.

§ (7)(7) is deleted.

§ (7)(8) is renumbered § (7)(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 exterior grade plywood if such windows and doors are incapable of securing the building.
- 2) All such covered windows and doors shall be painted red
- 3) The roof, gutter, and downspouts shall carry the rainwater to the ground.
- 4) Work necessary to protect the structural integrity of the building must be performed.
- 5) Grounds of vacant buildings shall be maintained

ARTICLE 3: NEW BUILDINGS IN RESIDENTIAL DEVELOPMENT AREAS

301 Public and Semi-Public Facades of New Construction

301.1 Site

301.2 Mass

301.3 Scale

301.4 Proportion

301.5 Ratio of Solid to Void

301.6 Façade Material and Material Color

302 Private Facades on New Construction

303 Garages and carports in New Construction

304 Proposal requirements for New Construction

305 New Appendages

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:

A site plan shall describe the following:

1) Alignment

- a. New buildings shall have their Public Facade parallel to the Public Facade of the adjacent buildings.
- b. 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.
- c. If a new building is to be located on a block that is completely empty, then the alignment shall be that which is most dominant within the adjacent blocks or across the street.

2) Setback

- a. New buildings shall have the same setback as adjacent buildings.
- b. 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.
- c. If a new building is to be located on a block that is completely empty, then the setback which is most dominant within adjacent blocks or across the street shall be used.
- d. Setback may be based on a Model Example.

301.2 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.

301.3 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 the new building is on a block that is completely empty, then the building scale shall be similar to that of buildings in adjacent blocks.
- 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.

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.

301.4 Proportion

Proportion is a system of mathematical ratios that establish 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 build 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:
 - a. For walls:
 - i. Kiln-fired brick (2-1/3" by 8" by 3-5/8")
Comment: Brick within the McKinley Heights Historic District is typically laid in a running bond with natural gray, white or red mortar. Typical joints include concave, struck and v-groove. Most brick within the McKinley Heights Historic District is red or orange with only minor variations in coloration.
 - ii. Stone common to the McKinley Heights Historic District.
 - iii. Scored stucco and sandstone.
 - iv. 4" lap wood siding or vinyl siding which appears as 4" wood siding based on a Model Example.

- b. For foundations:
 - i. Stone, new or reused, which matches that used in the McKinley Heights Historic District
 - ii. Cast-in-place concrete with a stone veneer; or
 - iii. 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 except that wood or vinyl siding need not be based on a Model Example.

303 GARAGES AND CARPORTS IN NEW CONSTRUCTION

- 1) Garages and Carports are not regulated except as follows:
 - a. Garages and carports shall be set within 10' of the alley line.
 - b. Vehicular access shall only be from the alley.
 - c. Garage doors shall be parallel to, and face, the alley.
 - d. Construction requirements per form:
 - i. Garages shall be sided with 4" cover siding of wood, vinyl or finished aluminum,
 - ii. 4" beaded tongue and groove siding,
 - iii. brick or brick veneer.
 - iv. Unfinished siding is prohibited.
- 2) Garage and carport roofs shall be as set forth in Section 201.
- 3) 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
 - a. Site plan shall include the following:
 - b. The new construction as well as an outline plan of the structures to each side of the site.
 - c. 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
 - a. 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 greatest grade change.
- 3) Elevations
 - a. All Facades shall be shown and shall include an outline of any existing, adjacent elevations. Photographs shall accompany these elevations.
- 4) Floor Plans
 - a. Floor plans are not required by these Standards, but are helpful in understanding why the exterior of the new construction is as designed.
 - b. Comment: Floor plans are required by City Building Codes.

305 NEW APPENDAGES

- 1) New porches, stoops and steps at Public or Semi-Public Facades shall be based on a Model Example.
- 2) New stoops and steps at Private Facades are not regulated by this ordinance.
- 3) Decks are prohibited at Public Façade.
- 4) Decks are prohibited at Semi-Public Facades except when those occur at the rear of a building
- 5) New porches or decks constructed at a Semi-Public Facades must not:
 - a. Obscure any architectural detail of the building such as windows, doors, or ornamental brickwork.
 - b. Be visually dominant because of mass, scale, or topology of the land

ARTICLE 4: SITE IN RESIDENTIAL DEVELOPMENT AREAS

401 Slope/Grade

402 Landscaping Walls

402.1 Retaining Walls on Public Facades

403 Fences

403.1 Low Fences

403.2 High Fences

403.3 Prohibited Materials

404 Sidewalks and Steps

405 Landscape Lighting at Public Façade

406 Swimming Pools

407 Yard Structures

401 SLOPE/GRADE

The historic slope of a yard should not be altered at the Public Facade unless it has at some time been altered and is to be restored to its original configuration. An existing historic retaining wall (stone or brick) shall not be removed or altered.

402 RETAINING WALLS ON PUBLIC FACADES:

Reconstructed retaining walls shall replicate the appearance of a historic wall, Stone or brick may be applied as veneer to a concrete wall as long as the outward appearance meets the historic visual qualities of the original.

- 1) Retaining walls made of the following materials are prohibited:
 - a. Pressure treated lumber
 - b. Railroad ties.

403 FENCES

403.1 Low Fences:

Low fences are to have a height of 48" or less, measured from the ground.

- 1) Low fences shall be of one of the following types:
 - a. Wrought or cast iron;
 - b. Treated or rot-resistant wood picket fence consisting of posts, rails, and vertical pickets painted or treated with opaque stain; or
 - c. Chain link, but only if it is behind a Private Facade and either painted a dark color or clad with a dark colored vinyl.
 - d. Masonry materials that replicate existing stone or brick work of primary building with matching joints and materials.
- 2) 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.
- 3) In no event shall a low fence obscure significant architectural features of a building.

403.2 High Fences:

High fences are taller than 48" in height when measured from the ground.

- 1) High fences are restricted to the following locations:
 - a. Private or Semi-Public Facades, excluding gangways less than 10 feet running parallel and behind the front line of the building of both buildings.
- 2) High fences shall be one of the following types:
 - a. Boards placed vertically if the structure of the fence will not be visible from the Public Facade.
 - b. Wrought or cast iron.

- c. Stone or brick pillars in combination with one of the above.
- d. A reconstructed fence shall be based on a Model Example.

403.3 Prohibited Materials:

The following types of fences are prohibited at all Facades.

- 1) All wire fences.
- 2) Chain link fences.
- 3) Concrete or block, except when used as a substrate material for a stone or brick final surface.

403.4 Landscaping Walls:

Landscaping walls essentially function as a fence and shall:

- 1) Be constructed of red brick and have a limestone or pre-cast concrete cap or be constructed of stone.
- 2) Be of a height of 48" or less.

404 SIDEWALKS AND STEPS:

At Public Facades, sidewalks shall be one of the following:

- 1) Red brick, is the preferred material, and is not to be replaced with concrete.
- 2) Cast-in-place concrete with an exposed aggregate finish.
- 3) Bomanite or equivalent.
- 4) A combination of the above.

Exterior handrails at steps located in a yard and not attached to a house shall be erected as a simple, non-decorative wrought iron or equivalent (aluminum or steel) rail.

Wood stair rails are not historically appropriate on stone, brick or concrete steps, even if the house's porch has a wood handrail.

405 LANDSCAPE LIGHTING AT PUBLIC FACADES

Not used.

406 SWIMMING POOLS

Above ground and in ground pools shall not be visible from the street.

407 YARD STRUCTURES

Yard structures; such as gazebos and storage sheds shall be based upon a Model Example. This Ordinance does not regulate yard structures at Private Facades

- 1) 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.
- 2) The following are prohibited:
 - a. Pre-fabricated metal structures
- 3) Fiberglass structures.

ARTICLE 5: COMMERCIAL DEVELOPMENT CORRIDORS DESIGN STANDARDS

501 NEW CONSTRUCTION AND EXISTING NON-HISTORIC COMMERCIAL BUILDINGS

All new construction within the designated Commercial Development Corridor (the Corridor) must be reviewed and approved by the Preservation Board taking into account the following considerations:

501.1 Height

New buildings must be constructed within 15 percent of the average height of existing buildings on the block. Any additions must be compatible with both the existing building and the surrounding structures.

501.2 Scale

The scale of all proposed new construction in the Corridor must respect the existing scale of any surrounding historic structures by seeking to minimize the difference in height, mass, fenestration and location. Any additions must be compatible with both the existing building and the surrounding structures.

501.3 Location

New or moved commercial structures shall be positioned on the lot to not only enhance the character of the commercial location but also to be compatible with the surrounding streetscape. Any additions must be compatible with both the existing building and the surrounding structures.

501.4 Exterior Materials

All new building materials shall be compatible in type and texture with the dominant materials of adjacent buildings. While artificial masonry such as "Permastone" is not permitted, introduction of new materials for new construction will be considered. A submission of all building material samples shall be required prior to approval. Any additions must be compatible with both the existing building and the surrounding structures.

501.5 Details

Details on new structures should be compatible with the surrounding built environment. Any additions must be compatible with both the existing building and the surrounding structures.

502. EXISTING HISTORIC BUILDINGS

The Standards for Residential Development Areas apply to all existing historic buildings and sites whether the building is used for a residential or commercial use.

503. WALLS, FENCES AND ENCLOSURES

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

wall units can only be approved when the masonry units replicated the appearance of cut stone or are a part of the overall new building design.

504. 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. Visually opaque landscaping is defined as a continuous hedgerow of bushes planted 36" on center within a planting strip at least 5 feet wide. The planting strips with hedgerow must also contain upper story shade trees planted every 25 feet along the planting strip. The trees must be at least 2 1/2" in caliper upon planting.

All parking lots over 5,000 square feet in surface size must also be landscaped on the interior with tree planting wells, at least 15 square feet in size, so that at least 3% of the interior is landscaped with upper story shade trees at least 2 1/2 " caliper upon planting.

505. 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.

506 SIGNS

506.1 Signs in the Commercial District

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

- 1) Non-appurtenant advertising signs.
- 2) Signs in excess of 15' in height.

506.2 Permanent Commercial Signs on residential property

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 so Sign shall not be more than 2 square feet in size.

506.3 Commercial signs generally

Shall not exceed 25 square feet on each Public Facade or 10 percent of the area of each Public Facade, whichever is smaller.

- A. Each side of a protruding sign counts toward the 25 square feet so they may not be more than 12.5 square feet or 5 percent of the surface area whichever is smaller.
- B. Signs must be compatible with existing architectural details.
- C. Signs shall be restricted to those identifying the names and/or businesses of the person or entity occupying the structure.
- D. Signs may not be placed in the following locations:

- a. On a mansard
- b. On a rooftop; or
- c. In a location that obscures significant architectural details;

E. Signs must be fixed and silent.

506.4 Wall signs

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.

506.5 Roof top signs

Roof top signs are prohibited.

506.6 Projecting signs

Projecting signs should not 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.

506.7 Flashing or rotating elements

Flashing or rotating elements are not allowed.

506.8 Painted wall signs

Painted wall signs may be allowed only on buildings in which, and for which, an existing business is located. These signs should be designed to replicate the traditional historic painted wall signs of historic commercial areas. Non appurtenant painted wall signs are not allowed.

507. LANDSCAPING

All surface parking lots facing the street shall be screened by a decorative brick masonry unit or concrete wall at least 5 feet high or by a planting strip at least six feet wide, planted with a dense hedgerow of evergreen bushes planted at not less than 2.5 gal and at every three feet to reach three foot height at maturity. The hedgerow shall be interspersed with planting of ornamental trees every twenty-five feet.

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.

508 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.

Where possible, all new utility lines shall be underground.

ARTICLE 6: SEVERABILITY

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

ARTICLE 7: ECONOMIC HARDSHIP

701 ECONOMIC HARDSHIP EXCEPTIONS

Any section under this code may be exempted due to economic hardship that may be experienced by the present owner. All applications for exemptions shall be case and site specific and shall be made to the Preservation Board.

- 1) The following factors shall be taken into consideration for an economic hardship exception:
 - a. The nature of the homeowner's economic hardship
 - b. The emergent and necessary nature of the structural repair,
 - c. The estimated cost of the repair following the historical code as opposed to the cost of repair without following the code, and
 - d. Any other factor bearing a reasonable relationship to each homeowner's unique position.
- 2) Should the Preservation Board approve of the exemption, the following measures may be taken to assist the homeowner:
 - a. A feasibility assessment by the Preservation Board of public or private financing to assist the homeowner,
 - b. The effect of tax abatement, if applicable, and
 - c. Personal assistance through the neighborhood association.