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## **SOULARD HISTORIC DISTRICT**

### **Ordinance 57078 (Board Bill No. 40)**

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An ordinance to amend the Zoning Code of the City of St. Louis, including the District Map 1960 by designating two areas, one bounded by Marion Street on the east, I-55 on the west and Lynch Street on the south; and the other bounded by Wyoming Street on the north, Broadway on the east, Cherokee Street on the south and an irregular line with 13th Street and I-55 on the west, and more fully described in the body of this ordinance, as a Historic District to be known as the Soulard Historic District and providing for 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 Soulard 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 Soulard Historic District and shall consist of the area described as follows:

1. Beginning at the point of intersection of the north line of Russell Boulevard and the southeast line of Gravois Avenue; thence northeastwardly along said southeast line of Gravois Avenue, across all intervening streets and alleys, to its point of intersection with the north line of Geyer Avenue; said north line of Geyer Avenue also being the south right-of-way line of the Third Street Highway (Interstate Highway 44 and 55); thence eastwardly and northwardly along said highway right-of-way line to its point of intersection with the north line of Marion Street; thence eastwardly along said north line of Marion Street to its intersection with the west line of 8th Street; thence southwardly along said west line of 8th Street to its intersection with the south line of Carroll Street; thence eastwardly along said south line to its point of

intersection with the west line of Seventh Boulevard; thence southwardly along said west line of Seventh Boulevard, across all intervening streets and alleys, to its point of intersection with the south line of Lynch Street; thence westwardly along said south line of Lynch Street, across all intervening streets and alleys to its point of intersection with the west line of Thirteenth Street; said west line of Thirteenth Street also being the east right-of-way line of Interstate highway 55; thence northwardly along said east right-of-way line of Interstate Highway 55 to its point of intersection with the south line of Russell Boulevard; thence diagonally northwardly across Russell Boulevard to the point of intersection of the north line of Russell Boulevard and the southeast line of Gravois Avenue; the point of beginning.

2. Beginning at the point of intersection of the east line of Broadway and the north line of Wyoming Street; thence southwardly along said east line of Broadway to its point of intersection with the south line of Cherokee Street; thence westwardly along said south line of Cherokee Street to its point of intersection with the southward projection of the west line DeMenil Place; thence northwardly along said west line of DeMenil Place to its point of intersection with the south line of the 30-foot wide east-west alley in City Block 1537; thence westwardly along said south alley line to its point of intersection with the southward projection of the west line of the 20-foot wide north-south alley in City Block 1537; thence northwardly along said projection and said alley line and its northward projection across Utah Street, to its point of intersection with the north line of Utah Street; thence eastwardly along said north line of Utah Street to its point of intersection with the northward projection of the west line of DeMenil Place; thence northwardly along said northward projection across Interstate Highway 55 to its point of intersection with the east right-of-way line of Interstate Highway 55; thence northwardly along said east right-of-way line of Interstate Highway 55 to its point of intersection with the north line of Wyoming Street; thence eastwardly along said north line of Wyoming Street and its eastward projection to its point of intersection with the east line of Ninth Street; thence southwardly along said east line to its point of intersection with the north line of Wyoming Street; thence eastwardly along said north line to its point of intersection with the east line of Broadway, 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 Souldard Historic District", approved by the Community Development Commission, May 9, 1975 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 Soulard 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: November 26, 1975.***