ORDINANCE #69112
Board Bill No. 243

An ordinance pertaining to the Lafayette Square Historic District; repealing Ordinance 63327, approved December 16, 1994 and having as its subject matter the boundary and regulations and standards for the Lafayette Square Historic District, and enacting in lieu thereof a new ordinance containing the boundary and standards of the Lafayette Square Historic District, and containing a severability clause.

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. Ordinance 63327, approved December 16, 1994 is hereby repealed.

SECTION TWO. Lafayette Square Historic District will be bounded by center median of Chouteau Avenue on the North, center median of Truman Parkway on the East, Highway 44 on the South and center median of Jefferson Avenue on the west.

Pursuant to and in accordance with Chapter 24 of the Revised Code of the City of St. Louis, the area set out below is hereby designated as a Historic District to be known as the Lafayette Square Historic District and shall consist of the area described as follows:

Chouteau Avenue at Truman Parkway's west curb, south to the south curb at Lafayette Avenue and Truman Parkway which includes H. Crossman's Subdivision in City Block 482E, property owned now or formerly by the Eden Partnerships; thence south along said east line of Lot 6, to a point of intersection with the north line of an east-west alley, 15 feet wide, in City Block 482E; thence southwestwardly to a point of intersection with the east line of a north-south alley, width varies, in City Block 482E; thence southwardly and along the east line of alley across all intervening streets and alleys to an intersection with the north line of Park Avenue, 80 feet wide, and the northwardly projection of the east line of a north-south alley, 20 feet wide, in City Block 1254; thence southwardly along the northwardly projection of the east line of said alley to a point of intersection with the east line and the south line of an east-west alley, 20 feet wide, in City Block 1254; thence westerly along the south line of the east-west alley to a point of intersection of the east line of Lot 6, Block 4 of 4th Subdivision of City Common's, in City Block 1254; thence southwardly and along the east line of Lot 6, Block 4 of 4th Subdivision of City Common's in City Block 1254, and crossing Carroll Street, 60 feet wide, and intersecting with the east line of Lot 20, Block 5 of 4th Subdivision of City Common's, in City Block 1254, and crossing Carroll Street, 60 feet wide, and intersecting with the east line of Lot 20, Block 5 of the 4th Subdivision of City Common's, in City Block 1253; thence eastwardly along the north line of alley to a point of intersection with the east line of a north-south alley, 20 feet wide, in City Block 1253; thence southwardly along the east line of north-south alley, to a point of intersection of the east line of said alley and the north line of an east-west alley, 20 feet wide, in City Block 1253; thence eastwardly along the north line of the east-west alley to a point of intersection with the north prolongation of the east line of Lot 4, Block 5, 4th Subdivision of City Common's, in City Block 1253; thence southwardly and along the east line of Lot 4 a distance of 120 feet, more or less, to a point of intersection with the north line of Lafayette Avenue, 120 feet wide; thence across Lafayette Avenue to a point of intersection with the south line of Lafayette Avenue; thence westerly along the south line of Lafayette Avenue to a point of intersection with the east line of Eighteenth Street, 60 feet wide, said point also being the northwest corner of City Block 821N and also being a point in the north line of the right-of-way of Interstate Highway 44; thence westerly along the north line of the right-of-way of Interstate Highway 44, across all intervening streets and alleys to its point of intersection with the east line of Jefferson Avenue, 100 feet wide; thence diagonally northwestwardly along Jefferson Avenue to its intersection with the west line of Chouteau Ave. at Jefferson Avenue, then to the point of beginning along the south curb line of Chouteau Ave."

SECTION THREE. The standards to be applied within the Lafayette Square Historic District, including but not limited to façades, 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 attached standards and the "Lafayette Square Neighborhood – Urban Plan" (adopted December 5, 2001) a copy of which is attached hereto and marked as Exhibit C, are hereby adopted and incorporated herein by reference. Where differences occur in the requirements in the design of new buildings, these standards take precedence over those in the 2002 Urban Plan. Copies of said standards shall also be filed for inspection in the Office of the Register and in the Office of the Building Commissioner.

SECTION FOUR. SEVERABILITY CLAUSE If any provision, sentence, clause, section, part, or application of the ordinance and the regulations and standards contained herein 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, sections,

parts, or applications of this ordinance, regulations and standards.

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ARTICLE 1: INTRODUCTION

100 Preface

The Lafayette Square Historic Code has been developed to establish a consistent and understandable set of standards to govern the development of the Lafayette Square Historic District. This Ordinance supplements the City of St. Louis Building Code and regulates the construction, maintenance and repair of buildings and their surroundings within the District.

The Lafayette Square Historic District is unique to the City of St. Louis in its character, size and quantity of relatively unaltered historical buildings. The neighborhood is distinct for the manner in which the historic buildings relate to one another and to the street. The physical characteristics of the District as well as the importance of the neighborhood in the historical development of the City of St. Louis are compelling reasons for preserving and controlling these special features. Additionally, the historical value of the district has great economic value. Through establishment and enforcement of controls over the architectural characteristics of the District, property owners are ensured of the on-going historical value of the neighborhood while allowing for planned growth and development.

There are two basic concepts inherent in this Historic Code. They are embodied in the definitions of Public and Private Façades, and Historic Model Example. By establishing a definition for two types of building façades, there is also established the idea that certain portions of a building are more critical to the neighborhood's character than others. Based on this premise, these Standards regulate more stringently the "Public" elements of the district and is less concerned with the relatively private elements.

The use of an Historic Model Example (HME) as a requirement for the reconstruction of building elements of residential buildings or new residential construction has an important advantage. By using the district itself as a source of design and detail, the relationship of a reconstruction or new construction of a building will maintain the historical character of the district.

This version of the historic district standards integrates accessibility provisions for people with disabilities to commercial properties and other places of public accommodation. These standards encourage the provision of accessibility to private residences, seek to avoid increasing the instances where accessibility is not possible, and recognize that accessibility can

be accomplished without compromising the historic integrity of historic buildings and the neighborhood. These standards shall not be used to claim exemption from accessibility requirements mandated by city, state or federal law. In a similar manner, these historic district standards shall be met when changes are proposed for accessibility. Both goals of retaining historic integrity and accessibility for people with disabilities can be met through the use of sophisticated design solutions.

These standards address common situations and are not intended to address every eventuality that may occur. The interpretation of these standards shall recognize that due to the physical nature of a property, the historic arrangement of buildings on a property, the historic use, a proposed new use, and other factors, instances could arise that the literal interpretation of one or more components of these standards would result in a hardship for a property owner. In these instances, the intent of the ordinance that designated the historic district and these standards shall guide decision making.

101 Definitions

101.1 **Accessible Route**

A continuous unobstructed path.

101.2 **Alley House**

Residential structures built at the rear of a building lot are called alley houses. In the early days of the neighborhood, this double-loading of a building lot was a way to provide more living space, whether for extended family, rental property or buildings for sale. Today some alley houses are the only building remaining on the lot; others have been converted into garages or storage buildings.

101.3 **Ancillary Structure**

Ancillary buildings are detached, non-habitable structures including, but not limited to, the following: gate houses, common mailbox centers, storage sheds, greenhouses and garages.

101.4 **Appendage** (See figure 2)

An accessory space, enclosed or unenclosed, single-story or two-story attached structure; i.e. conservatory, covered porch (stoop), uncovered porch, balcony, accessibility ramp. This definition does not include decks (considered modern conveniences in these standards) or room additions.

101.5 **Cast Iron** (See figure 20)

Term used to describe a method of manufacturing iron parts or certain building elements. The iron is heated to a molten state and poured into molds. Decorative tips and tie-rod stars are two common examples of cast-iron.

101.6 **Carriage House**

In the District there are many carriage houses; usually they are located at the rear of the building lot immediate to the alley. A carriage house is most often a two-story structure. The ground level was used to protect carriages and horses and the attic story was used to store feed. Carriages typically entered from the rear (alley) and the front of the building (facing the rear of the main house) contained a door for human entrance and egress. Living quarters were frequently incorporated into the structure for the driver, or hired hand.

101.7 **Cementitious Stucco Veneer**

A stucco veneer application of a soft cementitious material applied to the entire façade of a building and scored to appear as stone.

101.8 **Coping** (See figure 4)

The cap of a parapet or wall.

101.9 **Cornice** (See figures 2, 3, 5 & 6)

This is the decorative portion of a building located where the building wall meets the roof. Besides being a decorative element, the cornice often camouflages the gutter and supports the roof overhang. In the district, cornices are made of a variety of materials and designs incorporating brackets, dentil moldings, and ogee moldings.

101.10 **Dormer** (See figures 2 & 20)

A structure built upon a sloping roof or mansard to provide a window into the attic story.

101.11 **Eyebrow**

The wood panel that fills in the transition between an arched brick lintel and a flat window head.

101.12 **Facade** (See figure 2)

A building façade is an outer wall of a structure. Façades are distinguished by their architectural presence as primary, secondary, and rear.

Primary façades establish the architectural character of the building and are street-facing and therefore public façades as well.

Secondary façades have less architectural character than primary façades and are typically side walls of a building. Secondary façades that face the street are also public façades; those that do not were intended to be private façades. However, secondary façades that are now more than 4 feet from an adjacent building are visible from public areas and are consequently considered to be public façades.

Rear façades often have a more utilitarian appearance and role, and generally are not meant to be seen from a street. They are private façades.

A] **Primary Public Façade**

A primary façade that directly faces a public street.

B] **Private Façade**

As this ordinance distinguishes between public and private areas of properties, private façades are those that are not visible from the street. These include rear, alley-facing façades and side façades separated by a maximum of 4 feet from adjacent buildings.

C] **Secondary Public Façade**

A side exterior wall that faces directly onto a street. Secondary public façades include those sections of the walls that are recessed. Secondary façades that are more than 4 feet from an adjacent building are visible from public areas and are therefore considered to be public façades.

D] **Secondary Private Façade**

A side exterior wall that does not directly face a street and is separated by no more than 4 feet from an adjacent building.

101.13 **Finish Materials**

Any smooth surfaced wood painted or stained, brick or stone are considered finish materials. Unpainted copper, lead, or brass is also permitted. Other materials including, but not limited to, bare metal, unpainted galvanized metal, rough sawn wood, and bare Wolmanized wood are not considered finish materials.

101.14 **Flat Roof**

Flat roofs in the district are those that are essentially flat. They will usually have a slope of 1/4 inches per foot to 1/2 inches per foot and are almost always waterproofed by a built-up roof.

101.15 **Free Standing Wall**

A wall approximately the same height above the grade on each side of the wall.

101.16 **Gable Face**

The gable of a building is the triangle portion of a building wall that is formed by two slopes of a roof.

101.17 **Half-Flounder**

A type of building that has a roof that slopes from one side of the building to the other, as opposed to sloping to the front or back.

101.18 **Hip Roof**

A roof in which all four sides slope upward.

101.19 **Historic**

As used in this Ordinance, the word "historic" describes a building that was built in 1919 or before. This age distinction helps to identify buildings within the District that deserve the strictest protections. A building being rehabilitated, repaired or receiving a new addition is regulated differently by this Ordinance if it is "historic" in the context of this definition. Existing buildings that are not historic are also affected by various provisions of this Ordinance.

101.20 **Historic Model Example** (HME)

An Historic Model Example (HME) is a residential building or element(s) of a single residential architectural type and style selected for use as a guide for the design of a reconstructed element or new residential building. In this Ordinance, an HMEHME always means a residential building erected before 1898 within the district; it must be an unaltered building or unaltered feature or that building that is being replicated.

A] Requirements for a Historic Model Example.

1) The Cultural Resources Office shall approve the selected HME for each project to make sure that it is an appropriate example.

2) When an HME is cited for an element to be reconstructed on an historic structure, it shall be an historic building or component of a building of comparable age, form, and architectural style to the proposed project.

3) Alterations and additions to a historic residential building that meet the criteria of "historic" may be used as an HME

B] HMEs shall be presented in the following forms:

1) Existing buildings or building elements shall be photographed; minimally 3 inches x 5 inches, black and white or color. Elements shall be photographed in detail, and from at least two angles. Elements shall be accompanied by a photo illustrating the overall form and architectural style of the building.

2) Photographs of buildings or building elements no longer in existence.

101.21 **Mansard** (See figure 3)

A mansard is a steeply sloped roof that allows for more usable room in an attic story. Usually a mansard roof is used to mask a building's third story and in this way, the building appears to have only two stories capped with a roof. The mansard roof may be used to make a building look taller or more impressive. Dormers were often incorporated to provide light and ventilation for the attic story.

101.22 **Masonry**

Masonry is the family of building materials that use stone, brick, ceramic or concrete block units, usually separated by mortar beds and joints. Exterior stucco is included in the family of masonry.

101.23 **Mass**

The visual displacement of space based on a building's height, width and depth; the three dimensional impact of a structure.

101.24 **Modern Convenience**

A term used to describe features on houses that did not exist in Victorian times and are now common features of houses, including but not limited to: air-conditioning condensers; radio or television antennas or dishes; plumbing vent stacks; kitchen vents; utility meters (gas, electric, water); electrical outlets; television cable wires; electrical wires; exterior gas pipes; exterior water pipes; telephone wires; corrugated rain spouts; furnace exhaust; water faucets; wooden platform patios; decks; hot-tubs; in-ground pools; fountains; skylights; pergolas; permanent fire pits, ovens or barbeques; rain barrels; landscape water features; solar panels; and greenhouses.

101.25 **Non-Historic Building**

A building existing in the Lafayette Square Historic District constructed after 1919.

101.26 **Parapet** (See figure 4)

A building's parapet is that portion of its walls that project above the roof. Parapets are most commonly part of a masonry building and can be found on buildings with flat, gabled, half-flounder, and mansard roofs.

101.27 **Permastone**

Permastone is a trade name that has come to be used generically to describe all varieties of synthetic materials designed to resemble stone. These materials are precast cementitious "stones" or panels of "stone" attached as veneer over existing materials.

101.28 **Primary Public Façade**

A primary façade that directly faces a public street.

101.29 **Private Facade**

As this ordinance distinguishes between public and private areas of properties, private façades are those that are not visible from the street. These include rear, alley-facing façades and side façades separated by a maximum of 4 feet from adjacent buildings.

101.30 **Private Yard**

That portion of a lot that is not visible from an adjacent public street because it is concealed by the main building, adjoining properties, and/or privacy fences. It typically extends from the main building to the alley or to an alley house, carriage house, or garage, and must have one of the following on each of its sides:

A] The private façade of the main building;

B] The private facade of a building on an adjoining property;

C] The private yard of an adjoining property;

D] An alley;

E] A carriage house, alley house, or garage;

F] privacy fence.

101.31 **Privacy Fence**

An opaque fence that encloses a private portion of a yard.

101.32 **Proportion**

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.

101.33 **Public Yard**

That portion of the lot that is between the primary public facade and the street it faces, and that is visible from public sidewalks and streets. A side yard on a corner property not enclosed with a privacy fence is also a public yard.

101.34 **Ratio of Solid to Void**

The percentage of opening to solid wall. Openings include doors, windows and recessed porches and vestibules.

101.35 **Retaining Wall**

A wall constructed to allow a change in grade from one side of the wall to the other.

101.36 **Scale**

The perceived size of a building relative to the height and width of adjacent structures. Also the perceived size of an element on a building relative to a known architectural elements, for example, the size of a door relative to a window.

101.37 **Secondary Private Facade**

A side exterior wall that does not directly face a street and is separated by no more than 4 feet from an adjacent building.

101.38 **Secondary Public Facade**

There are two types of secondary facades. One is a side exterior wall that faces directly onto a street. The other is a side wall that is more than 4 feet from an adjacent building and visible from public areas. Secondary public façades include those sections of the walls that are recessed.

101.39 **Side Yard**

A side yard is land used as a private yard. This land is typically in addition to the basic 25' wide lot, as is common in Lafayette Square. For the purposes of permitting materials and design for new construction or historic rehabilitation, the side yard may be owned by either the petitioning owner or the adjacent resident.

101.40 **Storefront**

Storefronts consist mainly of large, fixed pieces of glass as typified by figure 11. Storefronts are generally tripartite with a bulkhead, shop window and transom above. The glazing area normally extends from a knee-high sill to ceiling height, with wood or metal frames supporting the store window and transoms.

101.41 **Street Fence**

A fence located in front of the building or less than 12 inches behind the building line.

101.42 **Primary Public Facade**

The exterior wall of building that fronts directly on a public street and therefore is a critical visual element in the district and public due to its visibility.

101.43 **Tooth-In**

A masonry technique used to form a new opening or close an existing opening in a masonry wall. In the case of a new opening in a brick wall, the edges of the new opening would first be 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 the existing. This reverse process is not a recommended method of infilling a window under this Ordinance. Proper methods are described in Article 203.2(C)

101.44 **Top Cornice or Crown Molding**

An ornamental molding of wood with sheet metal flashing or entirely of sheet metal that defines the top edge of the finish material of a mansard roof and which covers the seam between this material and that of the roof.

101.45 **Tuckpointing**

A process of repairing mortar joints in a masonry wall. The existing mortar is removed to a prescribed depth from the face of the masonry. After this process is complete, new mortar is pressed into the joints and then properly tooled. The removal process is important to provide adequate area for the new mortar. The mortar mix must be compatible with the hardness of the masonry. The color of the mortar is determined by pigments added, the type, size, and quantity of sand mixed in, and the color of the cement used. The tooling of the mortar joint is important because the design of the joint tooling can affect the ability of the joint to shed water (See figure 8). The design of the joint tooling also affects the appearance of the masonry.

101.46 **Vacant Lot**

A vacant lot is a buildable lot available for development. It is a property that is not currently being used as a community garden or other community use that is likely to be long term.

101.47 **Visible**

For the purpose of these standards, visibility shall be determined from public areas such as streets and sidewalks. Visible shall refer to the condition of being seen from 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 be considered not visible.

101.48 **Wythe** (See figure 7)

A term used in masonry construction to describe the thickness of a wall. A two wythe brick wall is one that is two bricks thick (approximately 8 inches). Most brick walls in historic residential construction are three wythe walls or three bricks thick (approximately 13 inches).

101.49 **Wrought Iron**

A term used to describe a 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. (See figure 20)

ARTICLE 2: HISTORIC BUILDINGS

200 GENERAL:

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

200,2 If a building was built after 1919, it is not an historic building within the meaning of this Ordinance and will be regulated under Section 210. Evidence that the building, addition or element was built after 1919 must be provided.

200.3 When a choice of solutions is given in this Ordinance, the solutions are presented in order of preference.

200.4 The materials that are approved and prohibited in this ordinance reflect general acceptability for the use of substitute materials at the time this ordinance was adopted. The intent is not to prohibit the use of additional or new products and materials that replicate historic elements and materials as they become available. The Cultural Resources Office, in consultation with the Preservation Board and the Lafayette Square Restoration Committee, will determine when additional materials are appropriate and can be approved.

200.5 Repairs to elements or features of a historic building not explicitly addressed by these standards may be made if all of the following conditions are met:

A] The element or elements are not historic.

B] The element or elements to be repaired are part of an identical set of elements and constitute 50 percent or less of the total set, the remainder of which do not require repair. Situations that meet these criteria are re-touching of existing paint, repair, re-glazing or replacement of one of a set of four matched windows, replacement of missing shingles, etc.

C] The appearance of the repaired or replacement element matches that of the non-repaired elements.

D] The existing appearance of the building is not altered.

201 Roofs

Comment: Roofs are prominent parts of buildings, and in conjunction with the walls determine a building's form and scale. Roof styles, the condition of the roof and its details greatly influence the visual character of the district. Most of the roof styles in the district fall into one of the following categories: mansard; gable; hipped; or flat.

201.1 Roof Lines And Dormer Configuration

The roof lines and dormer configuration of an historic building shall not be altered except as specifically permitted in this Ordinance. Roof lines include the roof's slope, height, present location and structure. A dormer configuration includes its form, dimensions, roof shape, and materials.

201.2 Reconstructed Roofs

Reconstructed roofs shall be based on the original roof design. Where the original slope of the roof cannot be verified through reasonable research or existing evidence, an HME may be used.

201.3 Roofing On Sloping Roofs

Comment: Sloping roofs include all roof types except mansard roofs, which are addressed in Section 201.4 and flat roofs, which are not regulated.

A] Roofing materials on sloping roofs shall be one of the following:

1) A material that can be documented as being original to the building;

2) Slate shingles;

3) Synthetic slate shingles made of a cementitious composition with fiberglass reinforcing or polymeric material;

4) A composition shingle that replicates the proportions of slate shingles;

Comment: GAF "Slateline" fulfills this requirement

5) Asphalt or fiberglass composition shingles, standard three tab design of 235 pounds per square

minimum construction;

B] Roll roofing and roofing felt, sheet metal, wood shingles and vinyl are prohibited as finished roofing materials on sloping roofs (though acceptable on “flat roofs”).

C] Patterns may not be arranged in roofing materials on sloping roofs unless based on evidence original to the building.

201.4 Roofing on Mansard Roofs

A] Slate or synthetic slate must be used to replace missing or damaged shingles on mansard roofs where more than 50 percent of the original slate shingles are in existence.

B] Patterns on mansard roofs:

1) Patterns created by the arrangement of slate of differing colors or configurations shall not be altered.

2) Patterns shall not be painted where no pattern originally existed.

3) Patterns shall not be repainted or re-stained where they have faded.

4) Reconstructed mansard roofs may be patterned through the use of slate or synthetic slate shingles of differing colors or configurations. Such patterns are allowed only if based on evidence original to the building.

5) Mansards on which the slates are being replaced may have a slate pattern that conforms to an HME if no original pattern can be documented.

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

1) A material that can be documented as being original to the building;

2) Slate shingles;

3) Synthetic slate shingles of a cementitious composition with fiberglass or asbestos reinforcing;

4) Mansard roofs with composition shingles may continue to be covered with new composition shingles, though slate or synthetic slate shingles are more sympathetic to the original character of the building.

D] Roll roofing and roofing felt are prohibited as finished roofing materials on mansard roofs.

201.5 Brick Parapets (See figure 4)

A] Brick parapets and the manner in which the roofing material meet them shall be treated as follows:

1) When the inside face of the parapet is visible from the ground, the roofing material shall be flashed and counter-flashed with sheet metal set into the masonry parapet wall.

2) When the inside face of the parapet is not visible from the ground, the roofing material may be extended up the inside face of the parapet and fitted under the metal flashing or the parapet cap.

3) Felt, roofing paper or roll roofing is prohibited as finish material at the visible side of parapets.

B] Parapet coping shall be restricted as follows:

1) Visible coping on sloping and horizontal parapets must be made of one of the following: glazed coping tiles, copper, factory-finished, colored aluminum, lead, or tern metal.

2) No other variety of sheet metal coping shall be visible.

Comment: Metal or plastic through-wall flashing should be used to prevent moisture from penetrating the masonry.

201.6 Dormers (See figure 19)

A] Dormers shall not be removed or altered in configuration, location or detail.

B] Replacement dormers and elements of a dormer shall be designed and positioned on roofs to replicate the dimensions, proportions, materials and details, including ornament, of the original dormers. Where such dimensions, proportions, materials or details are not evident from existing conditions, an HME must be provided. New materials that replicate the original materials shall be used.

C] Dormers are prohibited where there is no evidence of their prior existence.

D] Dormer Materials

Comment: The sides of dormers on slate roofs are typically slate, while the sides of dormers on asphalt shingle roofs are typically - inch exposed wood siding. (See figure 10 for illustration of 4 inches exposed wood siding)

1) Dormer materials, including those at the sides, shall not be altered in appearance and scale from the original, except that non-wood siding may be used at the sides when the dormer is located above the second story of a building.

2) Vinyl is not an acceptable material for dormers.

E] Ornament at Dormers

Comment: The role of ornament at dormers is architecturally significant.

1) If missing, dormer ornament must be replicated from historical evidence at the dormer(s).

2) Where such evidence no longer exists, ornament shall be replicated from an HME.

3) Replacement ornament must be constructed of original materials or other material that replicates the original appearance.

4) Ornament and dormer detailing must be of a finished material. See Finish Materials, Section 101.13.

201.7 Cornices (See figures 5 & 6)

Comment: Cornices are a critical element of a building's historical and visual integrity. Cornices, including top cornices and crown moldings, are typically constructed of brick, built-up pieces of wood, or sheet metal, or a combination of materials.

A] Reconstructed cornices shall be designed to replicate the dimensions, including length of corner returns, proportions and details of the original cornice. Where such dimensions, proportions and details are not evident from existing conditions, an HME shall be replicated.

B] Cornice Materials:

1) Cornice materials shall not be altered from the original except as permitted in this Ordinance.

2) Replacement materials shall duplicate the appearance of the finished original materials. See Finish Materials, Section 101.13.

3) Replacement brick within a cornice shall be of similar dimensions, color and surface characteristics as the original.

4) Ornamental pressed brick: replacement sections of ornamental pressed brick within a cornice shall be

of one of the following:

(a) New or used pressed brick of similar dimensions, color and surface characteristics as the original.

(b) Fiberglass reinforced concrete replicas with integral color and matching the original in color and surface characteristics.

5) Sheet metal: replacement sections of sheet metal within a cornice shall be of one of the following:

(a) Sheet metal of the same material as the existing sheet metal.

(b) Any of the materials indicated as appropriate for use within wood cornices.

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

(a) Wood.

(b) Fiberglass replicating the original wood.

(c) Synthetic molded replicas of the original wood.

7) Stone and terra cotta: replacement sections of stone or terra cotta shall be of one the following:

(a) Stone or terra cotta of similar color, texture and dimension as the original.

(b) Precast concrete of similar color, texture and dimension as the original.

(c) Fiberglass reinforced concrete replicating the original

(d) Molded synthetic replicas of the original stone or terra cotta.

C] Gutters within a Cornice: (See also Section 201.8 (A) Gutters and Downspouts)

1) If necessary, wood and metal cornices with built-in gutters shall be rebuilt in one of the following methods:

(a) Reconstructed to match the original in profile, material and dimension. The method of drainage shall be similar to the original. (See figure 5)

(b) Reconstructed with a standard sheet metal gutter section integrated into the cornice profile and maintaining the height and projection of the original. (See figure 6)

(c) An acceptable alternative is to install a revised cornice and gutter assembly that incorporates the gutter into the design so that it does not appear to be a separate element.

Comment: The section of a standard sheet metal gutter is not always sufficient to accommodate the volume of water shed from many historic roofs. For this reason, the area drainage volume should be determined and the gutter sized accordingly.

2) Masonry cornices with built-in gutters may be reconstructed to match the original in design, profile, dimension and detail.

D] Cornice Finish: All exterior surfaces of a cornice shall be painted except copper, which may be allowed to obtain its natural oxidized finish.

201.8 Roofing Accessories

A] Gutters and Downspouts:

1) New gutters and downspouts shall be similar in location, shape, detail and size of the original or HME and shall be connected to the sewer system.

2) If no original location is evident, gutters across the façade shall return around corners to side facade and downspout shall be located on the side facade.

3) Gutters on the primary public façade must be incorporated into a cornice design based on an HME so that the gutter is not visible as a separate element. No gutters can be placed as individual elements across the primary public façade.

4) New gutters and downspouts shall be of one of the following materials:

(a) Copper; painted or allowed to oxidize.

(b) Galvanized metal, painted.

(c) Aluminum, factory-finished as a non-reflective surface.

5) Plastic gutters and downspouts are prohibited.

B] Chimneys (See figure 12)

1) Existing chimneys shall be retained.

2) Chimneys not in use may be capped in a manner similar to adjacent parapets, 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 an HME.

C] Roof Cresting (See figure 2)

1) Roof cresting shall not be removed or altered in configuration, location or detail.

2) Roof cresting shall not be added to a building where there is no evidence that it existed historically.

3) Replacement roof cresting shall be designed and positioned on a roof to replicate the dimensions, proportions, materials and details of the original roof cresting. Where such dimensions, proportions, materials or details are not evident from existing conditions, an HME must be replicated.

4) Roof cresting shall be of the following materials:

(a) Wrought iron, cast iron, copper or other non-reflective metal.

(b) Plastic that replicates the appearance of the above. Plastic cresting shall be securely attached and rigid so as to be indistinguishable from metal cresting.

D] No plumbing vent stacks, attic ventilation devices, metal chimney flues or metal fireplace chimneys shall be visible, except that one roof penetration may be allowed for a plumbing vent on a sloping roof where it is impossible to hide such from view.

E] No skylight or roof window shall be visible.

F] No radio or television antennae or satellite dish shall be visible.

G] No solar collectors shall be visible.

H] No roof decks on top of the uppermost story of a structure shall be visible.

I] No roof-top air conditioning units shall be visible.

J] No other items that are not original to a structure shall be visible.

202 EXTERIOR WALLS

Comment: Exterior walls are the physical means of enclosing space beneath a roof. Exterior walls also define the shape and visual character of a building and in conjunction with the roof, determine the mass and scale of a building. Most exterior walls in the district are brick masonry of double or triple-wythe construction. A large number of the masonry walls at primary public façades have stone or cementitious stucco veneers detailed to appear as stone.

Exterior walls of all types of construction form a building's primary structure. Structural damage is most often related to water penetration. For this reason exterior walls, and openings within the wall, shall be maintained and protected in order to assure the longevity of the structure.

202.1 Exterior Masonry Walls

A] Cleaning existing exterior masonry

1) The blasting of exterior masonry walls with sand or other abrasive materials is prohibited.

Comment: Blasting a masonry wall with abrasive materials destroys the hard outer surface of the masonry and thus exposes the softer core of the masonry to the elements. Blasting thus not only permanently damages the appearance of the brick, but also shortens the life of the individual brick and the building as a whole.

2) 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 pounds per square inch.

Comment: It is recommended that the cleaning technique first be applied to a 3 foot x 3 foot sample area located in an unobtrusive area of the wall(s) to demonstrate that the cleaning technique will be non-damaging.

B] Exterior Masonry Walls and Paint

1) A masonry wall that has been painted may be repainted. The new paint shall be a flat or satin paint.

2) Brick at public façades should be returned to the original brick color for the building by:

(a) Paint remover,

(b) Repainting to a brick color,

(c) Repaint to match the existing color.

3) The painting of unpainted stone walls is permitted with flat or satin, not gloss or semi-gloss.

4) The painting of unpainted brick walls is prohibited. The painting of unpainted windowsills in a brick facade is prohibited

C] Tuckpointing Exterior Masonry Walls

Comment: Tuckpointing of masonry walls is of the utmost importance in keeping the wall watertight while retaining the original appearance of the wall.

1) Existing mortar that is to be removed shall be removed with great care so as to not damage the brick, whether hand tools or power tools are used.

Comment: Power tool usage easily chips and damages masonry.

2) Tuck-pointing mortar shall be mixed nominally in the proportions specified as ASTM Type N. This is a mortar with 1 to 1-1/2 parts lime to each 1 part Portland cement, and 2-1/4 to 3 parts sand for each part of combined cementitious materials. An example mix would be 1 part cement, 1-1/4 parts lime, and 6 parts sand.

Comment: In the natural movement of a building, mortar that is too hard will spall, chip or break the adjacent masonry.

3) The color of the mortar shall match the majority of the mortar currently existing in the wall.

Comment: 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 of a lighter 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 may be washed of residue by plain water and a stiff bristle brush.

4) Mortar shall be tooled to match the existing or original character of the joints. (See figure 8)

Comment: Common joints found within The District include: concave, v-grooved, and struck.

Comment: It is recommended that a 3 foot x 3 foot sample area located in an unobtrusive area of the wall be tuck-pointed in order to illustrate compliance with the above.

D] Reconstructed Exterior Walls (See figure 9)

Comment: Reconstructed masonry walls include the replacement of missing masonry within a wall and the reconstruction of a masonry wall that has collapsed.

Comment: Masonry includes brick, ornamental pressed brick and terra cotta.

1) Construction:

A reconstructed masonry wall shall be one of the following types of construction:

(a) Solid masonry, or;

(b) Concrete block back-up with masonry exterior, or;

(c) Masonry veneer (hand lain brick) on metal or wood studs.

(d) Mortar thickness and coursing shall match the original.

2) 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) Replicas of original ornamental masonry units constructed of the materials outlined in Section 201.7: Cornices.

(c) Soft, "salmon" brick, of the kind intended for use on the interior of walls, shall not be used for any elevation exposed to weather.

(d) Used masonry units shall not be used if a checkered pattern will result when faces of the units that were not originally exposed are re-laid exposed, or when the faces have traces of previous construction including paint, plaster, mortar, tar, coal soot and/or other foreign coatings. With a little patience and coordination, a new masonry unit that matches the

original can usually be found.

E] Exposed Masonry Party Walls

Comment: Exposed masonry party walls were original interior walls that served as a fire barrier between adjacent buildings. Upon demolition of one of the buildings, one face of this wall, which may be constructed of soft interior brick, is left exposed. Exposed masonry party walls present two problems: l) how best to protect the soft brick wall from deterioration and 2) how to improve the irregular face left by demolition.

1) One of the following methods of treating exposed masonry party walls shall be used:

(a) Replace the exterior wythe with a new wythe of hard brick. The new brick shall be similar in size and color to the original brick of the building's secondary façade, if it exists, or be similar in size and color to the secondary façade of an HME.

(b) Clean the exposed wall of any debris; replace any deteriorated areas, tuckpoint the entire wall, and apply a breathable, clear waterproofing product formulated for use on historic materials and approved by the Cultural Resources Office.

2) Stucco is strictly prohibited as a method of treating exposed masonry party walls.

202.2 Wood Siding (See figure 10)

Comment: Wood siding is typically found at the sides of dormers, enclosed porches, rear additions and occasionally an entire building within the district.

A] Wood siding shall be painted.

B] Replacement materials are limited to new wood siding that replicates the original in design, dimension and method of application.

C] The sides of a dormer may be resided as provided in Section 20l.6 (D).

D] The following replacement materials are prohibited:

1) Masonite, aluminum, steel and vinyl siding are prohibited.

202.3 Stone and Cementitous Stucco Façades

A] Paint.

1) Stone façades that have not been painted may be painted.

2) Stone façades to be repainted shall be painted shall follow the guidelines in Section 202.1(B).

B] Missing pieces of stone and missing or severely damaged façades shall be repaired or replaced with like stone, cementitious products designed specifically for historic stone repair, or other material that replicates the original appearance of the stone.

Comment: Portland cement products are too hard for this use in terms of adjacent materials and will likely to cause damage to the façade in the future.

C] When a new coat of cementitious stucco veneer is applied to a flat wall surface the following apply:

1) The stucco shall be scored or molded to replicate the pattern and detail of the original stonework.

2) The setback of windows and doors shall be closely maintained.

3) The detailing of corners and edges shall be as crisp as the original.

4) All of the original design elements must be maintained and/or replicated when repairing stone or stucco elements.

203 WINDOWS

Comment: Windows of historic buildings are a very important part of a building's historic character. They are integral to a building's exterior and interior design, and are a critical element of the building's weather protection system. The character of a window is determined by its size, operation, sash material, configuration of muntins, and frame and frame moldings. The material – as in a paintable one like wood – also establishes the character.

203.1 Windows at Primary Public Façades

A] Windows at the primary public façades shall be one of the following:

1) The existing window repaired and retained.

2) A replacement window that duplicates the original or an HME that meets the following requirements:

(a) All components are made of wood, including basement windows on the primary public façade.

(b) The profiles of jambs, brickmolds, mullions, muntins, sashes, frames and moldings shall replicate the original elements in dimension, configuration and position in the opening. If the original brickmold style is unknown, the replacement shall have an ogee form, such as the “Thorton” molding.

(c) Multiple sills and jamb liners are not acceptable.

(d) Replacement sill and jamb set within existing sills and jambs are not acceptable.

(e) The number of lights, their arrangement, size and proportion shall match the original.

(f) The method of opening shall be the same as the original.

B] Glass Types

1) Glass in windows shall be one of the following:

(a) Clear glass or other original glazing, or;

(b) Glass based on an HME; or

(c) Insulated glass with its exterior face set back from the exterior face of the sash to match the original dimension, with a minimum setback dimension of 3/8 inches if the original dimension is unknown.

2) Bathroom windows not on a primary public facade may be frosted clear glass. Historical examples include glue chip and machine textured glass.

3) The following glass types are prohibited:

(a) Tinted glass

(b) Reflective glass

(c) Glass block

(d) Plastic (Plexiglas)

C] The infilling of a window by any means is prohibited. The placing of a smaller window in the original larger opening is not allowed.

D] Storm Windows and Screens (See figure 13)

Storm windows and screens may be installed at the interior of primary public façade windows. Interior installation is required to preserve the exterior appearance of the window and its details. Interior storm windows can be of any material, but the area of glass or screen shall be no less than the area of glass in the historic window. The meeting rail of the storm or screen shall be in line with that of the window and no additional meeting rails are allowed.

E] New Window Openings

1) No new window opening shall be created.

2) No existing window opening shall be altered in length or width.

203.2 Windows at Secondary and Rear Façades

Comment: Owners are encouraged to repair and retain the original appearance, dimensions, proportions and details of original windows located at private façades. Where alterations are to be made, the guidelines of Section 203.2(C) and (D) are strongly recommended.

Comment: The performance of a window derives from a combination of the framing material, glazing, and installation and maintenance to avoid leaking around the frame. Low-solar-gain, Low-E glass is acceptable if non-reflective and untinted.

Windows shall comply with all of the restrictions outlined in 203.l except as provided herein.

A] Replacement Windows

1) Replacement windows shall be constructed of the following materials:

(a) Materials outlined in 203.l

(b) Fiberglass and composite materials

(c) Metal clad wood

2) Replacement windows to be installed in secondary public façades that are within ten feet (10’) of a public sidewalk shall be wood, as on the primary façade.

3) Vinyl is prohibited as a replacement material.

B] Glazing

1) Glass in windows shall be one of the following:

(a) Clear glass or other original glazing; or

(b) Glass based on an HME; or

(c) Insulated glass with its exterior face set back from the exterior face of the sash to match the original dimension, with a minimum setback dimension of 3/8 inches if the original dimension is unknown.

2) Double-glazed, low-solar-gain, Low-E glazing is permitted; tinted Low-E glazing is not.

3) Bathroom windows not on a primary public facade may be frosted clear glass. Historical examples include glue chip and machine textured glass.

4) The following glass types are prohibited:

(a) Tinted glass

(b) Reflective glass

(c) Glass block

(d) Plastic (Plexiglas)

C] Infilling Windows (See figure 16)

1) Windows that are to be abandoned on the interior shall be in-filled as follows:

(a) The window opening shall be closed with wooden shutters set within brick mold framing the opening, approximately 1 inches to 2 inches back from the face of the wall with the masonry opening left intact including the brick mold, sill and lintel;

(b) The window opening shall be bricked-in with brick set 2 inches to 3 inches back from the face of the wall with the masonry opening left intact including the sill and lintel. The infill brick should match the surrounding brick in size, color, texture, coursing and mortar composition, color, texture and tooling.

(c) The window may remain with the addition of an interior window treatment to obscure the fact that it has been abandoned on the interior. The window shall remain operable to provide access to interior window treatment for repair or replacement.

D] New Window Openings:

1) New openings where no window existed before or existing windows to be made shorter or longer, shall meet the following:

(a) The existing window opening shall not be widened or narrowed.

(b) The width of new openings shall be the same as another original window opening existing on the same elevation of the building.

(c) Masonry jambs shall be toothed-in, not saw-cut.

(d) New lintels shall align with adjacent lintels.

(e) Sills and lintels shall match the appearance and configuration of the original materials of the adjacent sills and/or lintels.

E] Storm Windows and Screens (See figure 15)

Comment: Storm windows and screens may be installed at the interior or at the exterior. Interior installation is preferred to preserve the exterior appearance of the window and its details.

1) Materials:

(a) Exterior storm windows and screens shall be wood, fiberglass or aluminum clad. Wood shall be painted; aluminum shall be factory-painted or primed and painted in place.

(b) Vinyl storm windows are prohibited on the exterior of a building.

(c) Interior storm windows and screens may be made of any material.

2) Storm windows and screens shall also meet the following requirements:

(a) The dimensions of the area of glass or screen shall be no less than the area of glass in the window being protected.

(b) 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.

(c) In the case of an arched-head opening, the top rail of the storm window and/or screen shall match the profile of the window sash.

(d) Exterior storms shall be installed within the brickmold which shall not be covered or capped.

204 DOORS

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

Comment: Door types found in the district are limited to a few different types. Doors of earlier Federal style buildings are simple in construction and without ornament save for four or six panels. Victorian doors are much more ornate, often with elaborate carvings, recessed panels or other architectural detailing and typically have a glazed area in the upper half to three quarters of the door. Glass in a Victorian door is typically etched, beveled or leaded. Stormer doors often accompany Victorian doors and are of similar design though usually without any glazed area.

204.1 Doors at Public Façades (See figure 14)

Comment: As used herein the term "doors" includes stormer doors.

A] Doors shall be one of the following for the front entrance.

1) The original wood door restored, or;

2) A new wood door that replicates the original, or;

3) A new wood door based on an HME of the same size as the historic one.

B] The following types of doors are prohibited:

1) Flush, hollow-core doors with or without applied moldings, and;

2) Metal doors of any type, including aluminum storm doors, and

3) Stormer doors that do not replicate an HME.

C] Doors shall have one of the following finishes:

1) Paint, or;

2) Hardwood doors may have a natural finish.

D] Hardware

1) Original hardware shall be retained when existing. When a new door is installed or when hardware is missing at an original door, the new hardware shall be of a style, type and material consistent with an HME.

2) Dead bolt locks are allowed, provided the new hardware shall be of a style, type, and material consistent with an HME.

3) When entrance hardware of historic commercial properties or places of public accommodation have pinch and twist functions that are not accessible, the historic hardware shall be maintained while

allowing the door to function as a push/pull operation during business hours.

4) Automatic door opening mechanisms shall be installed in a manner that does not harm historic materials.

E] Placement

1) Setting doors forward or back from their original line of placement is prohibited. Double sills or jamb liners are prohibited. New doors shall precisely fit the existing opening. Wide swing hinges are permitted.

2) Existing side panels in the entrance alcove shall be retained.

F] Providing Accessibility

Comment: Entrances in historic buildings need to maintain an historic appearance yet are a key point for accessibility. The Cultural Resources Office, in consultation with the Office on the Disabled, will determine the extent to which minor alterations that provide for accessibility are acceptable under these Standards and which must be referred to the Preservation Board for approval as an exception to the Standards.

1) At entrances to commercial spaces and places of public accommodation, thresholds and door framing elements may be modified in conjunction with the use of wide-swing hinges to allow for a clear 32" wide opening.

2) Access to commercial spaces and places of public accommodation may require the installation of a ramp or sloped pavement. Such work shall not destroy historic fabric, though providing access to enter a rehabilitated space is a high priority and shall be provided if at all possible.

3) The use of a power door opener is encouraged to facilitate entry and may be necessary when landing cannot be provided at both the top and bottom of ramps.

204.2 Transoms at Public Façades (See figure 17)

Comment: A transom is the window over the top of a door and can be either fixed or operable.

A] Transoms shall be maintained as part of the entry, following the guidelines in Section 203.1 (A through C).

B] Storm windows and screens at transoms shall follow 203.1(D).

204.3 Vehicular Doors

Comment: There are a number of historic vehicular entrances within the district. Today, these entrances may still retain their original use or may have been converted to other uses.

A] The structural opening of an original vehicular door shall remain intact.

1) Vehicular door openings in private secondary façades may be in-filled with a simulated vehicular door or brick infill as specified in 203.2(C).

B] Doors

1) Doors shall be of one of the following types:

(a) The original door or a duplicate of the original door, or;

(b) A door based on an HME, or;

(c) A door constructed of car siding (tongue & groove; 2-3/4 inches x 5/8 inches).

2) A man door may be incorporated into the overall design of the door.

3) Doors on historic garages and on public facades of the following types are prohibited:

(a) Overhead garage doors made of aluminum, fiberglass or steel.

4) Method of operation shall be one of the following:

(a) The original method of operation.

(b) Overhead doors may be used where they did not originally exist if they are clad with tongue and groove siding running vertically or if they replicate the appearance of an HME.

(c) The design and materials of vehicle doors shall not prevent the use of automatic door openers.

205 FOUNDATIONS (See figure 2)

Comment: The foundation creates both a structural and visual base on which a building rests. The foundation creates a strong visual line at the bottom of a building and provides a transition between the sidewalk or lawn and the building facade. The foundation block stone, concrete scoring or veneer stone must be in a "load bearing" pattern as based on an HME. The foundation is essential to the structural stability and weather resistance of a building.

Comment: Foundations within the district are typically white or grey limestone.

205.1 Paint

A] Unpainted foundations may not be painted.

B] Painted foundations shall follow guidelines for painted masonry. See Section 202.1(B).

205.2 Replacement Materials at Public Façades

A] Foundation replacement materials shall be one of the following:

1) New or re-used stone that matches the original in color, type of stone, size, finish, method of laying in a load bearing pattern.

2) A veneer of the above applied to a different back-up material such as concrete or concrete block.

205.3 Surface Treatments at Public Façades

A] Foundations shall not be parged (skim-coated) with stucco, concrete, mortar or other cement based materials.

Comment: Foundations that require tuck-pointing should be tuck-pointed to match the existing mortar in color, texture and composition (matching the color of the foundation stone).

206 APPENDAGES (See figure 2)

Comment: Only a few materials were historically used in the district in the construction of porches, stoops and steps. These materials included stone, brick, wood and occasionally various types of metal. Appendages were often the focus of architectural detailing and add to be individual character of a building.

206.1 Location and Type of Appendages

A] Original appendages at the primary public façade shall not be removed or altered in configuration, location, or detail.

B] At primary public façades, appendages may be reconstructed where there is evidence of their prior existence.

Reconstructed appendages shall be rebuilt based on evidence at the building and an HME.

Comment: Evidence includes, but is not limited to, paint lines and profiles on the facade, indications of a former foundation, documented existence in terms of historical site plans and photographs.

C] New Appendages:

Comment: New appendages are new construction where there is no evidence of an original appendage.

1) Are prohibited at primary public façades except as provided for in D].

2) Shall be set back at least fifteen (15) feet from a primary public façade on a secondary public facade, unless the appendage is to be added to the rear elevation of a corner building. In this case, it shall be held back at least 1 foot.

3) Shall be based on an HME.

4) All façades of a new appendage shall utilize finish materials.

5) Access to the main building from a new appendage shall be limited to a single door width opening in the original exterior wall at a secondary public façade.

D] A discreet ramp to the main entrance may be constructed, but only in a manner that minimizes its impact on the historic building. The ramp shall not dominate the front of the building and shall not obscure character-defining architectural features. The use of traditional landscape elements that incorporate a ramp or shields it from view is encouraged. No historic fabric from the entrance steps or stoop shall be removed or significantly impacted by the construction of a ramp.

E] Handrails used for ramps and stairs may be slightly modified from a HME to afford accessibility.

206.2 Stone Elements

A] Stone steps and porch elements shall be replaced only when necessary to ensure public and occupant safety.

B] Steps and porch elements shall retain their original location and configuration.

C] Stone steps and porch elements shall not be painted or receive any adhesively applied finishes.

D] Replacement materials

1) For architectural elements see the acceptable replacement materials listed under stone cornices in Section 201.7(B)(7).

2) Replacement steps shall be one of the following

(a) New or re-used stone duplicating in shape, size and coloration of that being replaced.

(b) Precast concrete that replicates the stone in shape, size and coloration.

206.3 Wood Elements

A] Reconstructed wood appendages shall be based on an HME. Materials shall be wood, except architectural details such as brackets, which may be of the materials listed under replacement materials for wood cornices in Section 201.7(B)(6)

B] Reconstructed wood handrails shall be one of the following:

1) A wood handrail based on an HME.

2) The Soulard type handrail common to St. Louis.

Comment: The Soulard handrail may be modified for use on ramps and steps of commercial and public accommodation spaces and is recommended for use elsewhere where accessibility is to be achieved. (See figure 18)

C] Wood handrails shall receive one of the following finishes:

1) Paint.

2) An opaque stain.

D] Wood elements under this article shall also comply with Section 201.8.

206.4 Metal Elements

A] Metal handrails and architectural detailing shall be of one of the types of metals or other replacement materials listed under Section 207.1(B).

207 ACCESSORIES

Comment: Accessories are architectural elements that add to the overall character of a building in smaller measure than the preceding appendage items. Accessories if chosen wisely can greatly enhance the historic quality of a building.

207.1 Wrought and Cast Iron Accessories (See figures 2 and 19)

Comment: These include balcony railings and cresting.

Comment: Wrought and cast iron accessories were once common in the district.

A] Existing wrought-iron and cast-iron accessories shall not be removed or altered in form.

Comment: Owners are encouraged to reconstruct balconies where they once existed especially if the original brackets are still in place.

B] Replacement Materials

1) New or re-used metal accessories based on an HME.

2) Other molded or cast material that replicates the appearance of the original.

207.2 Shutters at Public Façades (See figure 13)

Comment: Shutters were once very common within the district. Shutters were opened and closed daily to provide privacy, security and insulation. Windows that once had shutters often bear testimony to their former existence by extant hardware or markings in the brick molding.

Comment: Owners are encouraged to re-install shutters where they once existed.

A] Reconstructed shutters meet the following requirements:

1) Horizontally slatted and of wood construction unless an HME demonstrating otherwise is provided.

2) The size, height, and shape shall match the original sash.

3) Shutters must be hung on shutter hinges per original design. Shutters may not be fixed in a permanently closed position at primary public façades. They may be closed permanently at Public secondary façades as in the case of infilling a window. (See figure 16)

207.3 Security Bars at Public Façades (See figure 20)

Comment: Historically, security bars were only used at basement windows and consisted of ornamental ironwork placed to the exterior side of the window. This ornament added to the overall design of the facade.

A] Existing historic security bars and ironwork in front of windows at a Public Facade shall be retained where existing.

B] New security bars shall be added in accordance with the following:

1) New security bars added to basement windows at the primary public façades shall be added to the interior of the window unless based on an HME, but shall be done in a way as to not affect the safe egress from such windows.

2) New security bars added to other windows at the public façades shall be added to the interior and screened from the exterior by interior window treatment.

3) New security bars that are visible at the Public Facade shall be vertical in design, and based on an HME.

207.4 Awnings and Canopies

Comment: There is considerable historic evidence that the windows and doors of buildings within the district were once protected by awnings or canopies.

A] New awnings and canopies shall be based on an HME and meet the following:

1) The same shape and size as the opening behind.

2) Constructed of a fabric material.

3) Lettering or numerals are prohibited, except as allowed in Section 207.6(A) (2)

B] Metal awnings and canopies are prohibited.

207.5 Exterior Lighting at Public Façades

Comment: Light fixtures should be used to accent and highlight historic structures and to provide safety and security. Exterior lighting fixtures are generally not an original element of historic buildings and thus should be as simple and unobtrusive as possible. Only one (1) Exterior wall mounted lighting fixture shall be permitted on each facade of a building, except that one wall mounted fixture is allowed at each entrance doorway on a facade.

A] Exterior wall mounted lighting fixtures shall be one of the following, and shall be mounted no higher than the top of the entrance door:

1) Based on an HME.

2) A simple metal canister with a downward projecting light. The fixture shall be painted or anodized aluminum, to match the adjacent wall color.

3) Metal bracket with a clear glass globe with a clear bulb. The metal bracket shall be painted or anodized aluminum to match the adjacent wall color, weathered copper or oiled bronze. Globes shall be fitted to the metal base and be without ornamental design.

B] Lighting in entry alcoves shall be one of the following:

1) Based on an HME;

2) Ceiling mounted and non-visible from the street;

3) A recessed can light in the ceiling of the entry.

207.6 Street Addresses at Public Façades

A] Numerals shall be Arabic.

B] Street addresses shall be one of the following:

1) At a transom

(a) Painted gold-leaf.

(b) Etched or leaded glass based on an HME.

(c) Stencil or decals to simulate gold leaf, with the design based on an HME.

2) On a door

(a) Etched or leaded glass based on an HME.

(b) Metal numerals, a maximum of 4 inches in height.

(c) Metal plaque, a maximum of 4 inches x 8 inches in size, with numerals integrally cast.

3) On landscape elements including walls, fences, carriage stones and steps

(a) Integrally carved in stone, a maximum of 4 inches in height.

(b) Metal numerals, a maximum of 4 inches in height.

(c) Metal plaque, a maximum of 4 inches x 8 inches in size, with numerals integrally cast.

Comment: Owners are discouraged from electing the following option due to the potential damage to the masonry by attachment devices.

4) On walls

(a) Metal numerals, a maximum of 4 inches in height.

(b) Metal plaque, a maximum of 4 inches x 8 inches in size, with numerals integrally cast.

C] The following types of street addresses are prohibited:

1) Plastic numbers attached to transom glass, doors, walls, steps, fences, roofs, light posts, mail boxes.

207.7 Signs at Public Façades

A] No non-appurtenant (off-site) signs are allowed.

Comment: Commercial signs are defined as those located at buildings that were originally built to house commercial uses; commercial signs at residential structures refer to installations at residential structures that have been converted to commercial or mixed-use.

B] Commercial signs

1) Commercial signs are otherwise regulated herein and by city, state and federal law.

2) Signs shall not project beyond the face of the building more than 36 inches.

3) A 6-inch maximum height for lettering on the apron of an awning is permitted.

4) Placard signs shall be metal or painted wood, and shall not exceed 800 square inches in size.

5) Signs shall not be applied above the second floor window sill line.

6) Sign lettering may be painted onto the flat fascia trim above storefront windows.

7) Signs may be painted on the storefront glass, with the stipulations that the height of letters does not exceed 6 inches and the lines of the sign are limited to 4.

8) Signs shall not be electric, except for decorative or "open" signs. Flashing lights are not allowed.

9) See Section 207.5 for exterior lighting restrictions.

C] Signs at residential structures shall be limited to no more than two signs, with the total area of all signs on a building to be no more than 100 square inches.

1) Signs shall be of one the following types when placed on walls:

(a) Metal or painted wood plaque, less than 100 square inches in size.

(b) Signs shall not be placed on landscape elements including walls, fences, carriage stones and steps. Small historic markers and signs may be placed on pillars if based on an HME.

207.8 Mailboxes

A] Mail delivery shall be accomplished by one of the following:

1) A mail slot cut into an exterior door

2) A mounted mailbox not to exceed 12 inches tall by 12 inches wide by 6 inches deep, and painted to match adjacent surfaces.

3) If the exterior doors are recessed, the mailbox shall be mounted on the side panels or reveals.

208 MODERN CONVENIENCES AND UTILITIES

No modern conveniences shall be placed on the public facades or be located in the public yard of any property. Utility lines (gas pipe, telephone wire, television cable, power lines, water pipes, furnace exhausts, utility transmitters, gas meters, etc.) shall be internal to the structure. These utilities shall enter the structure through the private façade.

209 STOREFRONTS

Comment: Storefronts are of particular importance in the district. As a part of the urban and cultural heritage of Lafayette Square, storefronts provided residents with a diversity of services conveniently located within walking distance of their homes. Historic storefronts still comprise the north side of the l800 and l900 blocks of Park and are also found at miscellaneous street corners.

Comment: Storefronts consist mainly of large, fixed pieces of glass as typified by figure 11. The glazing area normally extends from a knee high sill to ceiling height, with wood or metal frames supporting the store window and transoms. The area below the windows is often raised panels or molded panels.

209.1 Reconstructed Storefronts

A] Reconstructed storefronts shall meet the following:

1) The glazing shall be glass, either single or double pane, clear and fixed within a sash.

2) All exposed materials shall be finished.

3) Be based on an evidence in the building or an HME consistent with the building's original character.

4) As noted in Section 204.1(F), adjustments may be made to the reconstructed storefront dimensions to provide accessibility.

209.2 Storefront Conversion

A] Storefronts in buildings that are being converted to all residential use shall retain their original storefront configuration. A primary public facade shall not be altered in any way so as to disguise the original storefront use

210 CARRIAGE AND ALLEY HOUSES (See figure 1)

Comment: Carriage and alley houses contribute to the district. These "working" buildings served as important adjuncts to the main residence on the lot and were considered necessary to the function of the larger house. Some carriage and alley houses are rich in architectural detailing and contribute to the overall visual character of the district.

Comment: The intent of this Ordinance is to protect and preserve the structural integrity of these two types of structures while recognizing that they are secondary structures.

210.1 Primary Façades (See figure 1)

The primary facade of an alley house is evident in the appearance of the building; it may face the alley or the street. The primary façade of a carriage house faces the main street and/or the rear of the main structure on the lot.

A] The preceding standards for historic buildings apply to these primary façades properties, except as provided herein.

B] Slate may be replaced with asphalt or fiberglass shingles.

C] Plumbing vents, attic ventilation vents, and metal chimney or fireplace flues may be visible above the roof line.

D] Window sash shall replicate the original, but may be of other materials such as aluminum clad wood or fiberglass.

211 REHABILITATION OF NON-HISTORIC BUILDINGS

Comment: The definition of historic buildings as those erected prior to 1919 leaves some buildings in a category of being erected in the district after that turning point.

211.1 The standards in Sections 200-209 for the rehabilitation of historic buildings shall govern work proposed for non-historic buildings, in particular the mandate that historic character be maintained through the retention of original features. These buildings shall not be remodeled to assume a more historic or more modern appearance.

211.2 The windows in these non-historic buildings shall be treated as windows of secondary and rear façades in Section 203.2.

211.3 All provisions of the Article 4: Site pertain to non-historic buildings as well.

211.4 As provided for in Sections 204.1(F) and 208.1, the rehabilitation of commercial entrances may include modifications in order to provide accessibility.

ARTICLE 3: NEW CONSTRUCTION AND ADDITIONS TO HISTORIC BUILDINGS

This article shall apply to new construction and additions to existing historic buildings. New residential use only buildings are addressed separately from new buildings with other uses or mixed use. The context of new construction for other uses is also identified as a critical factor. Additions are addressed separately.

300 GENERAL

This section recognizes the general guidelines for new construction that appear in the Lafayette Square Neighborhood Urban Plan (Dec. 5, 2001) and provides more specific standards.

300.1 When a specific item is not addressed for new construction, the standards for historic buildings shall be used.

301 ADDITIONS TO HISTORIC RESIDENTIAL PROPERTIES

301.1 Additions shall be compatible in massing and scale, proportions and solid to void ratio, and exterior materials and color to the existing residential building, and appear as a secondary portion of the residential property.

301.2 The existing building serves as an HME unless another property with an historic secondary rear wing is the model. In addition, the following requirements shall be met.

A] No new additions shall be made extending from the primary public façade of buildings, except appendages, as described in 206.1(C)(3).

B] Additions must be set back 15 feet back from the primary public facade and extend from a secondary façade. Additions will have the massing and scale that keeps them secondary to the main residential structure. The design of additions will not give the appearance that the new portion was part of the original building be exactly replicating it, but will be compatible.

C] Additions may extend from a rear façade; they must be set back at least 1 foot from the secondary street façade or be the same width of an existing narrow rear wing.

D] The requirements for building materials, windows, other features, and roofs in Sections 303.5 to 303.9 apply to additions at secondary and rear façades.

302 NEW APPENDAGES

302.1 Appendages on primary or secondary public façades must be based on an HME.

302.2 Any porch or stoop on a secondary façade must be set back fifteen (15) feet from the primary facade.

302.3 The incorporation of accessibility at all primary entrances shall be considered in all new appendages. The addition of a ramp to a main entrance of an historic building, which may have an appendage, is addressed in Section 206.1 D.

303 NEW RESIDENTIAL CONSTRUCTION BASED ON AN HISTORIC MODEL EXAMPLE

303.1 Historic Model Example

In order to be consistent with the historic character of the district, each new residential building shall be based on an Historic Model Example (HME). This is understood to be one specific historic building and the design for a new building cannot draw upon elements from several buildings. The HME selected should be located in close proximity to the site of the new construction and represent a common property type. The property owner shall obtain concurrence from the Cultural Resources Office that the HME is appropriate for the site.

303.2 Site Planning

A] Alignment and Setback

1) New construction and additions shall have primary façades parallel to such façades of adjacent buildings and have the same setback from the street curb.

2) In the event that new construction or addition is to be located between two existing buildings with different alignments to the street or with different setbacks, or in the event that there are no adjacent buildings, then the building alignment and setback that is more prevalent within the block front, or an adjacent block front, shall be used.

3) New residential buildings in an area with no existing historic buildings shall have a common alignment based on the historic pattern of that block front or an adjacent block front.

4) The existing grades of a site may not be altered beyond minor grading to affect water runoff.

5) The setback requirements are not intended to disallow construction of alley or carriage house type new construction.

6) Ancillary buildings shall be placed to be the least visible from public streets.

7) There shall be a sidewalk along all public streets. The sidewalk shall align with adjacent sidewalks in terms of distance from the curb. New and refurbished public sidewalks must be a minimum of 4 feet wide where possible and have a cross slope that provides an accessible route.

8) No new curb cuts for vehicles shall be allowed. Abandoned curb cuts will not be reutilized. Curb cuts for pedestrians at street intersections, mid-block crossings, passenger drop-off and loading zones, and similar locations shall be allowed.

B] Multiple unit new construction

1) No more than four attached townhouse units based on an HME may be constructed without a 36-inch-wide walk to the rear between the unit groups, unless the proposed development is based on an HME without such a walkway.

2) Every unit shall have a primary façade facing an existing street.

3) 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 height of the HME. The step in height shall occur at a natural break between units or firewalls.

303.3 Massing and Scale

A] The massing of new construction shall be based on that of the HME selected to be comparable to that of the adjacent buildings or to the common overall building mass within the block front. This massing is typically relatively tall, narrow, and deep.

B] The HME and new building shall have a foundation raised above grade as a means to maintain compatibility in overall height with adjacent historic buildings.

C] The HME and new building shall appear to be the same number of stories as other buildings within the blockfront. Interior floor levels of new construction shall appear to be at levels similar to those of adjacent buildings.

D] The height of the HME and new construction shall be within two feet above or below that the average height within the block. 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 façade cornice on a Mansard roofed building, or to the roof eave on a building with a sloping roof.

E] The floor-to-ceiling height of the first floor of HME and new construction shall be a minimum ten feet, and the second floor floor-to-ceiling height shall be a minimum of nine feet.

303.4 Proportions and Solid to Void Ratio

A] The proportions of the HME and new construction shall be comparable to those of the HME and adjacent buildings. The proportional heights and widths of windows and doors must match those of the HME, which should be 1:2 or 1:3, the height being at least twice the width, on the primary façades.

B] The total area of windows and doors in the primary facade of new construction shall be within 10 percent of that of the HME.

C] The proportions of smaller elements, including cornices and their constituent components, of the HME will be replicated in the new construction.

303.5 Exterior Materials And Color

A] Exposed foundations must be scored or cast to simulate load-bearing masonry mortar joints, or be faced with stone laid in a load-bearing pattern.

B] As in the HME, there shall be a differentiation in all façades near the level of the first floor that defines the foundation as a base. The wall materials and /or the detailing at the base shall be distinct from that of the rest of that façade.

C] The exterior wall materials of HMEs are a combination of stone and brick or all brick. Typically the primary façade material is different from the single material used for the side and rear walls.

D] The materials of the primary façade of new construction shall replicate the stone or brick of the HME.

1) A stone façade shall use the stone of the HME. It shall have smoothly-dressed stone cut into blocks with the same proportion as that of the HME, be laid with the same pattern, and have the same dimension of mortar joints. The stone façade shall have the same depth of return on the secondary façades as the HME.

2) The use of scored stucco and cementitious materials to replicate the stone of the façade of the HME is permitted. As for stone façades, the return at the secondary façades shall replicate that of the HME.

(a) Brick shall replicate that of the HME as a pressed face brick with a smooth finish and a dark red color with only minor variations in color. Brick shall have these dimensions, 2 2/3” x 8” x 4”, or be based on an HME. No brick façade will display re-used brick of varying colors and shades.

(b) Brick will be laid as in the HME, generally in a running bond, and its mortar joints will replicate, by type of façade, that of the HME in color, or be dark red or gray.

(c) Ornamental brick, stone or replica stone lintels, cornices, sills and decorative bands or panels shall be based on the HME. Window sills on brick primary façades shall be stone or pre-cast replica stone, based on the HME.

E] The HME shall determine the choice of the material used on the secondary and rear façades of a new residential building. Typically, common brick side and rear walls were combined with a face brick or stone street façade. Materials permitted for use on secondary and rear façades, therefore, shall be brick of suitable color, texture, and bond, and be pointed with mortar appropriate in color, texture and joint profile.

F] Siding of vinyl, aluminum, fiber cement, or wood of any type, style, or color is prohibited on any façade because of the requirement for an HME for new residential construction.

G] The materials identified above may be combined with modern construction techniques in the following ways:

1) The appearance of stone on a raised foundation may be created using stone veneer, parging with joint lines to replicate a load-bearing masonry pattern, or poured concrete that has the pattern of load-bearing masonry.

2) Brick, stone, and stucco scored to appear as stone may be installed as a veneer on exterior walls.

303.6 Windows

A] Windows in the HME and their sash will be the model for windows in new residential construction. The size and location of window openings in the HME will be replicated on the primary façade.

B] The profiles of the window framing elements – i.e. frames, sills, heads, jambs, and brick molds – will match the

dimensions and positions of those in the HME.

C] Window Sash

1) Window sash shall match that of the HME in terms of operation, configuration (number of lights), and dimensions of all elements. The method of a window's operation may be modified on the interior in a way that does not change the exterior appearance and provides for accessibility.

D] Materials

1) Wood windows manufactured to match the characteristics of the HME are preferred on the primary façade. Any window sash that must be replaced in non-historic residential buildings constructed under these standards, or previous ones, shall meet these standards.

2) Factory-painted, metal clad wood and composite or fiberglass windows are acceptable for the primary façade if they meet the above requirements and are acceptable for secondary and rear façades.

3) Vinyl sash is prohibited.

4) All glazing will be non-reflective glass.

5) Windows may have double-glazed, low-solar-gain, Low-E glazing sash; tinted Low-E glazing is not permitted.

E] Arched window openings based on an HME must be filled with an arched sash set above the lower rectangular sash. A decorative arched sash must be based on the HME. For arched panels above rectangular windows, doors and transoms, the design of the eyebrow shall replicate that of the HME.

F] Windows in secondary and rear façades that do not face the street should have the proportions and size based on the HME. The operation of the window sash and material is not regulated, other than not being vinyl.

G] Bathroom windows in private secondary and rear façades may have frosted glass. Historical examples include gluechip and machine textured glass.

H] Storm Windows and screens, as on historic buildings, are allowed on the interior of primary public façade windows and on the exterior and interior of other façade windows. Other stipulations in Sections 203.1(D) and 203.2(D) apply here as well.

303.7 Doors

A] Doors on the primary and secondary street façades must be based on the HME and meet these requirements:

1) Be a minimum of 7 feet in height.

2) If the front entry door of the HME is set back from the façade, new construction must replicate this condition and replicate any paneled reveals of the HME.

3) All entry doors on street façades must have a transom, transom bar and transom sash, based on the HME.

4) Slight modifications to the entrance design of the HME may be acceptable to provide 32-inch-wide openings, flush thresholds, and the use of swing clear hinges.

B] Clear and non-reflective glazing shall be used in street façade doors and transom sash.

C] Accessibility to residential buildings is encouraged and can be obtained through the selection of an HME, entrance design, the placement of actual floor levels, and other design choices.

303.8 Cornices

A] The design of a primary façade cornice and all its elements shall be based on the HME. In the event that the measurements of the HME are not readily attainable, the following will be used:

1) Crown molding, if used must be a minimum of five and one quarter inches (5 ¼") in height.

2) Dentil molding, if used must be a minimum of four inches (4") in height.

3) Decorative panels or other moldings may be used between brackets or corbels only to replicate the selected HME.

B] The space between brackets or corbels, and their height and proportions, shall replicate that of the HME.

303.9 Roofs

A] The form of the roof must replicate the HME.

B] Visible roof planes shall be uninterrupted with openings such as individual skylights, vents, pipes, mechanical units, solar panels, etc.

C] Roofing Materials

1) Visible roofing material shall be limited to the following:

(a) Slate,

(b) Synthetic state where slate is used on the HME,

(c) Asphalt or fiberglass shingles, standard three tab design of 235 pounds per square minimum construction,

(d) Standing seam, copper or prefinished sheet metal roofing only as gutters and ridges; all metal roofs are not allowed,

(e) Plate or structural glass on an appendage.

2) Visible roofing material not permitted includes the following:

(a) Wood shingles, or composition shingles resembling wood shingles or shakes

(b) Roll roofing or roofing felts

(c) Metal roofing

(d) Vinyl or other polymeric roofing

D] Gutters and Downspouts

1) Gutters on the primary public façade must be incorporated into a cornice design based on an HME to the extent that the gutter is not visible as a separate element. No gutters can be placed across the primary public façade as individual elements. Gutters and downspouts shall be of one of the following materials:

(a) Copper; painted or allowed to oxidize.

(b) Galvanized metal, painted.

(c) Aluminum; finished as a non-reflective factory-finish surface.

(d) Plastic gutters and downspouts are prohibited.

E] Chimneys

1) Chimneys shall replicate those of the HME in location, size, material, and details.

F] Dormers

1) The design of dormers on primary and secondary street façades must be based on the HME.

304 NEW NON-RESIDENTIAL NEW CONSTRUCTION

304.1 New construction of non-residential buildings, and mixed use buildings, in the district shall be guided by overall compatibility with the historic buildings. This section makes a distinction between new non-residential construction that is infill for which the historical context is critical, and that on larger development sites, where scale, materials, and other factors determine compatibility.

304.2 The context of the built environment surrounding the site of infill new construction will determine how the proposed new building is compatible in the factors addressed below. In this case, appearing to have comparable floor heights, overall height, fenestration patterns, and other particular features are important. For larger development sites where no historic buildings will be adjacent to the new ones, buildings that are generally compatible with and use the prominent building materials found in the district have more latitude in some design elements.

304.3 An HME is not required for new non-residential construction due to the greater variety in non-residential buildings within the district, and areas within the district where housing is not found. However, new construction of combined commercial and residential property shall use a historic commercial block in the district as an HME.

304.4 New non-residential construction shall be accessible.

304.5 Site Planning For Non-Residential New Construction

A] Alignment and Setback

1) New non-residential construction in infill locations shall have a primary façade parallel to such façades of adjacent buildings and have the same setback from the street curb.

2) In the event that the infill site is located between two existing buildings with different alignments to the street or setbacks, the building alignment and setback that is more prevalent within the block front, or an adjacent block front, shall be used.

3) New non-residential buildings on large development sites where there are no existing historic buildings shall have a common alignment based on the historic pattern of an adjacent blockfront.

4) In all new non-residential construction, the primary façade shall contain an entrance.

5) There shall be a sidewalk along all public streets. The sidewalk shall align with adjacent sidewalks in terms of distance from the curb.

Comment: New and refurbished public sidewalks must be a minimum of 4 feet wide and have a cross slope that provides an accessible route.

6) Ancillary buildings shall be placed to be the least visible from public streets.

7) The existing grades of a site may not be altered beyond minor grading to affect water runoff.

8) New curb cuts are allowed for new non-residential construction on large development sites only.

304.5 Massing and Scale for Non-Residential New Construction

A] The massing of new non-residential construction on infill sites shall be compatible with buildings in the vicinity and similar to buildings of the type in the district; i.e., a two-story commercial block will have a similar scale and massing, or appear to have, as existing buildings of that type in the district.

B] The floor-to-ceiling height of the first floor of non-residential new construction in infill sites shall be a minimum ten feet, and the second floor floor-to-ceiling height shall be a minimum of nine feet.

C] According to the neighborhood's Urban Plan (p. 25) no new non-residential buildings on larger development sites shall be taller than three stories.

304.6 Proportions And Solid To Void Ratio In Non-Residential New Construction

A] The proportions of new construction on infill sites shall be comparable to those of adjacent buildings.

B] The total area of windows and doors in the primary, public facade of new non-residential construction on an infill site shall be within 15 percent of that of the average of adjacent buildings.

304.7 Exterior Materials and Color in Non-Residential New Construction

A] Exposed foundations on an infill site building must be scored or cast to simulate load-bearing masonry mortar joints, or be painted.

B] The primary public façades of new non-residential construction shall be brick.

1) Brick shall be a pressed face brick with a smooth finish and a dark red color with only minor variations in color. No brick façade will display re-used brick of varying colors and shades.

2) Ornamental brick, stone or cast-stone lintels, cornices, sills and decorative bands or panels may be used.

C] The material of the secondary façade(s) shall be brick.

D] Siding of vinyl, aluminum, fiber cement material, or wood of any type, style, or color is prohibited on any façade that will be visible.

304.8 Windows in Non-Residential New Construction

A] The fenestration pattern in new non-residential new construction will reflect common patterns in the district, in terms of percentage of voids to solids and vertically-oriented rectangular window openings. The operation of the window sash is not regulated.

B] Vinyl sash is prohibited. The size of commercial windows may make wood sash unacceptable. Factory finished aluminum (anodized or painted) sash may be required for strength of a large commercial window.

C] All glazing will be non-reflective and non-tinted glass.

D] Windows of buildings on larger development sites may have double-glazed, low-solar-gain, Low-E glazing sash on primary facades.

E] Bathroom windows in secondary and rear façades may have frosted glass.

F] Storm windows and screens are allowed on the interior of primary public façade windows and on the exterior and interior of all secondary façade windows.

304.9 Roofs of Non-Residential New Construction

A] Roofs of new non-residential construction shall be flat or pitched and shall not have any unusual,

attention-getting form. Visible roof planes shall be uninterrupted with openings such as individual skylights or with solar panels.

B] Visible roofing materials shall be asphalt or fiberglass shingles.

C] Vents, pipes, and mechanical units shall not be visible.

305 NEW GARAGES

305.1 Garages shall be set within 10 feet of the alley line.

305.2 Garages shall be directly behind the main structure on the site. If site conditions prohibit this placement, then the new structure shall be positioned as close to this arrangement as possible.

305.3 Vehicular access shall only be from the alley. As per Section 303.2(A)(8), no new curb cuts are allowed and no abandoned cuts will be re-used in conjunction with a new driveway.

305.4 Garage doors shall be parallel to, and face, the alley.

305.5 Garages shall have a footprint of no more than 576 square feet, equal to a 24 foot by 24 foot two-car garage. Any auxiliary building with a larger footprint shall be considered a carriage house and shall be regulated under Section 306.

305.6 Garages shall have one of these two roof forms:

A] A gable roof placed with its ridge parallel to the alley and the ridge peak at twelve (12) feet or less.

B] A nearly flat roof edged by a shallow parapet.

305.7 Construction materials:

A] While there is no HME for a garage, this building type was traditionally built with a single exterior wall material: wood siding or brick. This traditional pattern will guide the selection of garage materials. The material selected shall be used on all four sides. The acceptable materials for new garages are:

1) Brick of a dark red or brown untextured surface, laid with colored mortar;

2) Wood, or cement fiber siding installed to simulate wood siding;

3) Cement fiber panels.

B] A garage that sides on a public street or side yard shall be brick.

C] Vinyl siding is not allowed.

305.8 Carports and garage ports, a car port with a solid wall and garage door facing the alley, are not allowed in the district.

306 ALLEY HOUSES & CARRIAGE HOUSES

306.1 Some properties are large enough to accommodate a new auxiliary building other than a garage. New alley houses and carriage houses must be located adjacent to an alley, within 8 feet of it. They may not eliminate more than 50 percent of the private lawn area of the property.

306.2 A new alley house or carriage house must be based on an appropriate HME in the district, one selected to be secondary to the main residential building on the property. No new auxiliary building shall have the formality or ornate features found typically only on a main residence. The new building may replicate the HME or derive its overall character from it, but be a simpler version of it. This complementary version of the HME would be of the same scale and have the same exterior wall materials, but have fewer or simpler decorative architectural elements.

ARTICLE 4: SITE

400 GENERAL

This article applies to all buildings in the district.

401 SLOPE/GRADE OF PUBLIC YARDS

The historic slope of a public yard shall not be altered unless it has at some time been altered and is to be restored to its original configuration. A new retaining wall that complies with an HME may be installed. What appears to be a retaining wall or a free-standing wall based on a HME may be used in conjunction with the installation of an accessibility ramp in order to integrate the ramp into historic components of the district's public area landscape.

402 WALLS

402.1 Free Standing Walls

A] Free standing walls are prohibited in front of the building line, unless the wall is used in the installation of a ramp, as provided for in Section 401. Free standing walls, as provided for in Section 401, shall not obscure character-defining architectural features. Any free standing wall must be located at least 12 inches to the rear of the plane of the primary public façade.

B] The materials of free-standing walls shall be brick or stone laid in a load-bearing pattern and be based on an HME.

402.2 Retaining Walls

A] New and reconstructed retaining walls shall be based on an HME.

B] The exposed side of a retaining wall shall be vertical and may be cast in place concrete with the visual qualities of true stone. An HME is required.

C] The top of the retaining wall shall be horizontal, and shall extend a maximum of 8 inches above the high point of the grade retained.

Comment: New and reconstructed retaining walls shall replicate the appearance of an historic wall. Thus stone or brick may be applied as a veneer to a concrete wall as long as the outward appearance meets the visual qualities of the HME.

D] The following types of visible retaining wall materials are prohibited at public yards:

1) Railroad ties

2) Landscape timbers

3) Concrete block of any type

4) Cast-in-place or precast concrete

5) Stucco that does not simulate cut stone

403 FENCES

Comment: Fences are a very important part of the streetscape within historic districts. Fences can frame a view of an individual's property, define public versus private ownership, and act in unison with other fences to add a sense of continuity and rhythm to the street.

403.1 Street Fences

A] Street fences are restricted to a height of 42 inches or less when measured above the ground. An HME may be used as a reason for a variance. When placed atop a retaining wall, the height shall be measured from the top of the wall. A gate may be taller than 42 inches if based on an HME.

B] The top of street fences shall be at the same level as adjacent street fences, or shall match the predominant level of street fences on the same block on the same side of the street.

C] The top of street fences parallel to a sidewalk shall be horizontal, stepping the top at intervals as required to maintain the appropriate height.

D] Street fences shall be metal and duplicate the proportion and scale of an HME . The HME fence shall be located in front of a building of similar age and type to the property under consideration.

E] The following types of street fences are prohibited within the district:

1) Wire Fences

2) Chain link fences

3) Vinyl fences

4) Wood fences

5) Concrete or stucco fences

403.2 Privacy Fences

A] Privacy fences must be placed at least 12 inches behind the plane of the Primary façade and be parallel to the street that façade faces.

B] Privacy fences are restricted to a height of 72 inches or less when measured above the ground. When placed atop a retaining wall, the height shall be measured from the top of the wall.

C] Privacy fences shall be one of the following types:

1) A reconstructed fence based on an HME.

2) A fence with a face plane created by lattice of one consistent design, either placed at a 45 or 90 degree angle. The lattice shall be completely within a frame constructed of stiles and rails.

3) A fence with the upper face plane created by lattice as described above and with the lower section of the wall constructed of boards placed vertically with no space or gaps between them. The structure of the fence shall be behind the public facade of the fence.

4) A fence constructed of stone or brick only or in combination with wrought or other iron.

5) A fence constructed of boards placed vertically with no space or gaps between them. The structure of the fence shall be behind the public facade of the fence.

6) A fence constructed of stone or brick in combination with types 2, 3, and 5.

7) Metal fences as described in Section 403.1(D) are acceptable.

D] The following types of Privacy fences are prohibited within the district:

1) Wire Fences

2) Chain link fences

3) Vinyl fences,

4) Wood lattice, except within a frame

5) Concrete or stucco.

404 SIDEWALKS

Comment: Many of the residential streets in the district have brick sidewalks that were installed in the 1980s. These sidewalks contribute to the historic landscape in the district and property owners are encouraged to retain the sidewalks and install brick sidewalks when the adjacent properties have brick sidewalks.

404.1 Public sidewalks, existing and new, shall be exposed aggregate concrete or red brick.

A] When brick sidewalks are installed or reinstalled, they shall meet specifications to provide a stable, firm, slip resistant and sufficiently smooth surface to be a part of an accessible route.

404.2 Entrance sidewalks at a secondary public façade must extend to the street curb line.

404.3 Exterior handrails at steps located in a yard shall be one of the following:

A] A 1-1/2 to 2 inches square or diameter, black wrought-iron handrail of a simple outline with vertical baluster design.

B] Based on an HME.

C] New handrails where none have previously existed shall be installed adjacent to stone steps to avoid the need for impacting the stone with new holes. Replacement handrails may be installed in existing holes in the stone if possible; no new holes may be drilled in stone elements.

405 EXTERIOR LIGHTING AT PRIMARY PUBLIC FAÇADES

405.1 Lighting shall be one of the following:

A] Low fixtures of less than one foot in height.

B] Fixtures concealed within the landscape design or building features.

405.2 Security lighting is allowed if the fixtures are concealed within the landscape design and/or building features.

405.3 The following types of lighting are prohibited at primary public façades and in the public portion of the yard:

A] Lighting fixture mounted on a yard post,

B] Lighting fixture mounted on public façades except as allowed by 207.5,

C] Flood lighting of building façades, except as allowed by 405(B).

D] Extreme lighting that is inconsistent with a Victorian neighborhood.

406 LAWN SCULPTURE

Lawn sculptures, including fountains, are prohibited in public yards.

407 SWIMMING POOLS

Above ground and in-ground swimming pools shall not be visible.

408 SATELLITE DISHES

No satellite dishes shall be visible in the public yard.

409 MAILBOXES

No free standing mailboxes shall be visible in a public yard.

ARTICLE 5 DEMOLITION

Comment: Buildings that are deemed significant by Lafayette Square residents and Merit and High Merit by the Cultural Resources Office of the City of St Louis, without regard to chronological age, are considered significant to the character and integrity of the neighborhood. Demolition is strongly discouraged and strictly limited. "Demolition by neglect" will not be tolerated.

500 APPLICATIONS FOR DEMOLITION PERMITS

Comment: Demolition permits for buildings within historic districts are applied for at the St. Louis City Building Commissioner's Office and reviewed by the Cultural Resources Office.

500.1 An application for any demolition within the Lafayette Square Historic District shall include the following information:

A] Date owner of building acquired the property

B] Written statement describing reasons for demolition or proof of hardship

C} Copy of St. Louis records indicating the date of construction of the building under consideration

D] Site plan of the property showing the relation of the building to the site and to adjacent structures

E] Black and white or color photographs, 3 inches x 5 inches minimum size, of each elevation of the building.

501 VALID REASONS FOR DEMOLITION PERMITS

The primary valid reason for granting a demolition permit is for the removal of an addition or alteration that is not original to the structure, in order to restore the original appearance.

502 INVALID REASONS FOR DEMOLITION PERMITS

502.1 The following are not valid reasons for granting a demolition permit:

A] Deterioration by neglect, lack of maintenance or failure to properly secure and weatherize the building.

B] Structural damage or deterioration.

Comment: Owners shall maintain their properties to the minimum standards of the City of St. Louis Building Code.

ARTICLE 6. VACANT BUILDINGS

600 Vacant buildings shall be protected from deterioration as follows:

A] Windows and doors that are not weather-tight, at all floor levels, and at all façades, shall be covered by minimum ½-inch exterior grade plywood. The exterior face of the plywood shall be stained or painted. No lettering on the plywood shall be allowed. Plywood shall be maintained free of graffiti.

B] The roof, gutter and downspouts shall carry the rain water to the ground, and away from the building. The roof shall be replaced or maintained to prevent any leakage.

C] The vacant building shall be secured and maintained as to eliminate further deterioration and vandalism.

ARTICLE 7. BUILDING PERMITS FOR NEW CONSTRUCTION

700 REQUIREMENTS

700.1 A building permit application or preliminary review request for new construction shall be accompanied by the following:

A] Clear photographs or other illustration of the HME chosen to be following in the design of residential new construction

B] Site Plan including the following:

1) The footprint of the new construction as well as an outline plan of the structures to each side of the site and across the street. The outline plan shall be extensive enough to indicate setback patterns on which the new construction is based.

2) The plan shall indicate all existing and proposed site elements including but not limited to: parking; sidewalks; fencing; landscaping; lighting; ancillary buildings or structures; services (loading for commercial structures, refuse collection); and free standing signs.

C] A grading plan with existing and proposed contours shall accompany the permit application for new construction.

D] Façades in Elevations

1) All façades shall be shown in elevations, with dimensions, and shall include an outline of existing, adjacent elevations to each side of all proposed construction. These existing outline elevations shall be supplemented by photographs.

2) All materials, including facade, roof, windows, doors, foundations, steps, shall be noted on the elevations.

E] Plans:

1) Plans of all floor levels will note all dimensions and materials.

2) Plans will include proposed placement of all external utilities (gas meter, transmitter, power meter, water meter, telephone, television, furnace exhausts, water and gas pipes, etc.) and any proposed external modern conveniences.

F] Sections

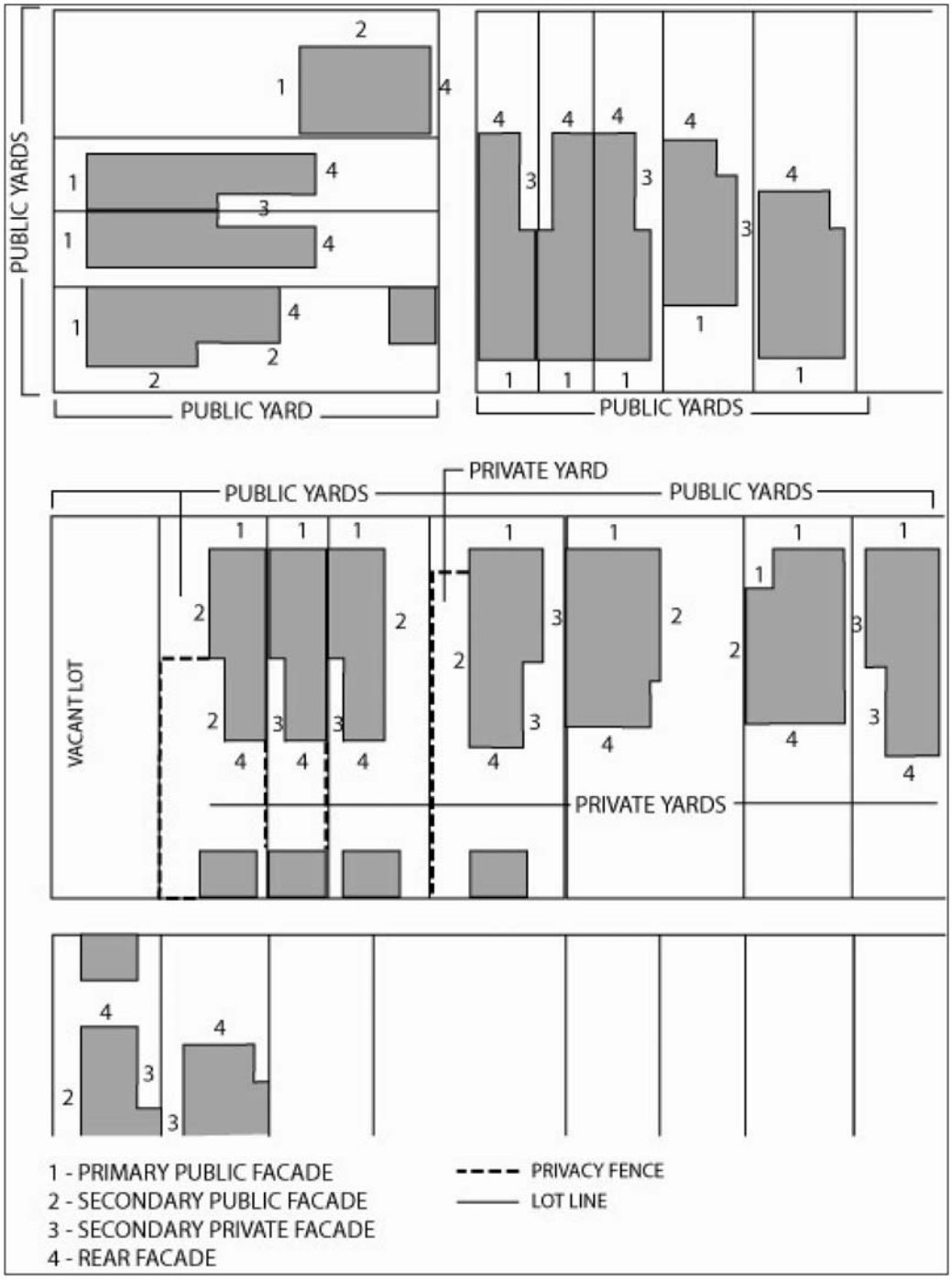
1) Two intersecting full height wall sections shall be included with permit application. These sections shall note all dimensions and materials.

G] Details

1) Drawings of window and door jamb, sill and head details shall be included with permit application for all proposed windows and doors of the primary facade. These details shall note all dimensions and materials.

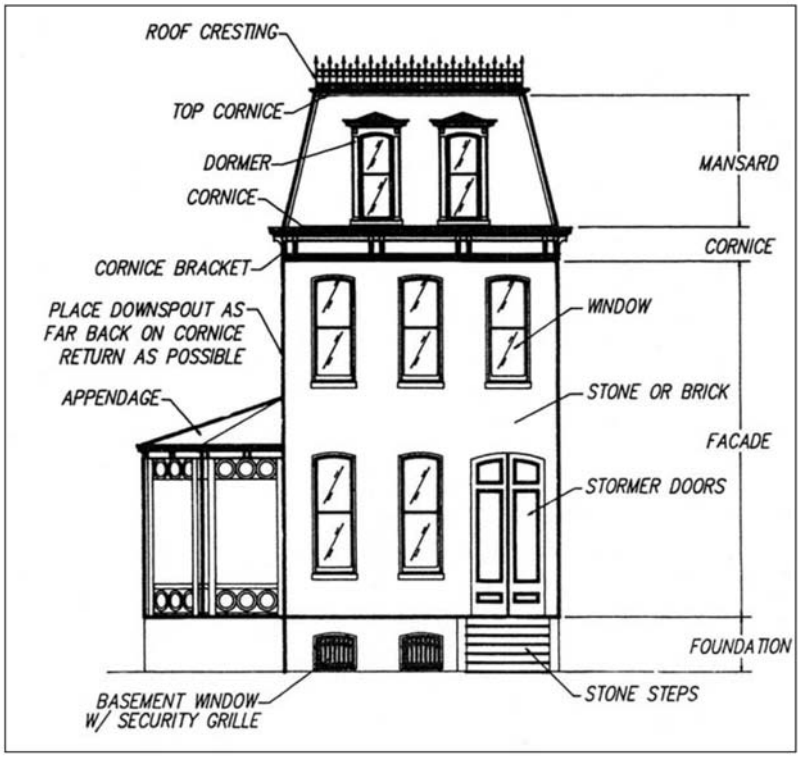
2) Cornices, eaves, gutters, downspouts, dormers, appendages, accessories, steps and all elements shall be detailed.

EXHIBIT A:
FIGURES

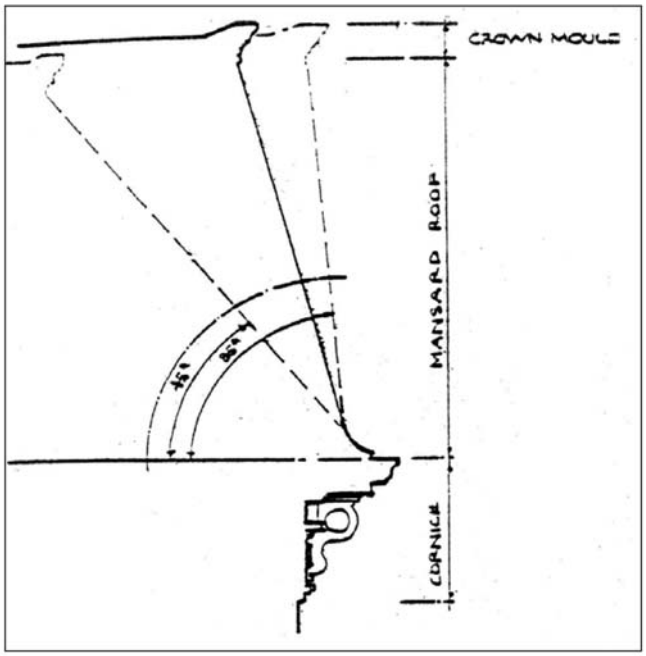


1 — FACADE TYPES

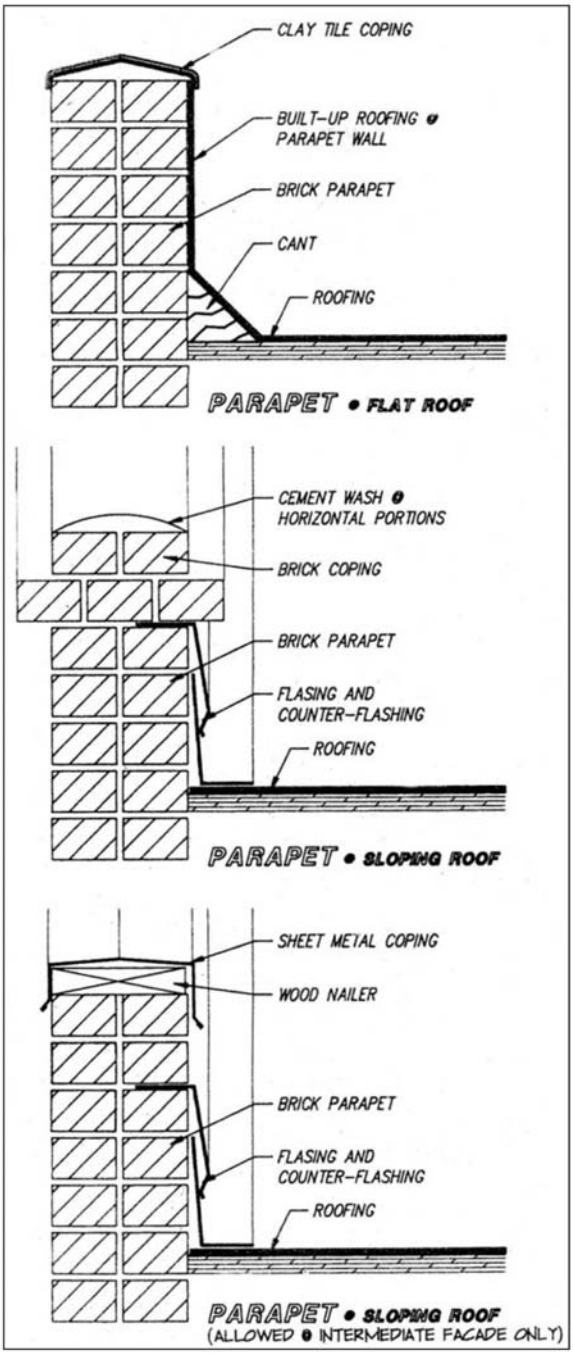
figure 1



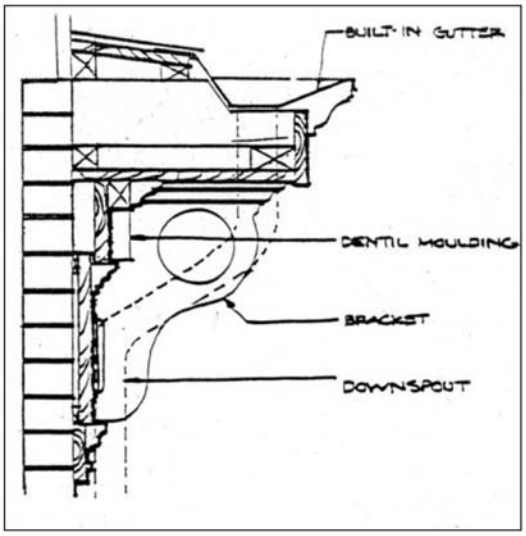
2 — PUBLIC FACADE
Second Empire Townhouse



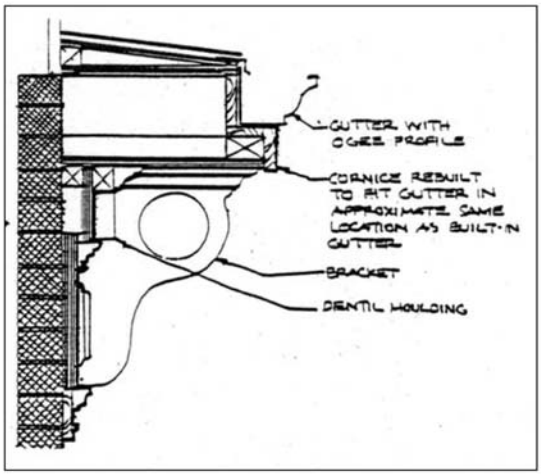
3 — MANSARD ROOF SECTION



4 — PARAPETS



5 — CORNICE DETAIL



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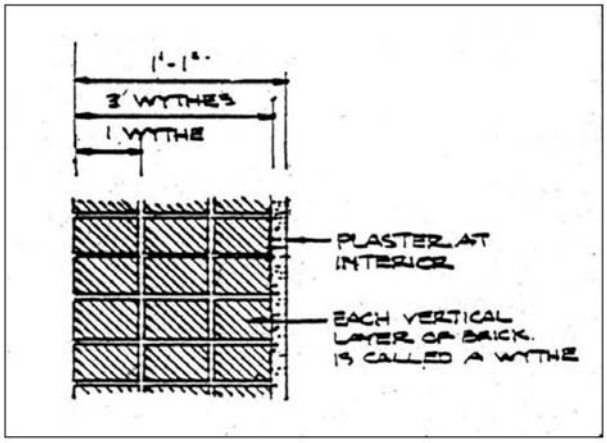
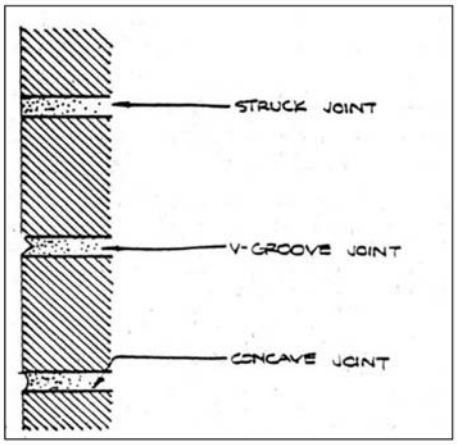
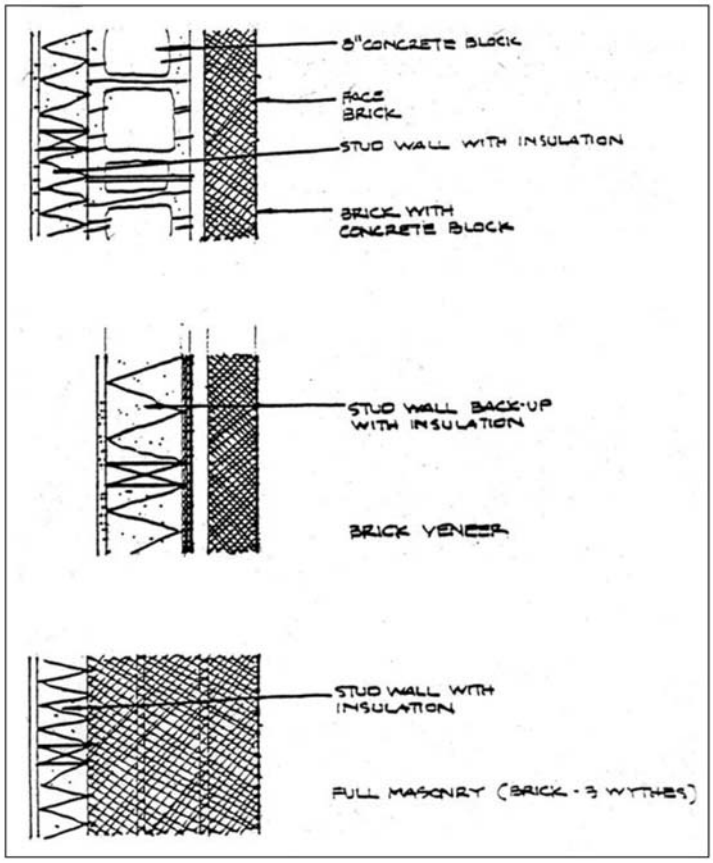


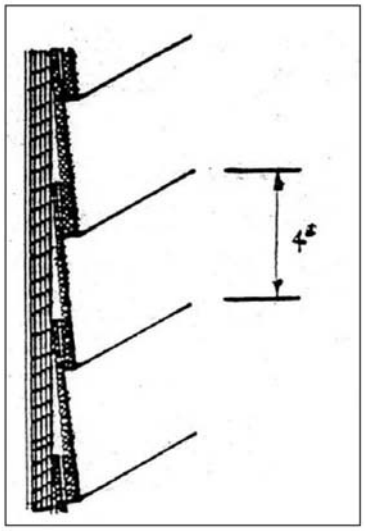
7 — 3 Wythe Wall



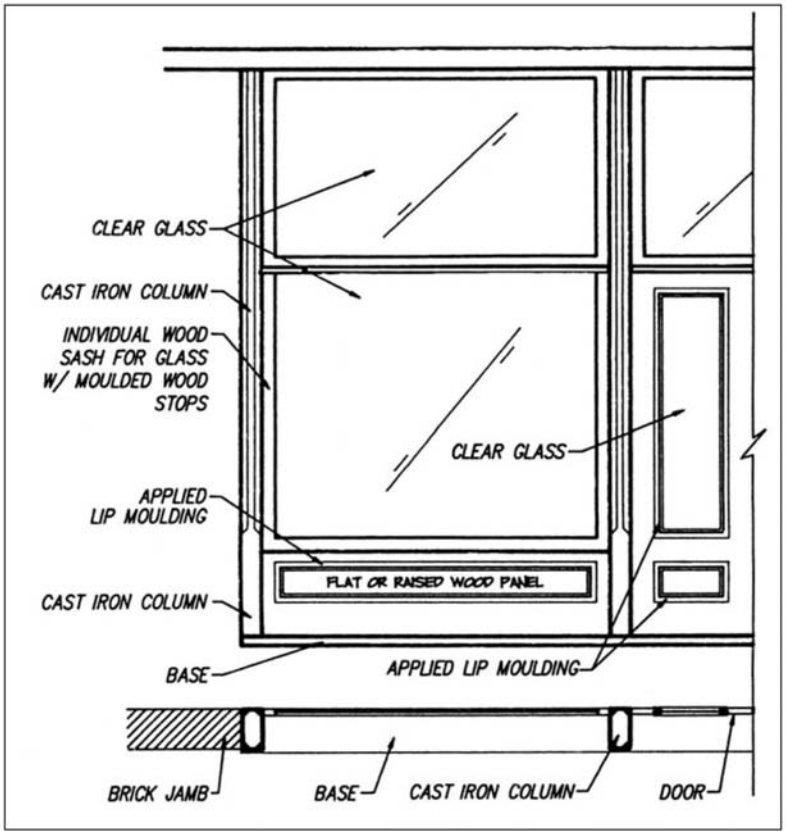
8 — MORTAR JOINTS



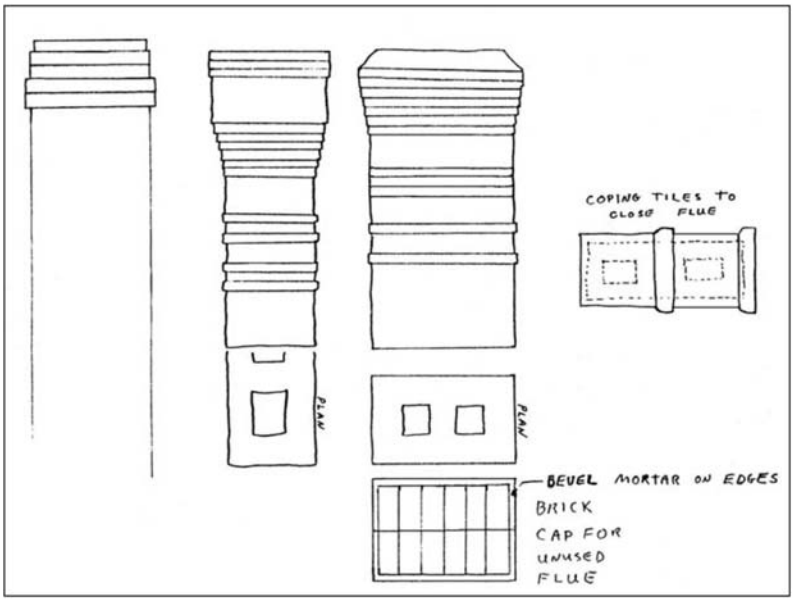
9 — WALLS



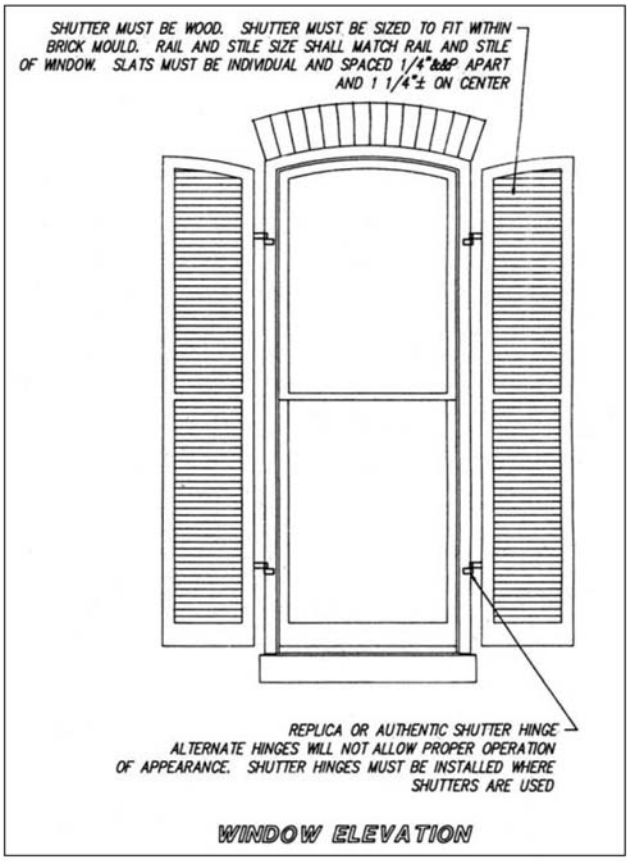
10 — BEVELED OR LAP SIDING
with 4-inch reveal



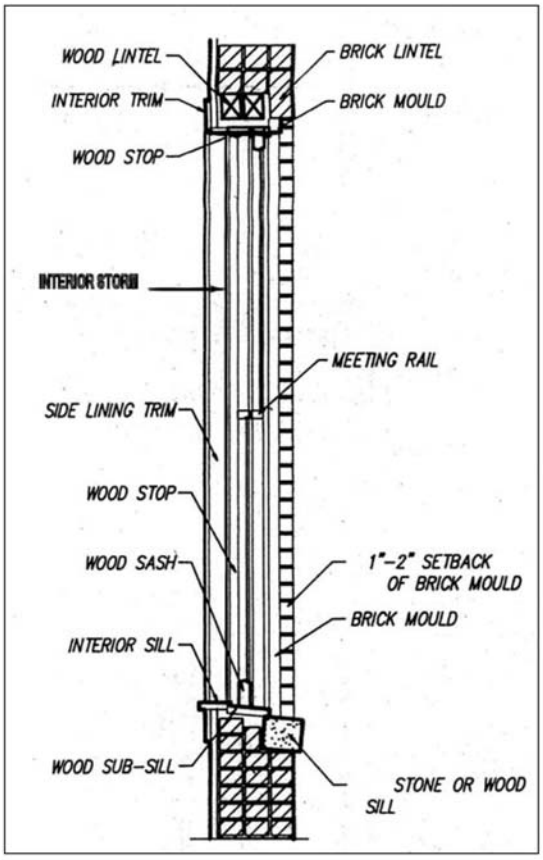
11 — STOREFRONT DETAIL



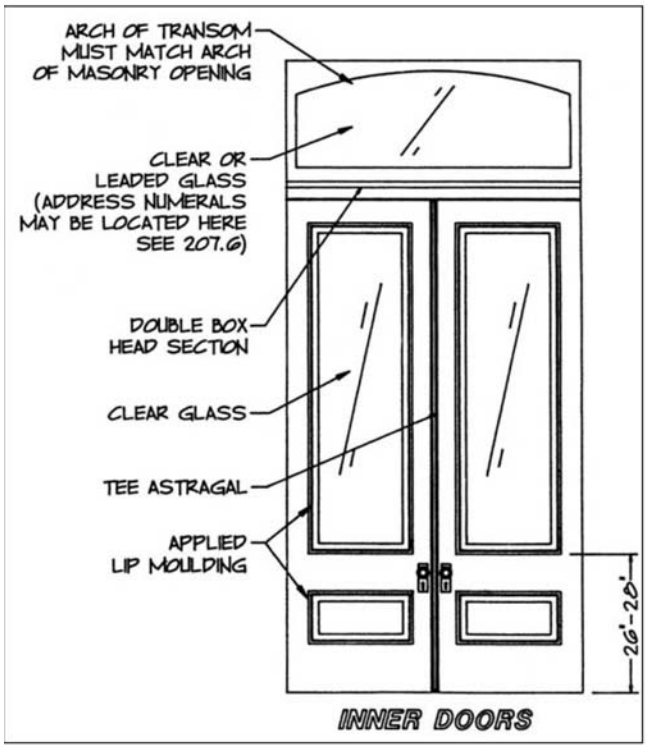
12 — CHIMNEY TOPS

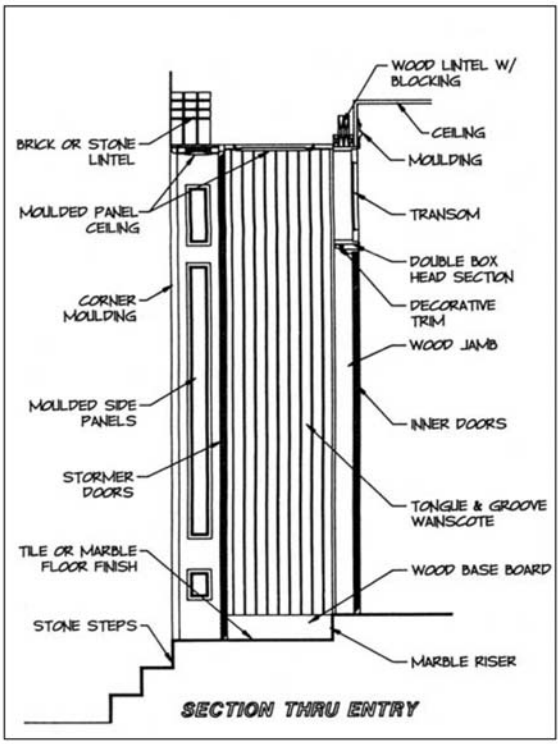


12 — SHUTTERS & EXTERIOR STORMS

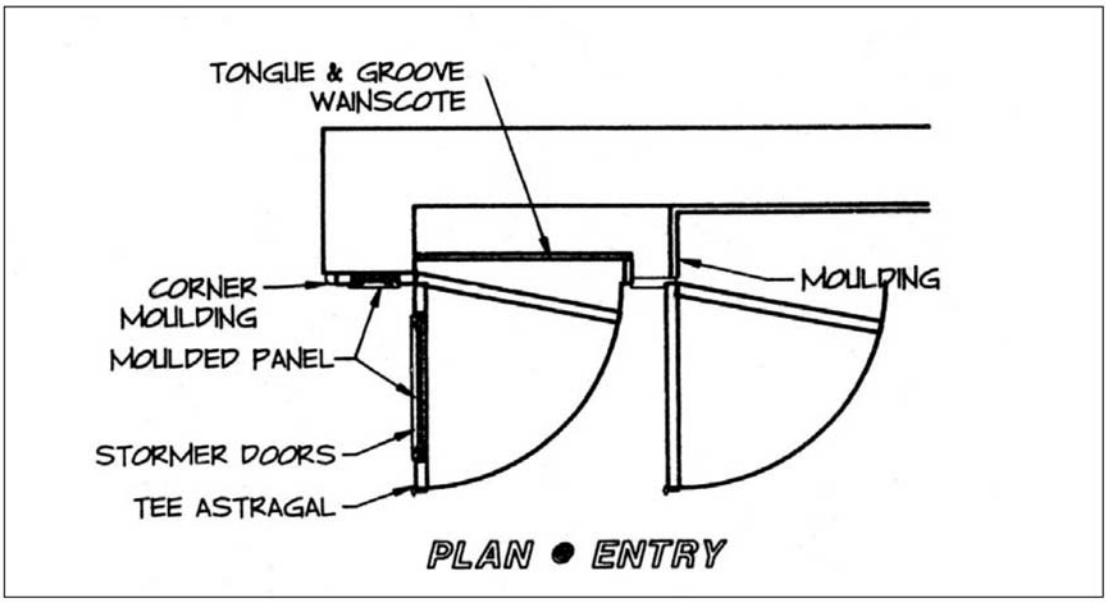


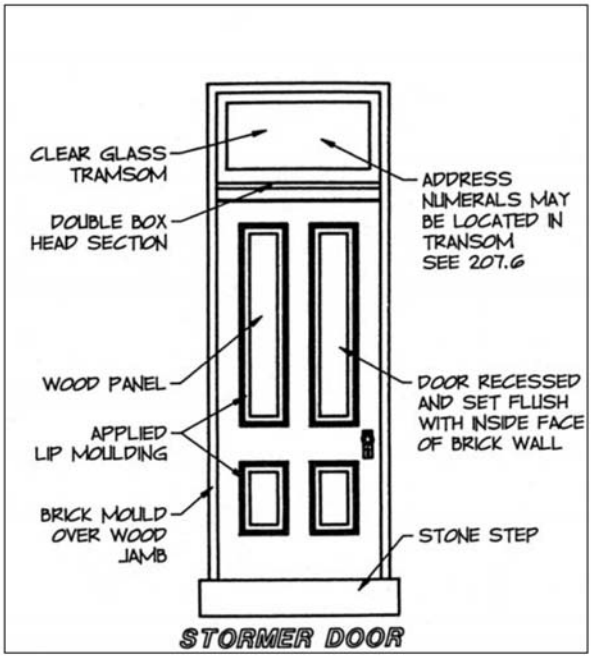
13 — WINDOW SECTION

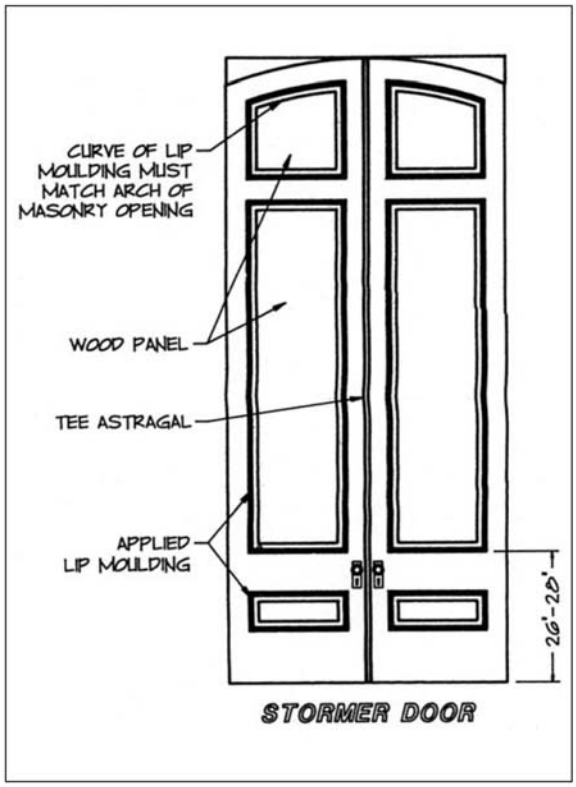




14 — VICTORIAN DOOR DETAILS

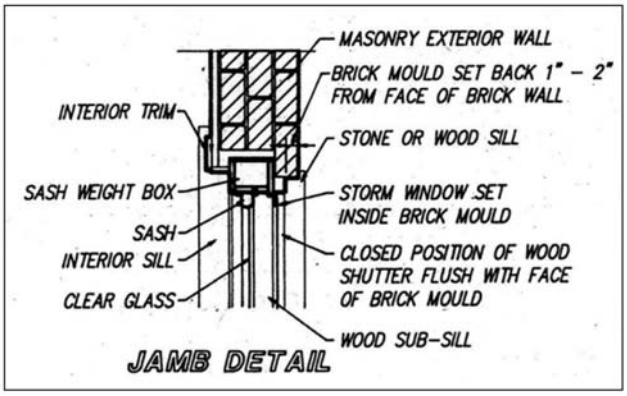


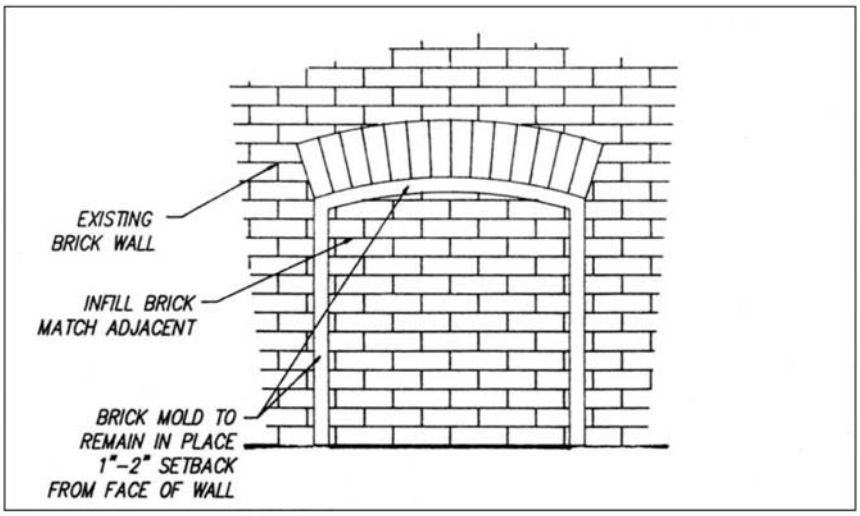




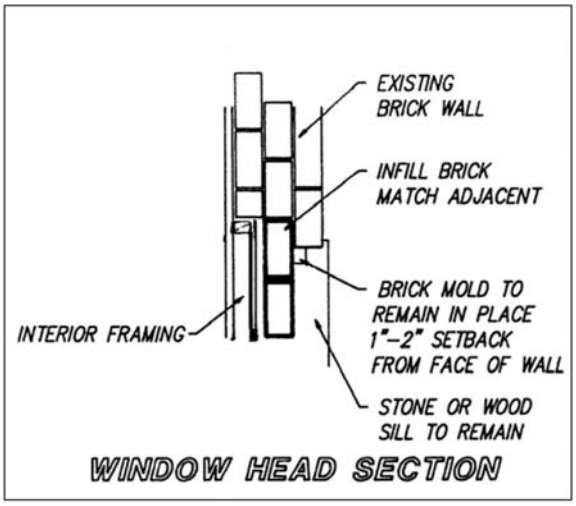
14A — STORMER DOORS

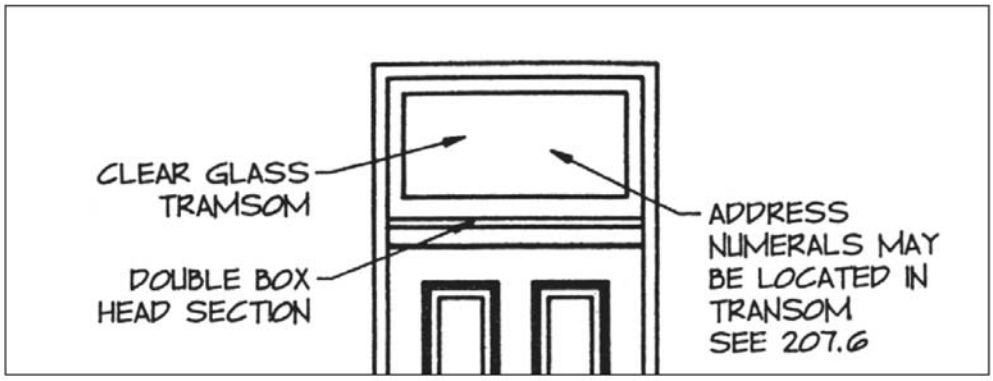
15 — EXTERIOR STORM WINDOW

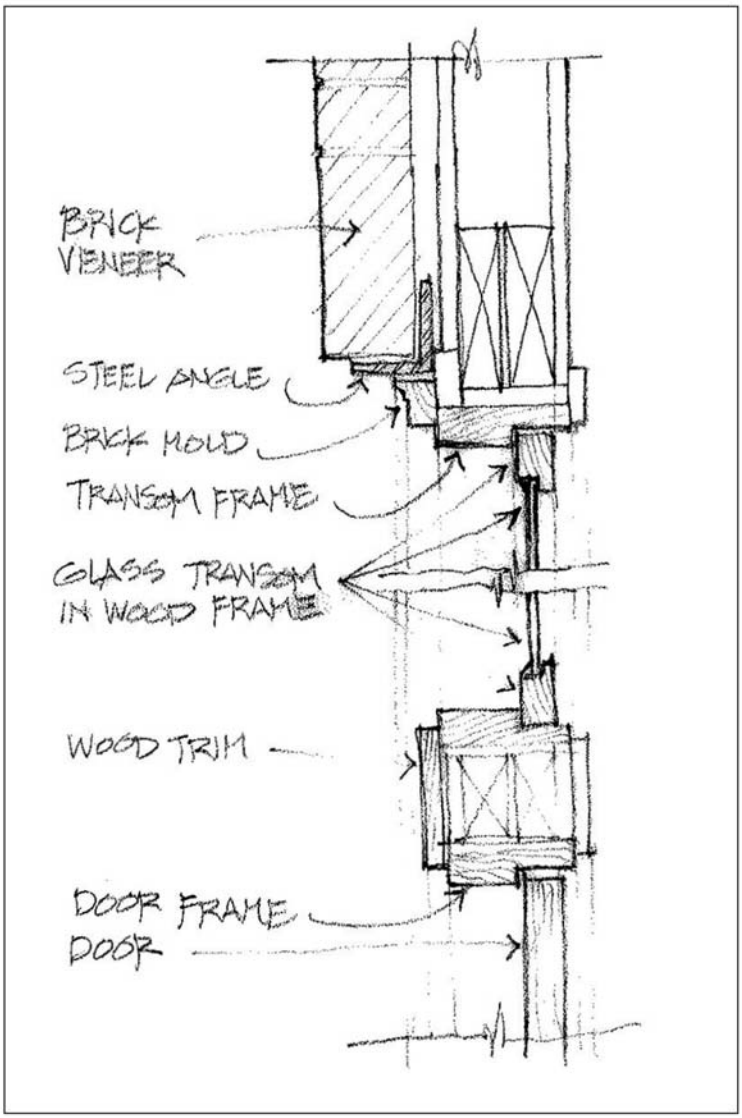




16 — BRICK INFILL OF EXISTING WINDOW OPENING

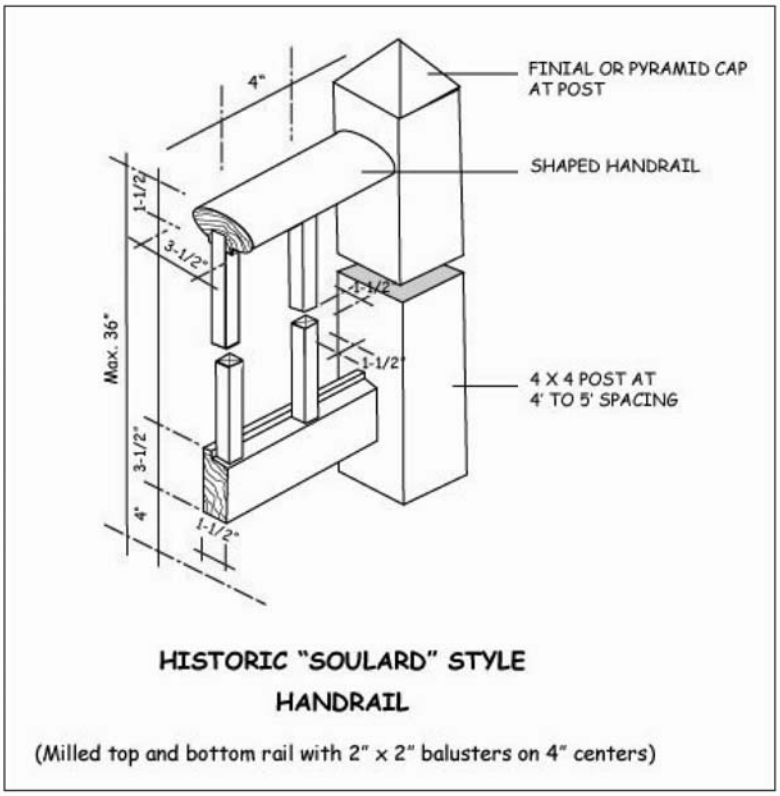



CLEAR GLASS TRAMSOM
DOUBLE BOX HEAD SECTION
ADDRESS NUMERALS MAY BE LOCATED IN TRANSOM SEE 207.6

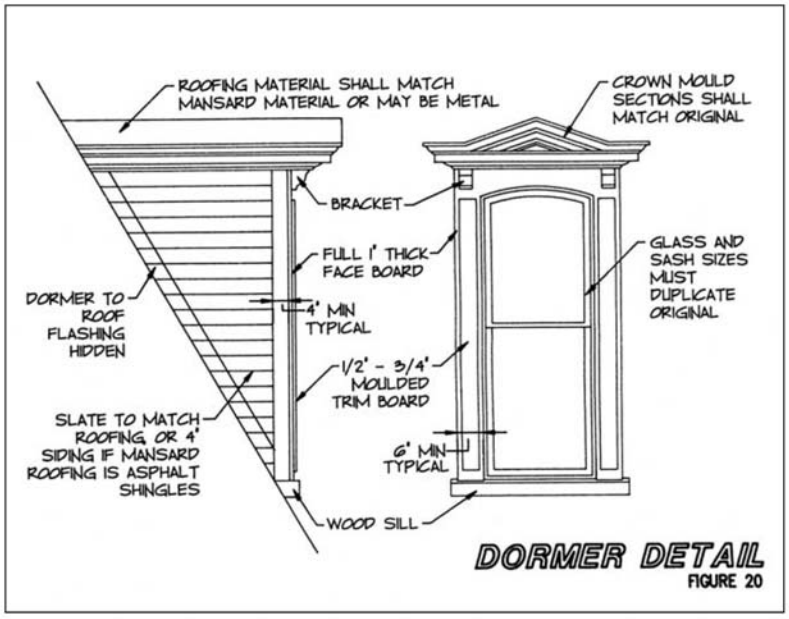

BRICK VENEER
STEEL ANGLE
BRICK MOLD
TRANSOM FRAME
GLASS TRANSOM IN WOOD FRAME
WOOD TRIM
DOOR FRAME
DOOR

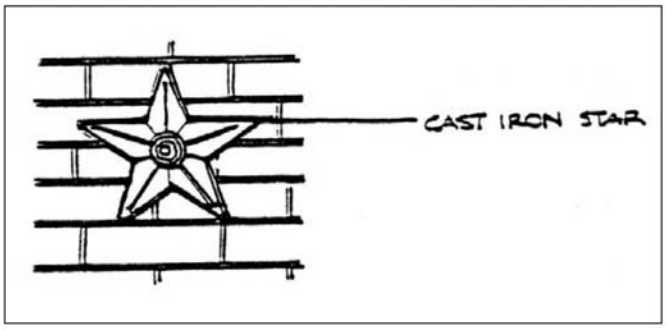
17 — TRANSOMS

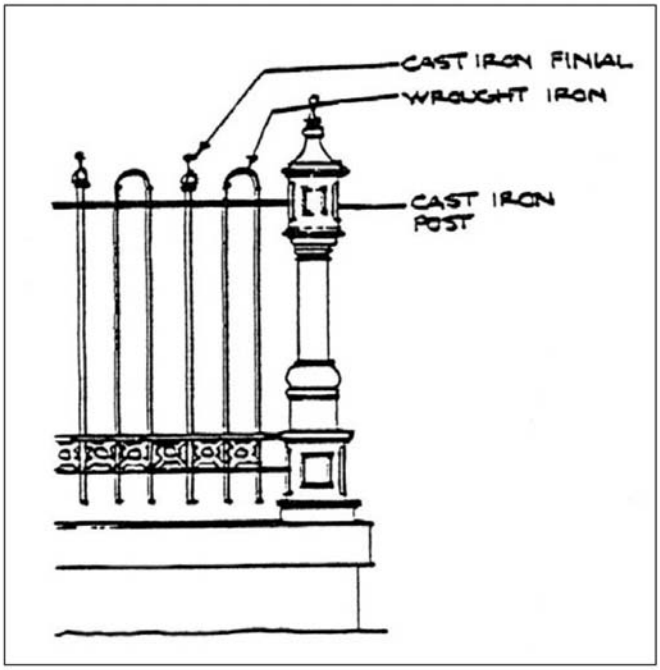
18 — SOULARD RAIL

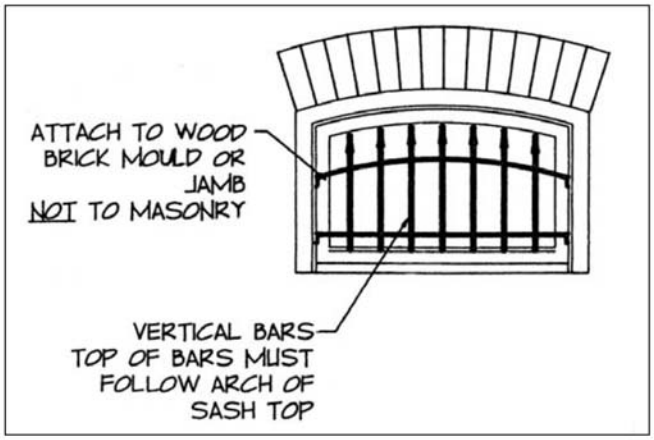


19 — DORMER DETAILS





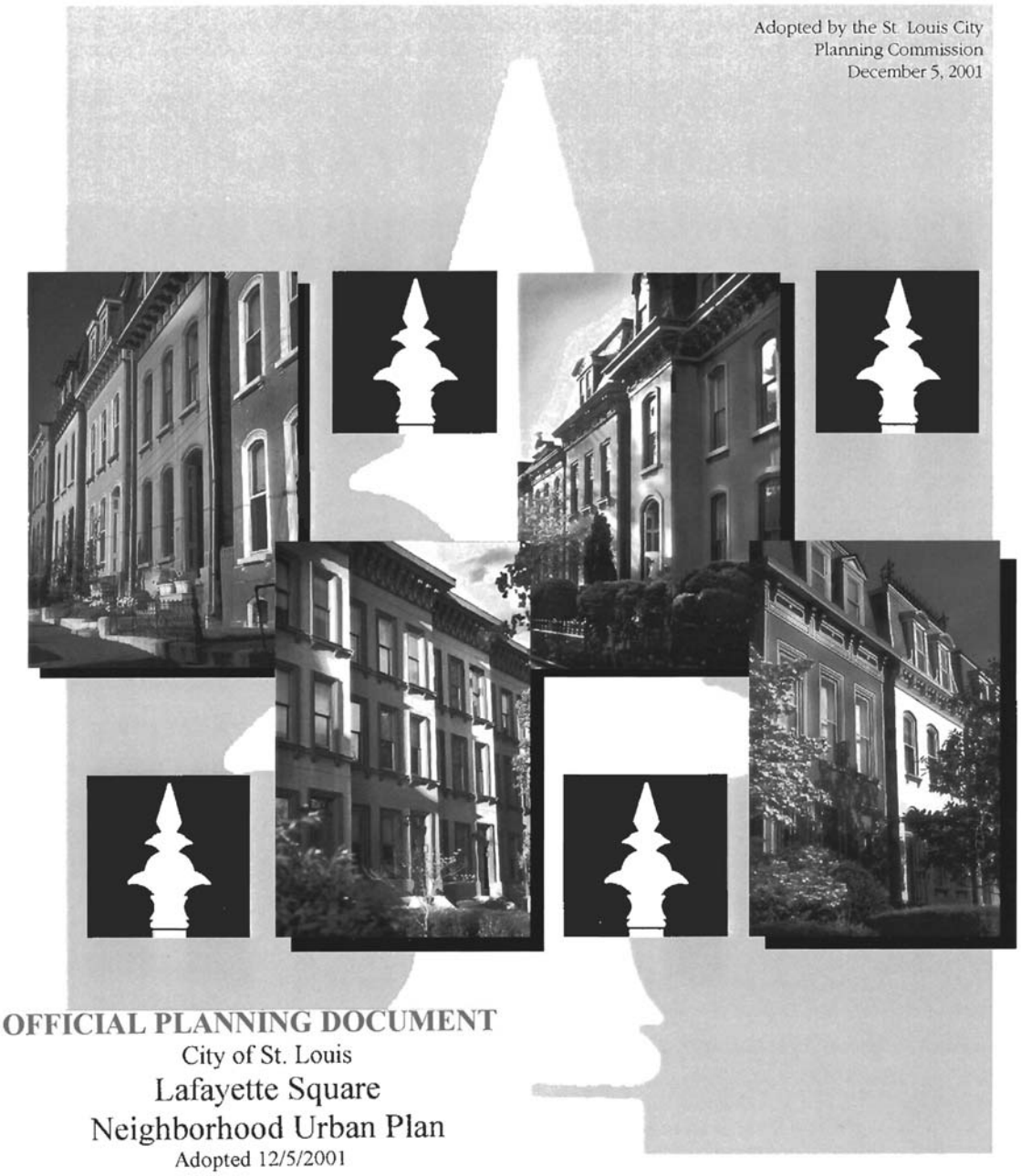




20 — IRON ELEMENTS

EXHIBIT B:
MAP OF THE LAFAYETTE SQUARE HISTORIC DISTRICT

XHIBIT C:
LAFAYETTE SQUARE NEIGHBORHOOD PLAN



LAFAYETTE SQUARE NEIGHBORHOOD-URBAN PLAN
City of St. Louis - Lafayette Square Historic Neighborhood

LAFAYETTE SQUARE NEIGHBORHOOD-URBAN PLAN

City of St. Louis
Lafayette Square Historic Neighborhood

Adopted by the St. Louis City Planning Commission
December 5, 2001

October 2001

The Lafayette Square Neighborhood - Urban Plan was sponsored and produced by the Lafayette Square Restoration Committee in cooperation with neighborhood residents and business owners. This collaboration between the city and neighborhood brought over 700 participants together over the course of eight months to share their ideas and vision for the future of Lafayette Square. To all that participated and assisted, in small and big ways, this report is dedicated. The Final Report, written by neighborhood residents, documents their neighbors' recommendations and aspirations for Lafayette Square over the next twenty-five years. The neighborhood thanks John Hoal, Professor, Washington University, School of Architecture, who unselfishly gave his time and expertise in leading the neighborhood through this planning process. We will be eternally grateful for his wisdom and advice, but most of all, for his belief in our neighborhood and us.

Plan Sponsor:	Lafayette Square Restoration Committee
Plan Consultant:	John Hoal, Washington University & H3 Studio Inc. Dhaval Barbhaya, graduate student, Washington University
Co-Sponsors:	City of St. Louis Honorable Francis Slay, Mayor Lewis Reed, 6th Ward Alderman Phyllis Young, 5th Ward Alderman
	Planning and Urban Design Agency Planning Director: Don Roe Urban Designer: Mara Minarik Senior Planner: Raymond Lai Planner II: Dick Zerega
Photographs:	Neighborhood Residents: Lisa Johnston & Susan Sauer

Website locations of the Plan:
http://stlouis.missouri.org/citygov/planning/lafayette/
http://www.lafayettesquare.org/

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SUPPORTING DOCUMENTS:

Census Information
Existing Zoning Map
Proposed Zoning Map
Existing Land Use Map
Proposed Land Use Map
Redevelopment Map
Existing Street Conditions Map
Master Plan Rendering

Lafayette Square - 1997 Winner "Prettiest Painted Places in America"

Scope of Neighborhood Plan Introduction and Overview

1.1 Purpose and Objectives

The Lafayette Square Neighborhood-Urban Plan provides a set of guidelines and a road map of implementation actions that capitalizes on the existing assets of the neighborhood and the proposed adjacent developments in order to continue the revitalization of Lafayette Square. Specifically, it outlines the medium to long-term vision for the neighborhood during the next twenty years in an orderly and comprehensive manner. In particular, the Plan builds upon the character, quality and "sense of place" that make Lafayette Square unique and such an important asset to the City of St. Louis. As such, it proposes and recommends solutions for vacant lots and buildings, access, circulation and parking; basic improvements to the streets, sidewalks and parks; neighborhood services and amenities; as well as, proposals for the redevelopment of the Park Avenue Business District, Dolman Redevelopment project and the Chouteau corridor. The implementation section of the Plan will describe the sequence and cost of the capital public improvement projects and suggest key private development projects on which the neighborhood should focus.

Thus, the objectives of the Plan are as follows:

- Provide the neighborhood, city, the Lafayette Square Restoration Committee (LSRC) and future boards with a road map of actions that will be implemented over the years.
- Along with a written report of findings and recommendations, generate maps, drawings and other graphic representations in order to facilitate an action plan. Identify appropriate tools to match each goal's outcome.
- Identify and maximize city and state dollars, grants, special taxing districts and private funding for capital improvements.

The Plan is a direct result of the neighborhood's desire to take advantage of the many opportunities within and adjacent to the neighborhood. With the redevelopment of City Hospital and the HOPE VI Near Southside Redevelopment project directly abutting the eastern edge of the neighborhood, the new Grattan Street Parkway, the Dolman Redevelopment project, three major restoration projects that will add over 230 new housing units and the potential to redevelop the Park Avenue Business District into one of the region's most unique shopping, dining and office hubs, it was imperative to develop a comprehensive set of guidelines in order to make sure that Lafayette Square remains a strong and thriving neighborhood.

One mile from downtown, the potential to make Lafayette Square the first choice for working and living will only occur, and subsequently appeal, if it is the result of a good planing effort. This joint venture between the neighborhood and the City anticipates that a comprehensive plan that provides reasonable guidelines and proposals, solid implementation measures and appropriate funding mechanisms will not only continue to enhance and strengthen the neighborhood, but be a catalyst for strong economic development for the entire Near Southside.

1.2 Planning Process

A four-phase community participatory planning process occurred during the 2000 calendar year. Phase 1 included two community workshops that gathered data that documented issues of concern and identified strengths and weaknesses of the neighborhood. Phase 2 included two workshops where information was synthesized and provided to the community for discussion and input.

Neighborhood Workshop - May 2000

These sessions also covered urban design and development principals as well as potential design options. Phase 3 was a series of meetings with other stakeholders that included businesses, institutions, city agencies and other interested parties, again, to gather data, input, ideas, concerns and design and development principles. Included in Phase 4 were two final public workshops for review and consensus on the final outcome.

Residents and business owners were notified of the public meetings via two forms of communication: 1, the monthly Marquis, the neighborhood newspaper that is delivered to every address in the planning area, and 2, a flyer which was distributed to every address announcing each public meeting at least ten days prior to said meeting. Meetings were also posted on the neighborhood web site and the neighborhood e-mail group. Group meetings with other stakeholders were by written invitation mailed first class. Nearly 700 residents, business owners and other stakeholders participated in the planning process.

1.3 Plan Approval

Criteria for approval of the Plan by the neighborhood was a two-thirds majority with eligible voters consisting of all residents of majority age, business owners, property owners and not-for-profit organizations. On November 16, 2000, the Plan was approved by nearly 85% of the voters representing these entities. Approval of the Plan by the neighborhood is a condition for the adoption of the Plan by the City of St. Louis Planning Commission.

1.4 Administrative Structure

The LSRC established a Steering Committee to work with the consultants and the neighborhood. The responsibilities of the Committee included the daily administration of the project; organization of the neighborhood planning meetings, data gathering, compilation of workshop output and building consensus for the final design plan.

The Committee also provided guidance to the consultants on the proposals and guidelines and reported on the planning process to the neighborhood at the LSRC monthly meetings and articles in the Marquis. Minutes from the Steering Committee meetings were printed in the Marquis and available at the public meetings.

Membership included representatives of the LSRC, non-member residents, business owners, Alderman Lewis Reed and Phyllis Young and the Planning Department.

The consultant for the Plan was John Hoal, professor in the Washington University School of Architecture. All consulting fees were waived. The LSRC paid approximately $20,000.00 for planning materials, copying, notifications, mailings and a graduate student at Washington University to assist with the planning materials, graphics, and maps.

1.5 Contents and Organization of this Report

The Plan combines the elements of an urban design plan along with a general framework of guidelines to ensure that the continued redevelopment of the neighborhood maintains and enhances its existing character and identity. The guidelines are intended to complement the existing Historic Code. All individual projects and redevelopment zones within the Plan area, unless specifically excluded, are subject to the goals and guidelines set forth in this Plan.

The Plan document is composed of several sections, or elements, with related graphics, exhibits or photographs. Since the neighborhood has a long and varied history, it was imperative to chronicle the past along with existing or current conditions, in order to better comprehend the roadmap of future goals and objectives. Generally, the Plan document outlines the neighborhood's history, prior planning studies and achievements, existing conditions, new general guidelines and new specific guidelines for such elements as Circulation or the Park Avenue Business District. Finally, the Plan document recommends certain actions in order to implement the Plan, explores potential funding resources, and sets timelines for completion and project priorities.

1.6 Terms Used in this Report

Most of the terms used in this report are non-technical and are commonly used in everyday language. Exceptions will be defined when appropriate.

The terms "neighborhood", "Lafayette Square" and "historic district" used in this report are interchangeable and are all defined as that land bounded by Jefferson on the west, Chouteau on the north, Grattan Street Parkway on the east and Interstate 44 on the south.

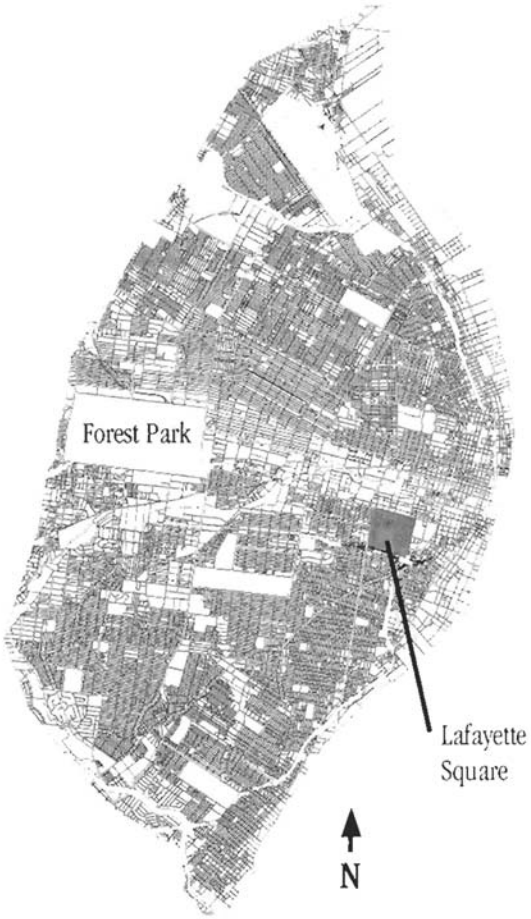


Figure 1 City of St. Louis Map

Historical Analysis

2.1 Neighborhood History

Since its beginnings as common pasture and farm ground outside the Village of St. Louis in the early 1800's, Lafayette Square has risen and declined with the social and economic trends of the city that now surrounds it. This area, just south and west of downtown St. Louis, rose to prominence in the years just following the Civil War. St. Louis' most affluent citizens were drawn to Lafayette Square to escape the congestion of the riverfront and to seek a more elegant and refined atmosphere around what was to become Lafayette Park. Thirty acres in size and dedicated in 1836, Lafayette Park is perhaps the oldest city park west of the Mississippi and is considered the highlight at the center of the neighborhood. With the combination of a beautiful park for recreation and abundant land for new housing, Lafayette Square became one of the most prestigious residential areas in the nation. From its early days, Lafayette Park was developed with the help of area businessmen and residents working in cooperation with city government. Through these cooperative efforts, bandstands and pathways were built along with a park house and boathouse overlooking the park lake.

From the 1860's to the 1890's, Lafayette Square experienced the highlights of affluent urban living, but harder times were ahead. As newer areas began to develop in the neighborhoods to the west, many residents began the movement away from the downtown area. And, in 1896, a devastating tornado dealt the neighborhood a blow from which it would take nearly a century to recover. The powerful storm destroyed the park along with many of the grand homes. While many of the residents stayed to rebuild, many simply moved away. Thus began a long, slow decline that lasted for nearly seven decades. During the Great Depression, many of the homes were converted into rooming houses or split into multi-family units.

Beginning in the early to mid 1960's, a small group of people began moving back into Lafayette Square with the mission to restore and renovate the irreplaceable Victorian architecture and once again turn the neighborhood into a desirable place to live

1860 Plat of Lafayette Square

and conduct business. This group of "urban pioneers" formed the Lafayette Square Restoration Committee in the late 1960's. In 1972, the Board of Alderman designated the neighborhood the city's first historic district and in 1973, it was named to the National Historic District registry. With this new designation came city ordinances limiting further demolition of historic buildings and structures and establishing some guidelines for restoration. It also gave the neighborhood a valuable tool in order to "market" the neighborhood to prospective buyers and investors. Liberal tax credits during the 1970's and early 1980's also provided opportunities to complete a number of "infill" projects that duplicated historic buildings within the neighborhood.

Neighborhood fundraising events and collaborative efforts with the city realized important improvement projects in Lafayette Park such as restoration of the original wrought-iron fence, restoration of the Park House and beautification enhancements. These efforts remain in effect today and reflect the high level of neighborhood participation in the well-being and continued improvement of their community and subsequently, the city.

2.2 Prior Planning Studies

The first formalized Lafayette Square Restoration Plan was drafted in 1971 in cooperation with the city and neighborhood and was instrumental in bringing the historic district designation and spotlighting the unique redevelopment opportunities. This early plan gave structure and organization to neighborhood leaders and helped put into motion Lafayette Square's rise to prominence once again over the next twenty-five years. Additionally, the historic designation bestowed locally and nationally prompted the need for a formal, enforceable set of building codes and guidelines governing primarily the facades of all buildings in the neighborhood. The Historic Code was formally completed and adopted by the city in 1994. In 1996, the neighborhood, again in cooperation with the city, adopted the Long Range Plan, which recognizes a series of projects that should be completed in order to further enhance and strengthen the neighborhood. However, this document did not document an action plan, funding mechanisms, strengths and weaknesses nor any structure to realize the goals. As a result, this Plan was proposed in October of 1999 as a means to provide the impetus for moving these goals and objectives from concept to a reality.

After the tornado - May 1896

Existing Conditions Element

3.1 Explanation of Findings

The Existing Conditions Element is a compilation of analysis drawings, maps and charts prepared by the plan consultant and reviewed for accuracy by participants at the public workshops. Each map focuses on one of two pieces of key information, such as land use, current housing stock or zoning. It was prepared with the aid of residents and city resources, and a visual tour of each street, property and structure was conducted so that weaknesses and strengths could be easily identified and opportunities explored at the public workshops.

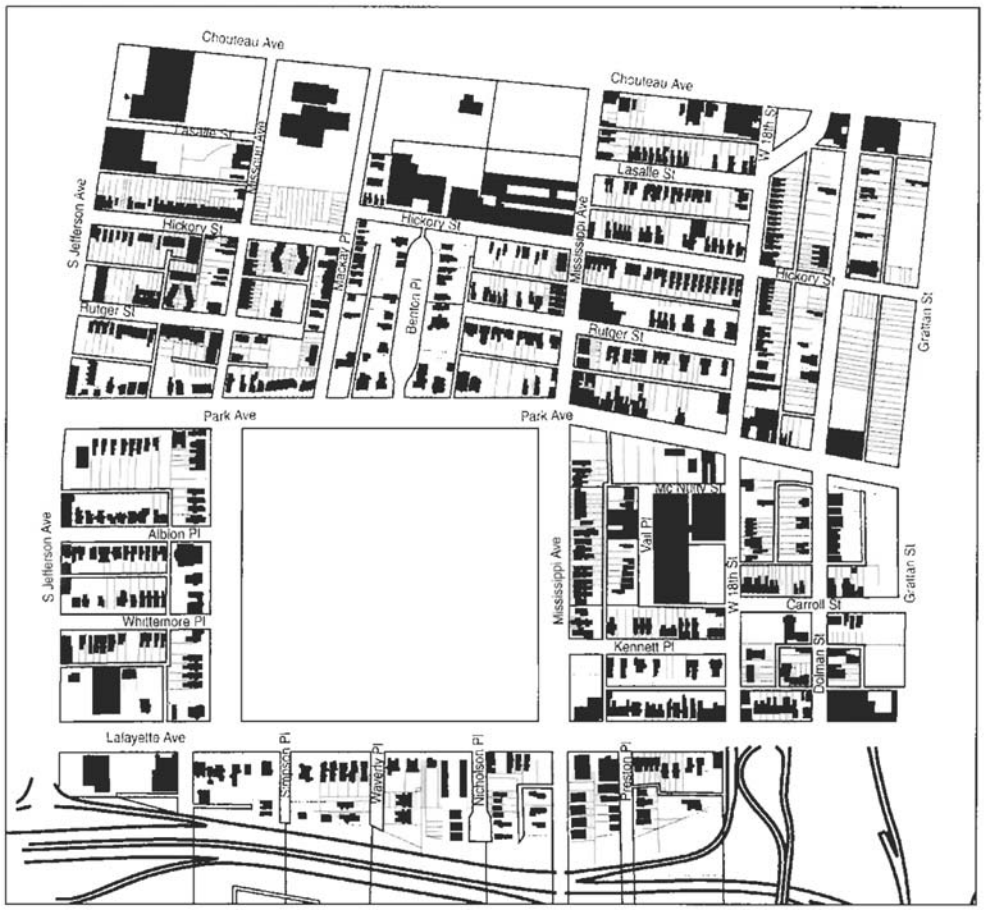
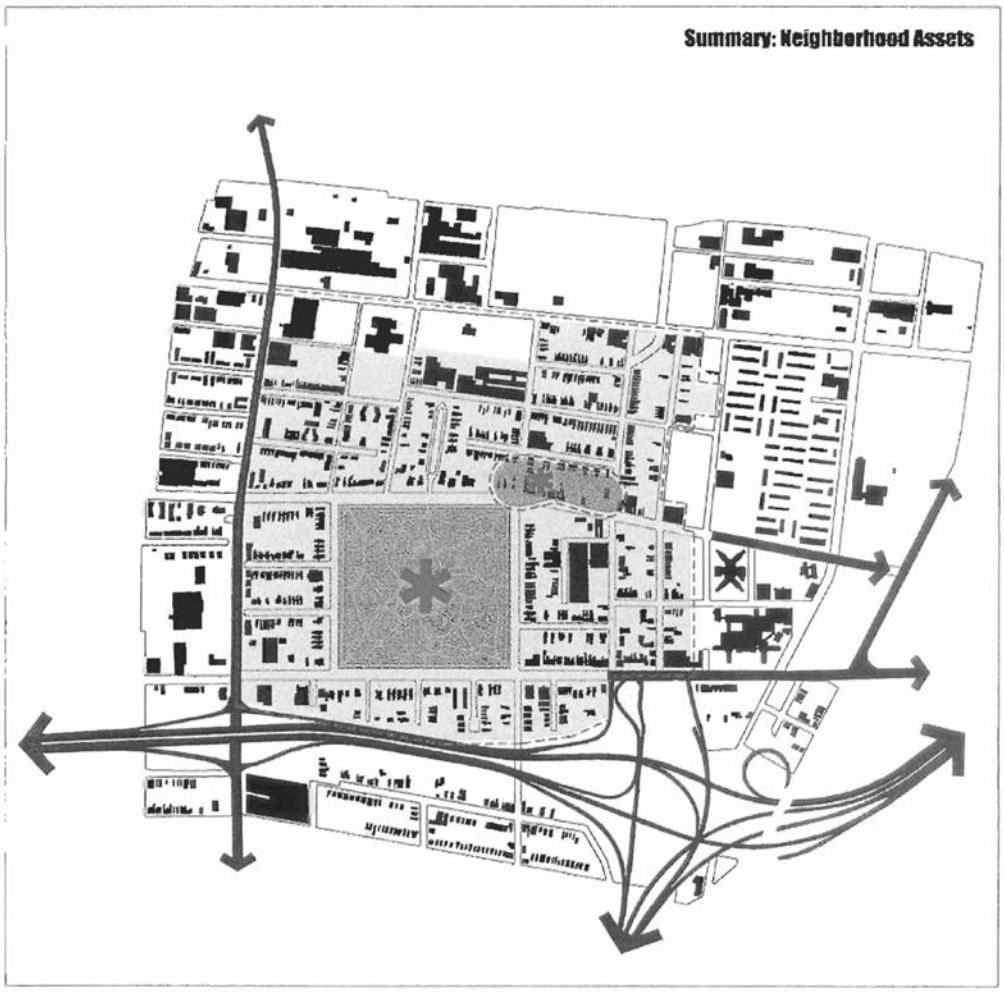


Figure 2 Planning Area Map



Summary: Neighborhood Assets

Physical Development

- The architecture
- The urban fabric
- A historic district
- Diversity of housing
- High percentage of owner occupancy
- Parks
- A "Strong sense of Place"
- The character as a Victorian neighborhood
- Lafayette Park as the center of the neighborhood
- The Park Avenue Commercial district

Access, Circulation and Parking

- Walkable pedestrian neighborhood
- Access to the regional highway system
- Good pedestrian access to downtown and adjacent neighborhoods

Context

- Proximity to downtown venues and other amenities

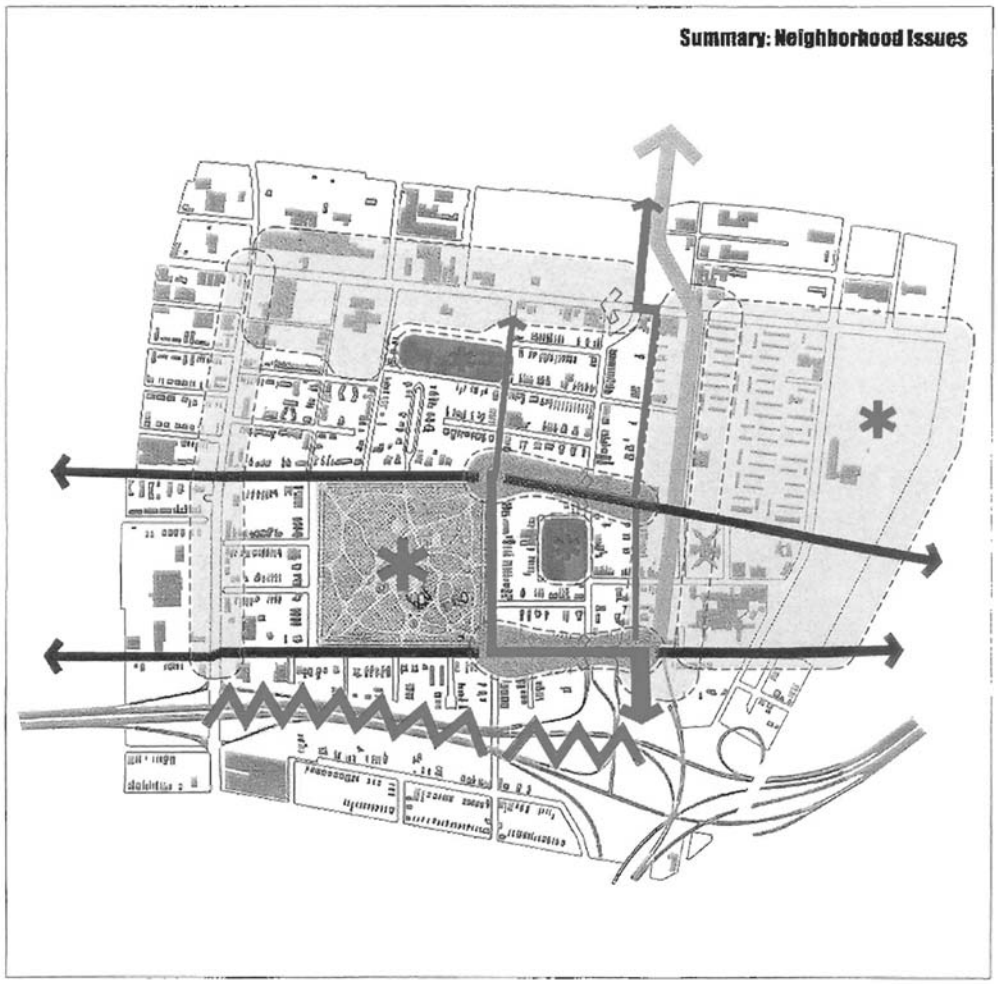
Social and Community

- People are the asset
- Strong sense of community, openness and defense of common interest
- Diversity of age, income, race and education
- A high-quality urban life-style
- Variety and amount of neighborhood activities

Maintenance and Management

- Lafayette Square Restoration Committee

Figure 3



Summary: Neighborhood Issues

Physical Development

- Maintain historic look and feel
- Too many vacant lots
- Derelict buildings detract from neighborhood
- Need for in-fill housing and future development
- Park Avenue Commercial needs more "critical mass" of buildings and businesses
- Park Avenue needs greater variety of businesses and retail
- Undefined and poor quality edges of the neighborhood
- Commercial/Industrial development consistent with residential neighborhood

Access, Circulation and Parking

- Traffic flow patterns around the park conflict with pedestrian use
- Rush hour traffic volume along Mississippi, Dettman, Lafayette and Park Avenues to access highways
- Automobile, bus and truck through traffic
- Vehicles speeding through the neighborhood
- School bus transfer point on Park Avenue
- Perception of inadequate parking for commercial
- Don't want lots of new surface parking lots

Context

- Gratiot Street Parkway system needs to be completed now
- The success of Dutzi Webbe as a mixed income neighborhood is important to Lafayette Square's redevelopment
- Need to link with and support on-going development in adjacent neighborhoods
- Poor visual quality of Highway-44 edge and entry points

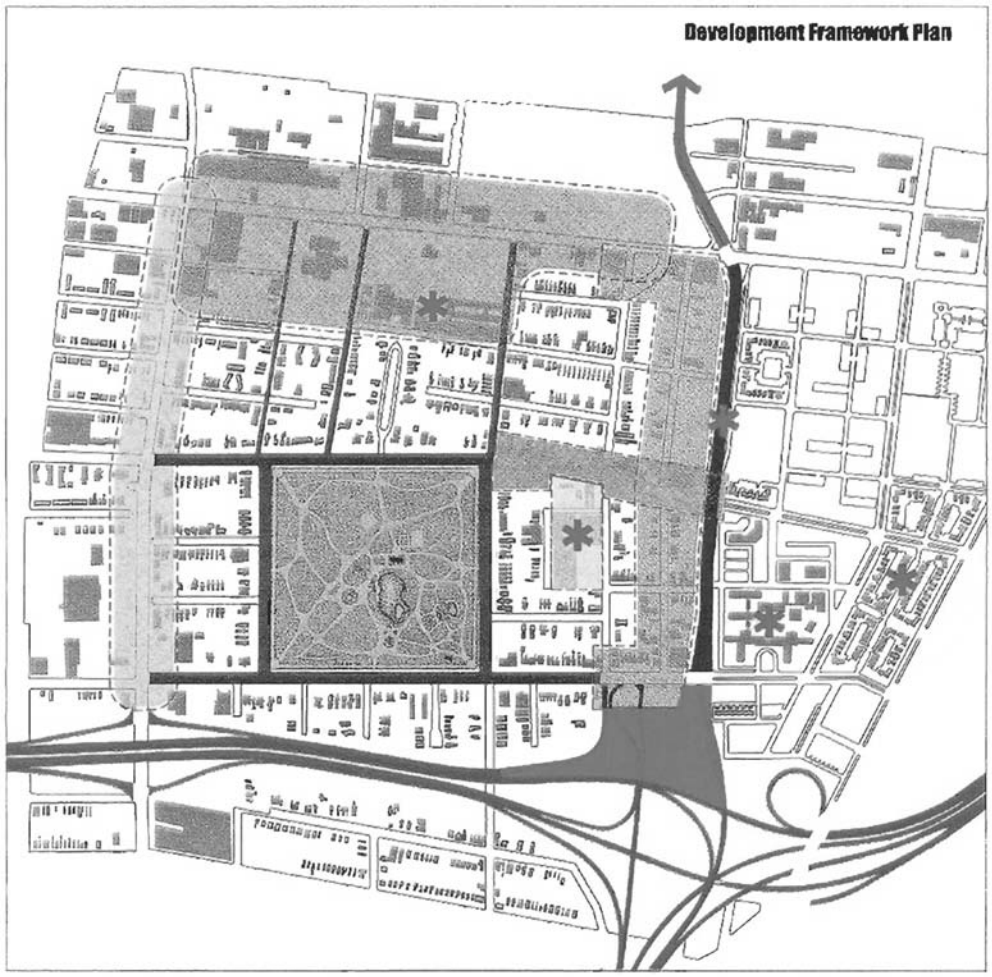
Social and Community

- Fair real and perceived sense of safty by residents
- Poor real and perceived sense of safty by visitors
- Need excellent schools
- Need a full-service neighborhood grocery store
- Negative perception of gas stations west of Jefferson Avenue and auto detail shop east of Jefferson Avenue

Maintenance and Management

- Compliance and enforcement of the existing codes
- Lack of maintenance of sidewalks, street trees and street lights
- Use of dumpsters by others outside of the neighborhood

Figure 4



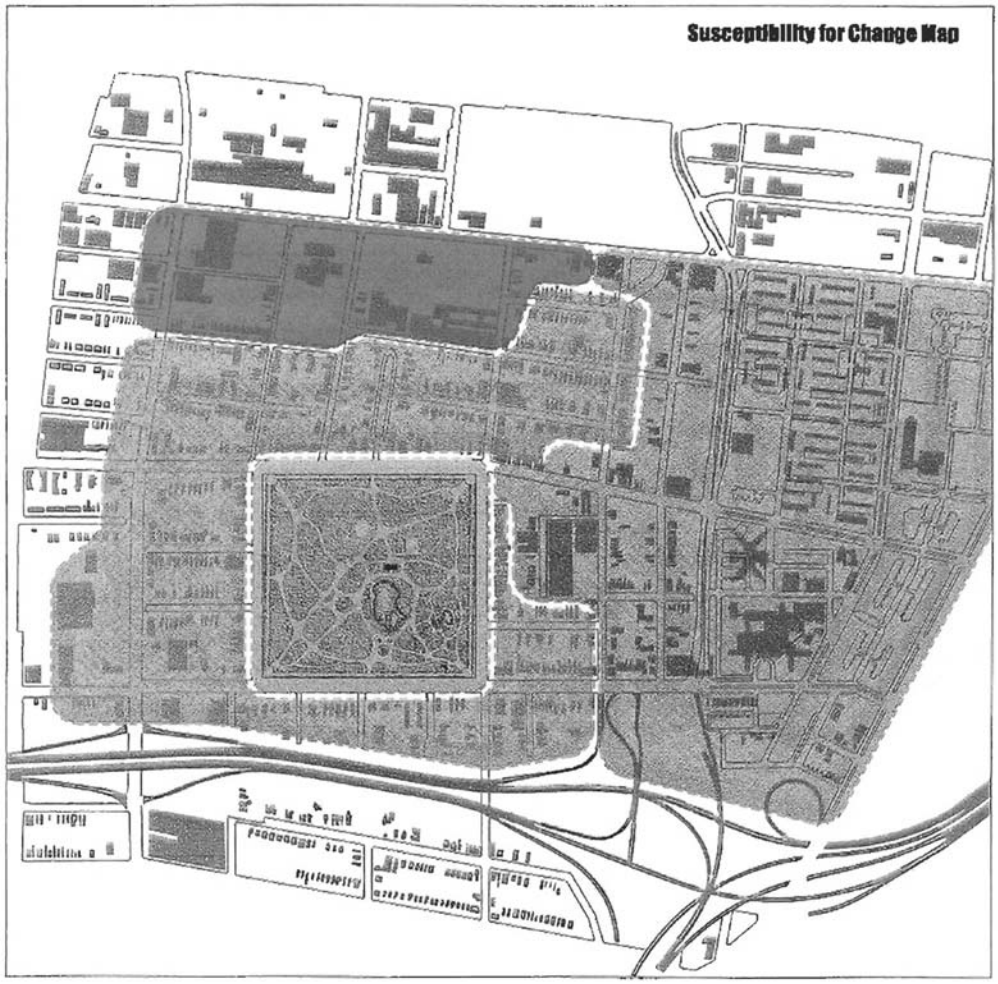
Legend

- Grattan Street Phase I
- Grattan Street Phase II
- Park Avenue Commercial District
- Wire Works Loft Development
- Hope VI Residential Development
- Chouteau Boulevard
- Jefferson Avenue
- Streetscape Improvement

Figure 5

LAFAYETTE SQUARE NEIGHBORHOOD-URBAN PLAN

Chapter Three



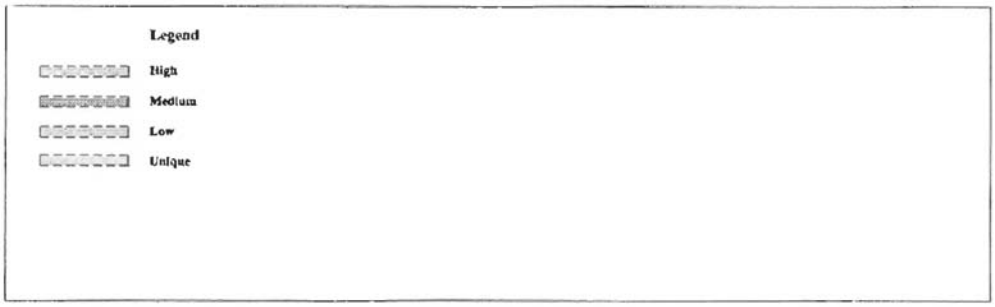


Figure 6

Summary: Questionnaire Results

- Lafayette Park is the key asset of the neighborhood
- Park Avenue Commercial is highly utilized and very popular
- Shopping center west of Jefferson Avenue is utilized by 54 % of residents
- Barr Branch Library is well patronized
- Interest shown for using the proposed Darst-Webbe recreation facility
- There are sufficient neighborhood and community events
- There is a perception of adequate public transportation service
- Neighborhood schools and day-care centers are not well utilized by neighborhood residents
- Neighborhood churches are not highly patronized by residents
- Neighborhood Management and Services
  - -Park Maintenance - Good to Fair
  - -Park Security - Good to Fair
  - -Street Tree Maintenance - Varied opinion
  - -Street Lighting - Varied opinion
  - -Trash Pickup - Good to Fair
  - -Cleanliness - Good to Fair
  - -General Security - Good to Fair

Figure 7

Public Realm Condition Analysis

Legend
Sidewalk Condition - Good
Sidewalk Condition - Fair
Sidewalk Condition - Poor
Street Condition - Good
Street Condition - Fair
Street Condition - Poor

Figure 8

Figure 9

LAFAYETTE SQUARE NEIGHBORHOOD-URBAN PLAN

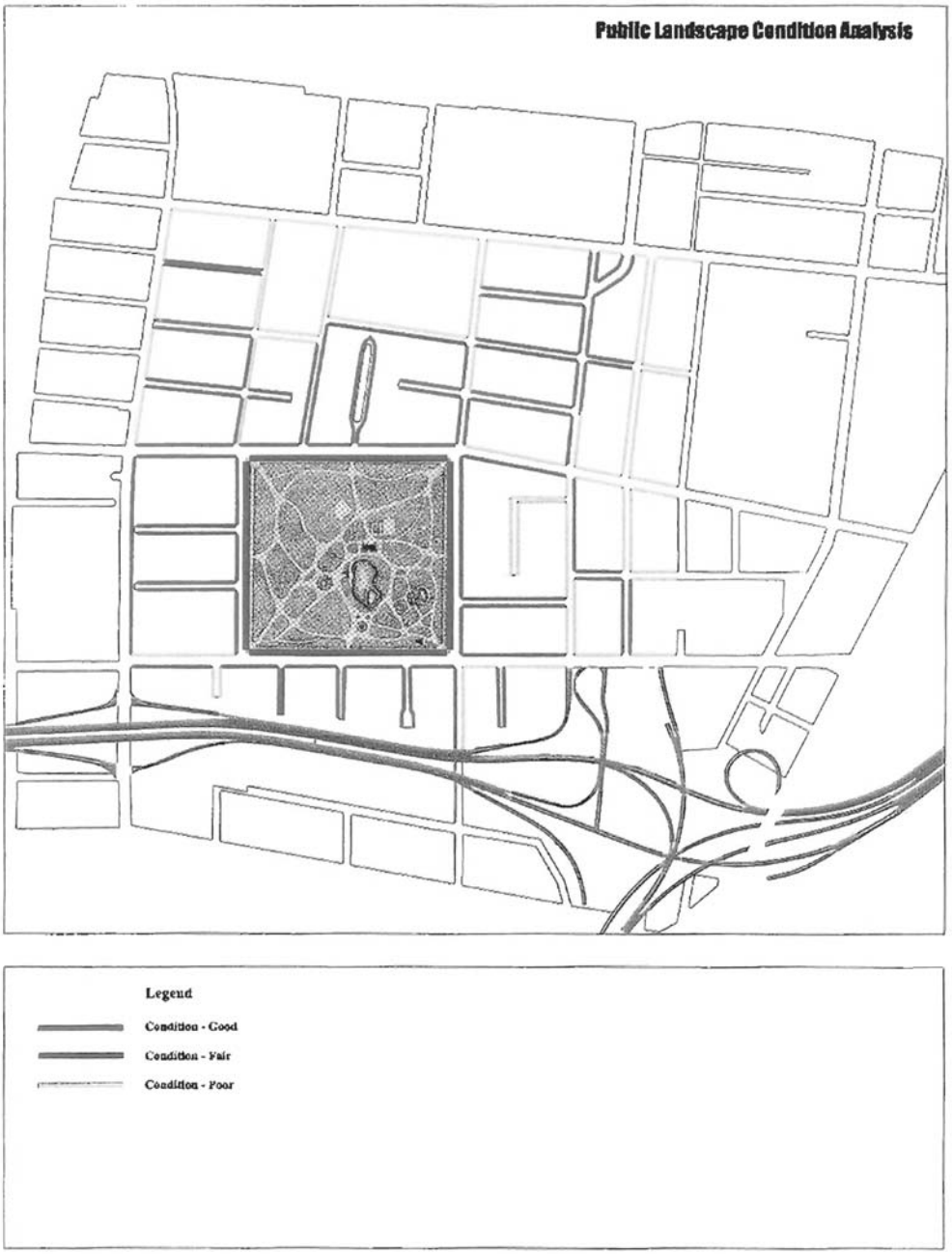


Figure 10

Figure 11

Analysis of Plan

4.1 Introduction

The Plan guidelines and principles provide a general framework to ensure that the continued redevelopment of the neighborhood maintains and enhances the existing character and identity. These guidelines complement the existing Historic Code. The major goals and themes are, in some cases, explained in greater detail in subsequent elements of this report.

4.2 Use Guidelines

- Lafayette Square is predominantly a residential neighborhood and all new land uses must reinforce that character or serve a residential function.
- Lafayette Square is an urban pedestrian-oriented neighborhood and all development must reinforce the urban character of the neighborhood, and the experience and sense of safety of the pedestrian.
- The developer(s) must devote all land only to those uses specified in this plan.
- Encourage new and infill residential development with a variety of lot sizes and building types to encourage a diversity of neighborhood residents. The Pattern Book, created in March of 2001 and as a direct result of the Plan, should be used as the primary source for new residential units.
- Encourage a wide mix of commercial and retail uses in the Park Avenue Business District, emphasizing those that serve the needs of residents.
- No new light and heavy industrial development nor big-box development is permitted in the neighborhood.
- Encourage high-tech companies to relocate to the neighborhood.
- All land uses must encourage pedestrian connections and comfort. Active street frontages, especially along the Park Avenue Business District, must provide for a sense of safety for the pedestrian and shopkeeper. For example, large signs covering windows is not allowed.
- Encourage a wide variety of festival and celebrations on a regular basis.

Typical Street scape - Rutger Street

4.3 Streets

- Streets are important components of the public open space system and must be designed at a detailed level with great care and sensitivity.
- The street layout as shown in this plan must be implemented for the provisions of a balanced, safe and efficient pedestrian and vehicular system.
- Street design should follow the typical street found in the neighborhood.
- Develop a street improvement program and monitor the operation and implementation of the program.
- Building in or over the public right-of-way or giving up of street areas for private ownership is not permitted.
- Streets must be designed for pedestrian comfort and safety.
- Ensure all ADA requirements are met and when possible, exceeded.

4.4 Vehicular Access

- Create a pedestrian friendly environment and minimize conflicts between automobiles and pedestrians.
- Promote safe and efficient movement of vehicles, pedestrians and bicyclists in public and private circulation areas.
- Develop a detailed plan to provide bicycle lanes through the neighborhood and to connect to the citywide bicycle system.
- Coordinate with Bi-State agency to re-route the #80 bus line once the Grattan Street Parkway is completed in order to better serve residents and workers and to alleviate the deterioration of Mississippi Street between Park and Chouteau and the structural damage to historic homes along this street.
- Coordinate with the St. Louis School administration to relocate the school bus transfer point, possibly to another location adjacent the park. The current location has been designated as needed parking for the expansion of the Park Avenue Business District.
- Coordinate with the City of St. Louis to designate all neighborhood streets as non-truck routes.
- Coordinate with the City of St. Louis and MODOT to ensure the Highway 44/55 intersection meets the design intent as shown on this plan.
- Minimize the width and length of driveways.
- There should be no vehicular curb cuts from streets to single-family residences. If possible, new construction, especially along the Park Avenue Business District should provide access from the alley or side streets off Park Avenue.
- All street intersections to be four-way stops.
- Provide the necessary traffic controls to improve vehicular and pedestrian safety.
- Impose a 25 PMH speed limit within the neighborhood, slowing traffic, improving safety and consistent on all streets.
- Encourage the development of a vehicular entrance from Chouteau Avenue to the Foam Factory and Mississippi Loft development, thereby reducing traffic on Mississippi Avenue.
- Provide public improvements along Chouteau Avenue since it is a major entrance into the neighborhood.

Example of Bike Lane with Striping - Forest Park

4.5 Pedestrian Access

- Increase pedestrian activity and thus neighborhood safety, by providing front doors that connect directly to the street.
- Entrances should be highlighted by significant architectural, lighting and landscape elements.
- Ground floor units in multi-story buildings should have individual street-facing entrances for each ground floor unit. All units above the ground floor shall have at least once common street facing entrance.
- All sidewalk materials to conform to the Historic Code and be a minimum of 5' wide, but ideally 6'. Park Avenue Business District is an exception.

4.6 Landscaping

- Design and implement a street tree-planting program for all streets with the objective to create a continuous green canopy and a lush green edge.
- The planting hierarchy and choice of tree type must reflect the importance of major views and vistas, and of individual street character.
- Landscaping should complement the architectural features and entry with its placement.
- Landscaping elements should be used to screen undesirable features or to provide a privacy buffer.
- The use of native and hardy species is encouraged.

Urban Oasis

- All new trees in public areas to have a minimum of 2"-3" caliper with a 12'-16' height and well-defined branch structure and overall form. Small ornamental trees should be discouraged in parkways (the green space between sidewalks and streets.)
- Trees shall be planted at not less than 30' on center and in parallel to the curb.
- Trees to be planted in parkways of 5'-7' where possible. Park Avenue Business District is an exception with trees planted in tree-wells.
- Keep all trees limbed up to a minimum of 8' above the sidewalk. Trees should be trimmed and pruned as appropriate to allow as much light to filter down from the current lighting standards.
- Medians to include a mixture of canopy and ornamental trees supplemented with gardenesque styled of planting beds.
- In public areas, all shrubs and hedges to be planted in groups rather than individual plants.
- Consider providing irrigation in all medians and select plants for low maintenance.
- Provide berms and landscaping as sound barriers along Highway 44.

4.7 Lighting

- Lighting should enhance security and the aesthetic qualities of the streetscape while minimizing negative impacts on the neighboring properties.
- Placement of lighting and fixtures should provide a coordinated and organized appearance that is designed with the placement of sidewalks and landscaping.
- Lighting should be designed to provide an even and uniform distribution of light, and should be consistent from block to block.
- Install new double-headed historic replica streetlights (per existing streetlights along Park Avenue) along Park, Lafayette, Mississippi and Missouri Streets.
- Install new single-headed pedestrian-friendly oriented historic replica streetlights along side streets.
- Fixtures attached to garages, in addition to the streetlights, should illuminate alleys.
- All lighting in parking lots should be pedestrian scaled and utilize low cut off fixtures to avoid glare.
- Parking area lighting should compliment the lighting of adjacent street and properties and should use compatible fixtures, source colors and illumination level.
- Parking area lighting adjacent to residential development should direct the light away from the residence, especially upper floors.

Examples of Historic Pedestrian Lighting

4.8 Entrances

- At all major entrances to the neighborhood, provide entry features to match the existing entrance at Jefferson and Park Avenues.
- All secondary entrances to have single historic posts on either side of the entrance. Design fence/urn/posts for end of all cul-de-sac streets.
- All entrance features to provide pedestrian access at all times.

- At the Chouteau and 18th/Grattan Street entrance the 18th Street and Lafayette; and the Dolman at Lafayette entrance, provide entry features with operable gates that are controlled by the immediate adjacent neighborhood group of residents – those most impacted by speeding and non-neighborhood traffic. For example, the 18th Street/Chouteau entrance would be controlled by those residents whose properties are within the area defined by Chouteau on the north, Grattan Parkway on the east, 18th on the west and Park Avenue on the south.
- Upgrade bridge on Highway 44 and Mississippi to serve as a major entrance to the neighborhood, but design in a manner to control and slow traffic entering the neighborhood.

4.9 Materials

- All streets to be asphalt with the appropriate street calming measures at intersections and entrances as shown on this plan. Mississippi Avenue between Chouteau and Park Avenues is an exception to be determined at a later date. (In May of 2001, the neighborhood elected to re-pave the middle of Mississippi and keep cobblestones on the sides.)
- All alleys to be concrete, cobble or brick.

4.10 Parks and Open Spaces

- Active and well-designed open spaces are essential for a quality public environment and livable neighborhood.
- Develop a specific short-term and long-term action plan that is coordinated with a budget to implement improvements that will ensure the vitality of both existing and proposed open spaces.
- Develop a consistent design vocabulary throughout the neighborhood for each open space considering landscaping, paving, lighting and street furniture.
- Encourage a variety of programs and activities in all open spaces including public art, children's play areas, passive seating, interactive features, etc.

4.10.1 Lafayette Park

- Develop a restoration plan based upon the original design.
- Over the long-term, seek official National Historic designation.
- Develop a "Friends of Lafayette Park" organization in order to raise capital for improvement projects.

Entry Features into Neighborhood - Park Avenue and Jefferson Avenue

- Restore the public art, buildings and pavilion.
- Provide 45 degree parking all around the perimeter of the park, park side only, in order to provide additional parking for events, festivals, traffic calming and additional parking for the Park Avenue Business District.
- Install new-single-headed pedestrian oriented historic replica lights.
- Develop a landscape plan that is based upon the historic plan.
- Incorporate pedestrian crosswalks opposite major and minor entrances on the streets surrounding the park.

George Washington Statue in Lafayette Park

4.10.2 Community Gardens and Dog-Runs

- Develop a new community garden and dog-runs on the vacant site north of Hickory Street between Missouri and MacKay Place, in the event the community garden leaders are unable to obtain the current site at Park & Dolman as a permanent site. Other options include space at 18th/ Chouteau or along the Grattan Street Parkway.
- Develop a fenced dog run in the landscaped buffer area immediately west of the Grattan Street Parkway.

4.10.3 Park Avenue Plaza

- Develop new plaza as focal point of the Park Avenue Business District.
- A portion of the plaza must be retained in public ownership.
- Provide a fountain in the plaza.
- Develop a design that clearly differentiates this area from other parks in the neighborhood.
- Provide two-way streets with parking around the plaza.
- Provide 45 degree angled parking around the plaza if possible to create additional parking spaces.

4.11 Building Orientation and Placement

- New buildings should acknowledge the existing street hierarchy and should spatially enhance and define the street.
- Buildings should be designed so that the majority of the building's mass aligns with and is close to the sidewalk and street.
- Where possible, follow the existing pattern of historic building placement.
- No new buildings are to be more than three stories, especially along the Park Avenue Business District, unless a variance is received by the St. Louis Planning Department.

4.11.1 Building Facades

- All the street level buildings should be designed to create pedestrian scaled, visually interesting active and a comfortable environment by minimizing blank walls and incorporating architectural and landscape features of interest and utility.
- For new residential buildings, variety for pedestrians should be achieved through the use of design features such as entry points, stairs, porches, balconies, bay windows and landscaping.
- For retail buildings, street level retail spaces should be accessed directly from the sidewalk and a minimum of 75 percent of the ground floor frontage should be glazed and/or entryways. This allows greater visual transparency between inside and outside and creates a pedestrian-friendly environment.
- The design of new buildings should incorporate architectural scaling elements that recall but do not necessarily replicate traditional details.
- Ensure that building facades relate to typical residential forms through the use of materials, architectural ornament and details.
- Architectural detailing should be designed to create visual interest.
- Provide reveals and changes in surface plane textures that contribute to the visual interest of the façade particularly when accented by light and shadow.

4.11.2 Massing and Materials

- New building should acknowledge the scale and proportion of adjacent historic structures.
- Building facades should be composed in accordance with traditional principles with three vertical segments: a base, a wall and a roof portion. Each of these portions should have its own characteristic detailing.
- Appropriate selection of architectural details such as vertical and horizontal recesses and projections, changes in height, floor levels, roof forms, parapets, cornice treatments, window reveals and forms, color and location of building entries and garages, as appropriate to each site and building use, add to the character of the building.
- Construction materials should be compatible with those used elsewhere along the street.

4.12 Parking Structures and Lots

- An easily accessible and adequate parking facility is an essential component in designing a successful mixed-use neighborhood. Parking facilities should be built or located to complement overall goals for activity and connectivity and should be integrated as visually interesting elements in a pedestrian-friendly place.

4.12.1 Parking Structures

- New parking structures should include ground floor retail and be detailed as buildings, not as generic garage structures.
- Parking structures should be designed in such a way that they become architectural assets by utilizing appropriate articulation, detailing, massing and scale.
- Design parking structures entries such that it avoids or minimizes vehicular and pedestrian conflicts.
- Preferably locate parking structures' entrances to side streets.

4.12.2 Surface Lots

- Maintain a consistent and active street space reinforced by a continuous edge of building frontage while minimizing the visual impacts of surface parking lots.
- Use low walls or fences, grade separations, plantings or other devices to screen cars and eliminate gaps in the street wall caused by surface parking.
- Do not create a security problem or obscure visibility to or from the sidewalk.
- The perimeter of surface parking lots should be landscaped with trees and shrubs.
- Mark entry points to the lot clearly so that conflicts between vehicles and pedestrians are minimized. Avoid curb cuts (minimum one) and create a vehincular entrance off alley if possible.

- Provide illumination that ensures a sense of safety for both occupants and passersby.
- Minimize the visual impact of parking on the residential streetscape.
- Minimize the impact of headlights and vehicle noise on adjacent streets and residences.
- Parking should be designed and located so that it is not visible from the public right-of-way and should not negatively impact adjoining properties.
- Surface parking on major neighborhood streets should be discouraged and be seen only as a temporary use.
- Lamp standards for parking lot lighting must not exceed 20 feet in height and match historic style of neighborhood fixture.

New Parking Lot in Business District

4.12.3 Street Parking

- Parallel parking on all streets is required with exceptions as follows:

  -45 degree angled parking on all streets surrounding park, park side only
  -45 degree angled parking on Park, residential side, from Mississippi to Benton
  -45 degree angled parking on Mississippi, west side, from Park to Chouteau.

4.13 Urban Elements and Furniture

- Develop a coordinated street furniture program especially for the neighborhood

4.13.1 Signage

- Develop a clear and coordinated signage and interpretative system.
- Signs should be unobtrusive.
- Sign colors, material, sizes, shapes and lighting should complement the architectural and/or landscape design.
- Encourage variety of retail and restaurant signage, awnings, and the installation of colorful building elements especially in the Park Avenue Business District.
- Develop a standard banner size and fixture method for the neighborhood, especially in the Park Avenue Business District.
- Encourage unique special event banners for the neighborhood, especially in the Park Avenue Business District.

4.13.2 Public Art

- Art should add beauty and interest to a place. It may include sculpture, water, seating and even an opportunity for children to play.
- Develop a public art program.
- The setting for public art is significant to the experience of the art itself and especially its impact on the place.
- Placement of public art should avoid locations where it would compete with a storefront or obstruct a pedestrian path, create a traffic hazard, or compete with other public art.
- Murals or base-relief should be used to enliven otherwise blank walls.
- Construct public art using durable and environment-friendly materials and finishes.
- Publicly accessible art components should be included in all private and public development.

4.13.3 Walls and Fences

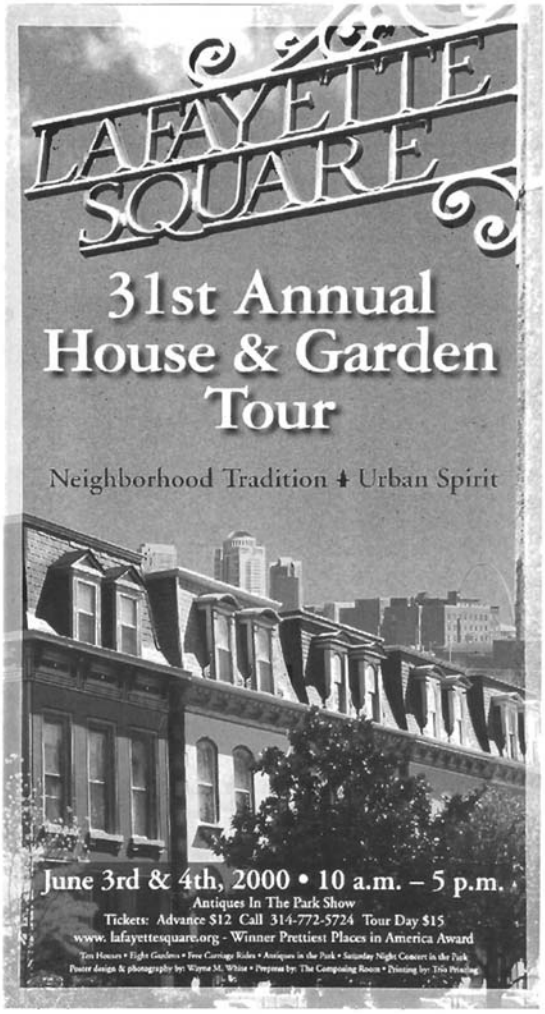
- Coordinate the design of walls and fences to complement the architecture and the character of the neighborhood.
- Fence and wall design should allow open space and landscaping to be visible from the public right-of-way.

Annual Bike Race

4.14 Community Events and Festivals

- The LSRC to sponsor a wide variety of neighborhood activities and events on a regular basis.
- Develop unique one-of-a-kind festivals and events that build upon the character of the neighborhood.
- Support and strengthen the "summer in the park" concert series.
- Support the various house tour programs.
- Support the bike race around the park. Design the special paving areas to accommodate this event.
- Support improvements to the community pool and tennis courts.
- Develop a marketing program for all events and festivals.

Kids Parade



Poster Promoting 2000 House Tour

4.15 Operations, Management and Maintenance

- Lafayette Square Restoration Committee (LSRC) to be designated "Plan Implementer".
- LSRC to review its structure, budget and operations in order to ensure the full support of the neighborhood for this plan and to ensure an effective implementing and financing structure is developed to capitalize on this plan.

- The neighborhood to retain a full-time mid-level Neighborhood Development Specialist who has previous experience and track record on similar projects. LSRC to prepare a job description and budget for presentation at a neighborhood meeting prior to advertisement and selection. It is critical that the job not be a compilation of existing tasks but focused on making the plan happen.
- Develop a bi-monthly Plan Coordination meeting facilitated by the Neighborhood Development Specialist with all Alderman, city agencies and private developers working in the neighborhood or immediately adjacent.
- Develop a quarterly Near Southside Area meeting facilitated by the Neighborhood Development Specialist with all Aldermen and neighborhood leaders to coordinate the redevelopment efforts.
- Secure the necessary public capital improvements funds for street and park improvements.
- New developments to fund wherever possible neighborhood improvements such as trash cans, streetlights, trees, benches, public art, etc.
- Existing businesses immediately adjacent to a residential area to be sensitive to the needs of homeowners and develop operational plans to address neighborhood concerns. For instance, businesses along Jefferson Avenue, Park Avenue and Rutger Street need to work with surrounding residential areas in order to minimize negative impacts.
- Write grants and form partnerships to secure the necessary funding for the next phase of planning as well as a few selected projects.
- Encourage developers and businesses that meet the community's vision to build and/or relocate to the neighborhood.
- Extend the historic boundaries of the neighborhood east to the new Grattan Street Parkway.
- Work with the existing St. Louis School District to upgrade and improve neighborhood schools.
- Work with the St. Louis Police Department to improve safety in the neighborhood and to control traffic speeding.
- Ensure the necessary underground communications infrastructure is supplied to the neighborhood.
- Develop a maintenance program for current and new public improvements, funding resources and a maintenance code that can be enforced.
- LSRC and City of St. Louis' Neighborhood Stabilization Officer to attend to the small but important maintenance and operational issues of the neighborhood.

Park Avenue Business District

5.1 Introduction

Although Lafayette Square is predominantly residential in character, an important component of the neighborhood is the Park Avenue Business District. The Park Avenue Business District (District) plays an important role in the neighborhood in that, along with the adjacent Lafayette Park, it serves as a focus of activity within the neighborhood. As the primary node of commercial activity in the neighborhood, the District contains most of the locally serving business establishments in Lafayette Square, including restaurants, bars, dry cleaners, art gallery, coffee shop, other retail and office uses.

Of course, some of these businesses draw patrons from outside the neighborhood as well. For many of these patrons, it could be said that the District serves as a "window" on Lafayette Square, since most of their overall impressions of the neighborhood would naturally come from their experiences while shopping, dining, or doing business on Park Avenue.

At present, the District consists of a collection of well-maintained historic buildings situated along the north side of Park Avenue between Mississippi Street on the west, and Dolman Street on the east. The District is typical of a traditional commercial streetscape, characterized by buildings that form a continuous street wall with a high percentage of window and door openings, on-street parking, and a rear service alley. Typically, such historic commercial buildings feature ground-floor commercial retail or office storefronts, with upper-story residential or office uses. Such is the case with the Park Avenue Business District.

The western half of the District is solid; however, the eastern half is characterized by a few buildings separated by vacant lots. The south side of Park Avenue between Mississippi and Dolman is largely vacant, and as a result the District, though charming, has an "unfinished" feel. These empty spaces between buildings create gaps that can be psychological as well as physical, making some people feel uneasy when walking down the street. One of the aims of the Lafayette Square - Neighborhood Urban Plan, is to ensure that these vacant lots are developed in such a manner as to enhance and – in a sense – "complete" the historic picture and charm of the Business District.

5.2 Park Avenue Plaza

As noted above, the south side of Park Avenue is presently underdeveloped, other than for a vacant, non-historic building located near the southwest corner of Park and 18th Streets. A sizable portion of this vacant land, approximately 138,000 sq. feet was formerly used as an auto salvage yard, which has been recently removed. Directly behind this vacant site is the former Western Wire Building, currently being redeveloped as a mixed-use commercial/residential project, known as the Wire Works Development Project. The rear portion of the site will be devoted to parking for the adjacent Wire Works; however, the frontage along Park Avenue should be developed as a focal point for the Park Avenue Business District. This will be accomplished by developing a new public plaza on the site.

With this in mind, the following guidelines are set forth for the design of the new plaza:

- A portion of the plaza must be retained in public ownership.
- A fountain shall be installed in the plaza.
- The plaza shall be designed in such a way as to differentiate it from other parks within the neighborhood, and indeed, the metro area.
- 45 degree angled parking should be provided around the plaza.

North Side Business District Today

South Side Business District Today

5.3 Community Garden Option

There is presently a community garden located at the northwest corner of Park Avenue and Dolman Street. A beautiful mural has been painted on the side of the building immediately to the west of the garden, and a gazebo has been erected on the site. Although the agreement between the City and garden leaders states that the garden was to be a temporary project until the site was developed into a mixed use/commercial project, it was agreed that the community garden leaders should be given the opportunity to try to acquire the property. If this is not feasible, the neighborhood will work with the garden leaders to find a permanent site. The garden will remain at its present site until the property is developed or an alternative site is found. Thus, the option set forth for this 9,700 square foot site is:

- Retain the site as a community garden if the garden leaders can obtain the property from the city. If this is not feasible, the community garden will remain there until such time as the property is developed or a permanent site for the garden is found.

There is strong sentiment for additional pocket parks and green spaces throughout the neighborhood. Developers should he encouraged to incorporate such features when designing new projects. There are also opportunities to develop green spaces along the Grattan Street Parkway with multiple uses such as a garden or dog run.

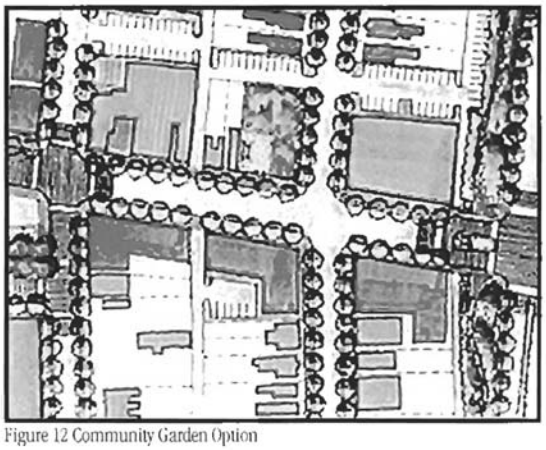


Figure 12 Community Garden Option

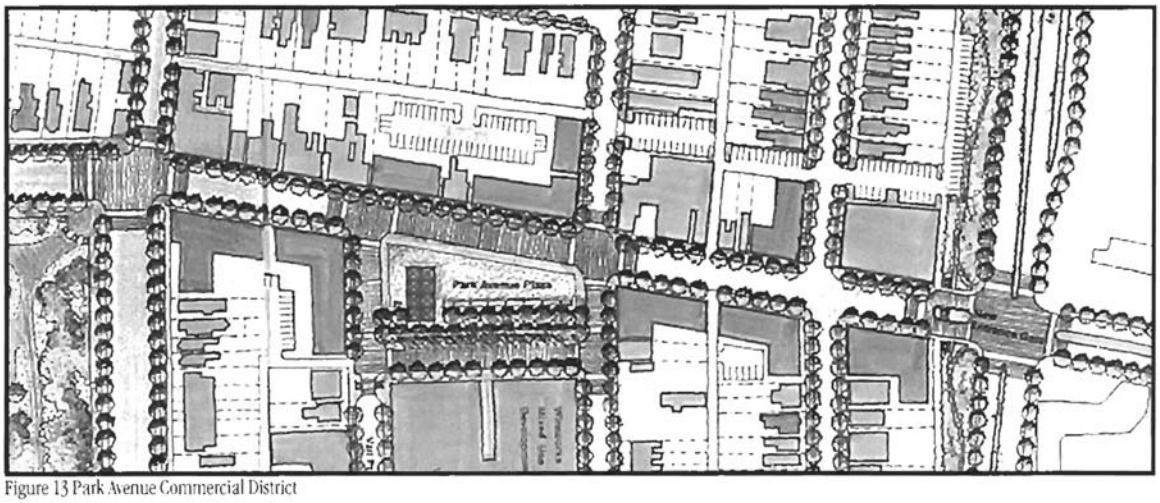


Figure 13 Park Avenue Commercial District

Park Avenue

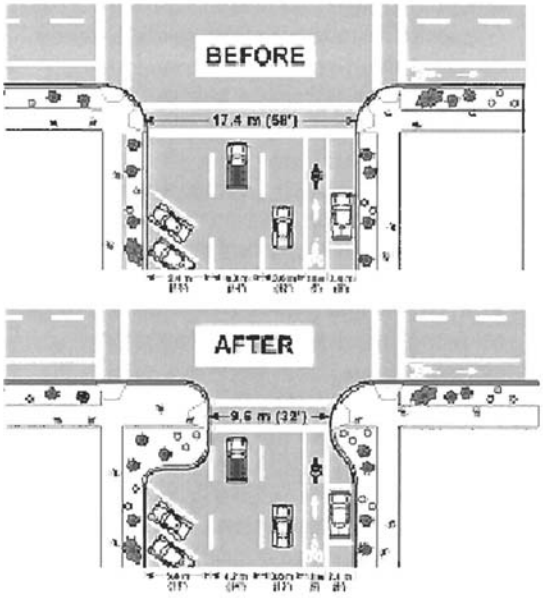
5.4 Use Guidelines

In order to maintain and enhance the existing character of the Park Avenue Business District, all new development shall be limited to residential and neighborhood commercial uses. Neighborhood commercial uses may include restaurants, retail stores, small businesses and offices, personal serve establishments (e.g. dry cleaners, hair salons, barber shops), medical clinics, day care centers and other incidental uses which will not create or become a nuisance or hazard to the surrounding uses or neighborhood. Typically, the neighborhood commercial uses would be located at street level or above, with residential uses situated either above or to the rear of commercial uses. Care must be taken in the design of buildings to ensure that residents would not be impacted by commercial activities, especially service-type commercial and restaurant uses.

5.5 Streets and Parking

Park Avenue is a wide street, measuring 64 feet in width between Mississippi and Dolman. There are two lanes of traffic, with 45 degree angled parking on both sides. The sidewalks, however, are quite narrow, only 8 feet wide. In the past, there has been some interest in widening the sidewalks to make them more "pedestrian-oriented," as well as provide more space to allow for outdoor dining in front of the restaurants. The dilemma, however, has been the loss of on-street parking spaces that would result from reducing the street width in order to accommodate widening of the sidewalks. However, additional 45 degree angled parking at Park & Mississippi and parking around the new Plaza will offset any perceived loss of 45 degree angled parking on Park Avenue. And, some "tight parking" conveys to the visitor that the area is vibrant and exciting, very much like the Central West End. Visitors don't mind parking a block away from their favorite shop or restaurant if they are made to feel safe and secure and there are other pedestrians.

The Plan calls for improvements to Park Avenue by widening the sidewalks to a minimum of 15 feet in width but ideally to 18 feet, and reducing the pavement to one eight-foot wide parallel parking land and one travel lane in each direction. Along the sidewalk, new trees shall be planted, spaced in tree wells at a maximum of 30 feet apart. The trees would be interspersed with new decorative historic replica double-headed streetlights to match the existing. Sidewalk areas in front of restaurants shall be designated for outdoor dining.



Example of a proposed change in street sections - Oregon Department of Transportation

5.6 Block Configuration Guidelines

In the future development of land in the Park Avenue Business District, it is important to maintain the scale and size of new development so that it fits in well with existing development. One way to achieve this goal is to require that the configuration of individual blocks retain the original street grid of the area. In addition, the features of newly developed blocks shall mimic existing developed blocks, according to the following guidelines:

- Each block must be framed by a public pedestrian walkway around the perimeter of the block with a new widened sidewalk of at least 15 feet in width, ideally 18 feet, with regularly spaced trees as noted in Section 5.5 above.
- Curb cuts will not be permitted except for access to off-street parking as a temporary measure.
- Off-street parking must be located to the rear of the buildings, and screened from public view. Whenever possible, parking areas should be shared among businesses within the same block. Off-street parking areas must have at least three (3) percent of their interior area landscaped. This interior landscaping should consist mostly of trees.
- Parking Structures will be subject to the same massing, lot configuration, building and material guides as commercial buildings.
- Each block must have a rear alley, which has no sidewalks or setbacks. Generally, alleys on opposing blocks must align with one another, creating a secondary circulation pattern for off-street parking, sanitary and utility purposes.
- Trash dumpsters must be placed to the rear of the buildings and screened from view using planting materials and/or fencing.

5.7 Lot Configuration Guidelines

How buildings are placed on a particular lot has a major affect on the overall appearance and pedestrian orientation of a streetscape. In order to maintain the traditional commercial street character of Park Avenue, new buildings must be built to the sidewalk, with no gaps along the frontage. Accordingly, the following lot configuration guidelines shall apply to the Park Avenue Business District:

- Main building facades must be placed on the front property line and extend the full width of the frontage along Park Avenue.
- Corner buildings must extend along the secondary street the full width of the lot.
- No building shall be erected on any lot or parcel or combination of lots or parcels containing less than 50% of the aggregate area.
- No building or combination of buildings shall cover less than 35% of the aggregate land area of any lot or parcel or combination of lots or parcels, which comprise the development site.
- A street elevation must be submitted for approval at schematic design phase, showing the existing buildings immediately adjacent to the lots to be developed.
- Lighting of any property must not cause visual glare toward residential property to passing motor vehicles.
- New double-headed historic replica streetlights (per existing streetlights along Park Avenue) shall be installed along Park, Lafayette, Mississippi and Missouri Avenues.

5.8 Existing Historic and Non-Historic Buildings

The existing historic commercial buildings along Park Avenue are a precious resource not only to the Lafayette Square neighborhood, but to the entire city of St. Louis as well. Their maintenance and preservation is absolutely vital if the Park Avenue Business District is to be successful.

In 1994, the LSRC adopted the Lafayette Square Historic District Code: Standards to Design and Construction. The Historic Code, adopted by the City of St.Louis in December 1994, sets forth design and construction regulations to renovation and restoration of existing historic buildings in Lafayette Square. Accordingly, the renovation and restoration of historic buildings in the Park Avenue Business District shall follow the Historic Code. In addition, the renovation and redevelopment of existing non-historic buildings shall follow the Historic Code as well.

5.9 New Building Guidelines

As noted in Section 5.8, the existing historic buildings along Park Avenue are a strong identifying feature of the Business District, and, as such, set the tone for future development. New development shall adhere to the following guidelines:

- All new buildings shall be designed with a precedent example as the base. The example must be selected from the neighborhood, and identified and submitted for approval at the time of schematic design.
- Buildings shall be composed of simple volumes, typically covered by flat or pitched roofs. Wider buildings (50 feet wide or more) must be broken down into a series of smaller elements or bays to match the rhythm of traditional historic storefronts.
- Traditional commercial buildings typically have an orderly composition of windows and doors within each bay. The entrance bay should be the most important.
- The principal façade shall be divided into a base, middle and top. Adding height in the middle tier can create taller buildings.
- Buildings shall be a maximum of three stories in height and a minimum of two stories. Buildings up to five stories may be considered but will require a variance from the City Planning Department.
- First floor minimum floor-to-ceiling height should be 12 feet. Upper floor minimum height should be 10 feet.
- There should be a horizontal band of decorative molding at the division line between the base and the middle, as well as an expressed cornice line.

5.10 New Building Materials

In addition to the massing and design of new buildings, how well they fit in with the existing historic structures also depends upon the building materials used in their construction. All of the existing historic structures in the Park Avenue Business District are brick. In fact, most buildings within the entire Lafayette Square neighborhood and throughout much of St. Louis are brick as well. A few of these buildings, while constructed of brick, have stone or smooth stucco facades, especially in Lafayette Square. These materials must be used in the construction of new buildings, so that they fit well and complement the existing historic buildings.

The following regulations shall apply to building materials used in new construction within the Business District:

- Cladding materials on the primary and intermediate façade must be brick, stone or that which is common to the District.
- For buildings that are not placed on a corner lot, the primary façade cladding must return the corner a minimum of 36 inches.
- Corner buildings are considered to have two primary facades.
- Painted surfaces must blend with the historic character of the surrounding neighborhoods, and be complementary to the brick or stone used on the façade.
- Four-inch wood or vinyl siding is acceptable on the rear of unexposed side facades only.
- Ground floor windows should be large plate glass. Upper story windows should be "punched" vertical in proportion, and arranged in an orderly rhythm.
- Traditional canvas awnings are recommended. They not only provide cover and outdoor display space, but they add color and serve as a transition between the storefront and the upper façade. The awnings must be sloped and fit the openings of the building on which they attach and not overlap the opening or multiple openings.
- Signs must be placed above the transom area on the signboard area. Signage above the second story windows is not acceptable.
- Generally, signs will be encouraged on awnings where they will not interrupt the storefront design proportions.

5.11 Street Level Transparency

One of the most important elements of a pedestrian-friendly streetscape is the generous use of windows, allowing a pedestrian to see into various storefronts. This "transparency" of the buildings makes the streetscape more visually interesting for passersby, while also allowing merchants to better advertise their merchandise or services by actually making the products visible to the passerby, with a minimum of signage.

To ensure the visibility of pedestrian interactive uses and provide a more open and human-scaled architectural character along the sidewalk, the follow guidelines are set forth:

- A variety of glass-to-wall ratios that reflect the different uses within a building are strongly encouraged. Typically, this is characterized as less glass-to-wall for residential use and upper floors, and more glass-to-wall for commercial uses.
- Use awnings or canopies to reduce glare and reflections on storefront glass, and shade and weather protect the storefront displays as well as pedestrians standing or walking by the storefront.

5.12 General Guidelines

- As part of the streetscape design for Park Avenue, develop a lease and management plan for the outdoor dining area on the improved and expanded sidewalk.
- Develop clearly demarcated areas for public seating vs. outdoor dining.
- Develop guidelines for the design and operation of restaurant patios on public sidewalks.

5.13 Operations, Management and Maintenance

- Whenever different types of land uses are combined within a building or block, or are located next to one another, or are in close proximity to residential properties, certain nuisance problems may arise if not properly addressed. Certain types of commercial uses, especially eating or drinking establishments, may have greater impacts on surrounding land uses than others. For example, restaurants draw larger numbers of patrons during certain periods of the day, often requiring a greater number of parking spaces during these peak periods. They also usually generate larger amounts of waste, odors, and noise than many types of general commercial or office uses. And yet, by their very nature, restaurants play a crucial role in adding to the overall vitality of a commercial district.

Dining out has long been a major social event, enjoyed by a wide cross-section of the population. This is certainly true in Lafayette Square. In order to ensure that the existing and future mix of uses co-exist within the Park Avenue Business District, the following measures are recommended:

- Support the formation of a Park Avenue Business District Association, to oversee the management and maintenance of the area.
- The Park Avenue Business District Association needs to resolve the interim "lack of parking" perception through a program such as the provision of valet parking and/or marketing.
- Add sufficient trash bins in the alley behind Park Avenue and according to city ordinances.
- Ensure that waste removal is completed per city policy and operational requirements.
- Be sensitive to noise created by patrons sitting outside on nearby residences. Consider restricting outdoor seating after certain hours.
- New development should fund, wherever possible, neighborhood improvements such as trash cans, streetlights, public benches, artwork, etc.

18th & Dolman Redevelopment Area

6.1 Introduction

Located in the northeastern corner of the Lafayette Square neighborhood, the 18th Street and Dolman area has suffered from rampant demolition before the neighborhood was designated an historic area. Currently, Dolman is heavily traveled by commuter traffic and has few residences that line the street. With the creation of the Urban Plan and HOPE VI, Dolman was identified as a prime area for redevelopment.

As interest in Lafayette Square has increased over the last few years and investors have began to redevelop some of the vacant structures, new attention is being given to the large number of empty lots and derelict buildings located in the northeastern edge of the neighborhood. With the recent redevelopment plans and activity and the Grattan Street Parkway slated for completion by November 2002, the City of St. Louis Redevelopment Agency, which is the primary owner of the lots on Dolman, will be issuing a Request for Proposal in order to develop new residential properties.

It is the goal of the Plan to provide a vision for these new residences so that there is a sense, or feeling, that these new residences have been here "awhile" and do not stand apart from the rest of the neighborhood. Additionally, public improvements have been identified that enhances and strengthens this quadrant of the neighborhood.

The New Construction Guidelines were developed in response to the impending distribution of the Request for Proposal by the City of St. Louis to prospective developers. The guidelines are intended to provide a clear and concise guide not only for the Dolman area, but any private developer considering erecting any new residence within the neighborhood. By establishing guidelines, the neighborhood encourages developers to be sensitive to the unique contextual architecture. The New Construction Guidelines may be obtained from the City of St. Louis/ St. Louis Development Corporation or the LSRC.

Dolman Avenue between Chouteau Avenue and Park Avenue

6.2 Design Options – Defining the Neighborhood Edge

With the redevelopment of the Dolman area including new residences and the construction of the Grattan Street Parkway, there exists the opportunity to create a new, softer edge to this quadrant of the neighborhood and the ability to link the old with the new. An elegant, welcoming edge will also provide residents with usable, interactive space and create a unique look for the northeast quadrant of the neighborhood.

Two potential development options were identified addressing these unique opportunities at the northern ends of 18th and Dolman Streets, respectively. Currently closed to thru traffic with concrete planters and bollards, the area lacks definition and is uninviting. Volunteers have done there best to "dress up" the area with plantings, but it is a transition area between the neighborhood and the point in which you begin to enter the "downtown" area. A new entry would define the neighborhood edge, link Dolman and 18th Streets and create a traditional "Victorian Eclipse", producing a usable, inviting space for residents and visitors. Both options would include intersecting 18th and Dolman Streets with a "circular" road, thus creating a visually interesting space and defining a unique edge. The two options are as follows:

Option 1: Develop a mirror or similar-like building which currently exists on the east side of entry street from Chouteau, thus creating a symmetrical entry.

Option 2: Remove the existing building and create a "green space" on either side of the entry street from Chouteau. One of these entry sides could be used for a new community garden. Or, the existing building could remain and a community garden flanking it on the other side of the entry street.

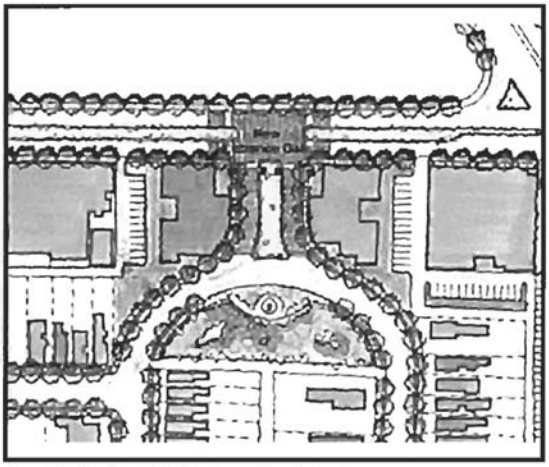


Figure 14 18th Street Neighborhood Edge Option One

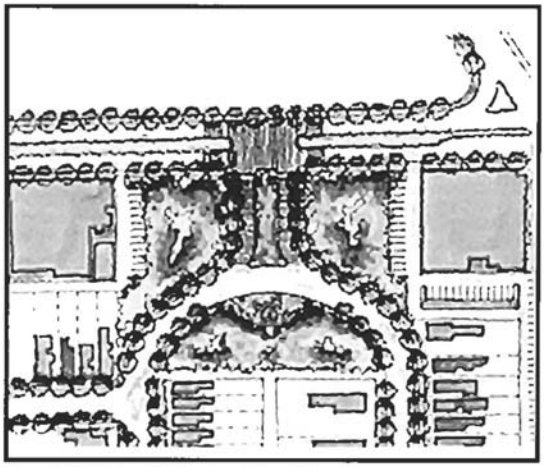


Figure 15 18th Street Neighborhood Edge Option Two

6.3 Use Guidelines

An urban setting often has a mix of uses. The following are acceptable for the Dolman area:

- A lot or parcel or combination of lots or parcels must be used to develop single family attached / detached or multi-family residential development.
- Provide a site as shown on this plan for a small neighborhood school.
- Provide one new commercial site as shown on this plan.

6.4 Block Configuration Guidelines

The redevelopment of 18th and Dolman must be sensitive to the existing standards that exist in the neighborhood. The following block configuration guidelines are not new to the neighborhood, but merely document what exists and should be maintained.

- Block configuration must retain the street grid as shown in this plan.
- Each block must be framed by a public pedestrian walkway around the perimeter of the block with a sidewalk that is a minimum of 5 feet wide and a tree lawn that is at least 5 feet wide.
- Vehicular curb cuts will not be permitted, except for alleyways.
- Each block must have a rear alley, which has no sidewalks or setbacks. Generally, these alleys on opposing blocks must align with one another creating a secondary circulation pattern for off-street parking, sanitary and utility purpose.

6.5 Lot Configuration Guidelines

- Lots are typically long and narrow with consistent front setbacks and shallow side setbacks. Houses are built to the side setback lines and appear evenly spaced, in regular rhythm along the street. New construction must observe this pattern of building spacing. Setback of buildings of a specific lot or parcel must be in accordance with the existing setback line.
- The placement of the individual buildings, or groupings of buildings, must be such that the street oriented urban character of the neighborhood is continued.
- Bays and similar architectural projections may extend into required front yards a maximum of 4 feet; unenclosed porches may also extend into required front yards a maximum of 8 feet.
- A street elevation must be submitted for approval at schematic design showing the existing buildings immediately adjacent to the lots to be developed.

6.6 Existing Historic and Non-Historic Buildings

- Renovation and restoration of historic buildings should follow the Lafayette Square Historic District Code: Standards for Design and Construction
- Renovation and redevelopment of existing non-historic buildings should follow the Lafayette Square Historic District Code: Standards for Design and Construction

6.7 Building Guidelines

- All new buildings must be designed with a precedent example as the base. The example must be selected from the neighborhood, and identified and submitted for approval at the time of schematic design.
- Most of the houses found in the neighborhood exhibit a consistency in their proportion and overall height. House facades can be divided into a number of zones: the foundation, the wall zone, the cornice zone and the roof zone. New houses should be based upon this design principle.
- Front porches should be at the typical level above the street.
- Floor to ceiling heights (minimum 10 feet) should be used to create consistent wall zones and cornice heights.
- Building facades must not exceed a height of three stories. The ground floor should appear to be at least 4 steps above grade to allow for the basement.
- The facades of the residential units must have a range of treatments of porches, balconies, window, doors, dormers, overhangs, materials, and trim colors to provide variety.

Typical Building Elements - "New Construction Guidelines" February 2001

New Infill Housing

6.8 Building Materials

- Cladding materials on the primary and intermediate façade must be brick, stone or that which is common to the street.
- For buildings that are not placed on a corner lot, the primary façade cladding material must return the corner a minimum of 36 inches.
- Corner buildings are considered to have two primary facades.
- Painted surfaces must blend with the historic character of the surrounding neighborhoods, and be complementary to the brick or stone used on the façade.
- Four-inch wood or vinyl siding is acceptable on the rear and unexposed side facades only.
- Windows and doors must be constructed of either wood or modern materials, but must maintain an historic appearance. Clear and non-reflective panels of glass must be used for windows and doors. Storm windows and doors are allowable, provided they not detract from the façade design.
- Roofing material will be limited to slate, synthetic slate, asphalt or fiberglass shingles. Dark colors are preferred.

6.9 General Guidelines

- The existing Salvation Army building and site should be subject to a detail study for its redevelopment.
- At the Chouteau and 18th Street Entrance, provide operable gates as described in Chapter 4. Provide entry features with operable gates at Dolman & Lafayette and 18th and Lafayette. As an interim measure, provide alternative landscaping other than barrels at all locations similar to street closures in the Central West End.

6.10 Operations, Management and Maintenance

- Do not consider opening Dolman & 18th until one year after the Grattan Street Parkway and the entrances to 55/44 and the link onto 18th Street are built so that the traffic situation can be monitored and observed. The residents must approve any potential opening in that area as described in Chapter 4.
- Once the Grattan Street Parkway is completed, close Dolman at both ends.
- All street intersections to be four-way stops.

Chouteau Avenue

7.1 Introduction

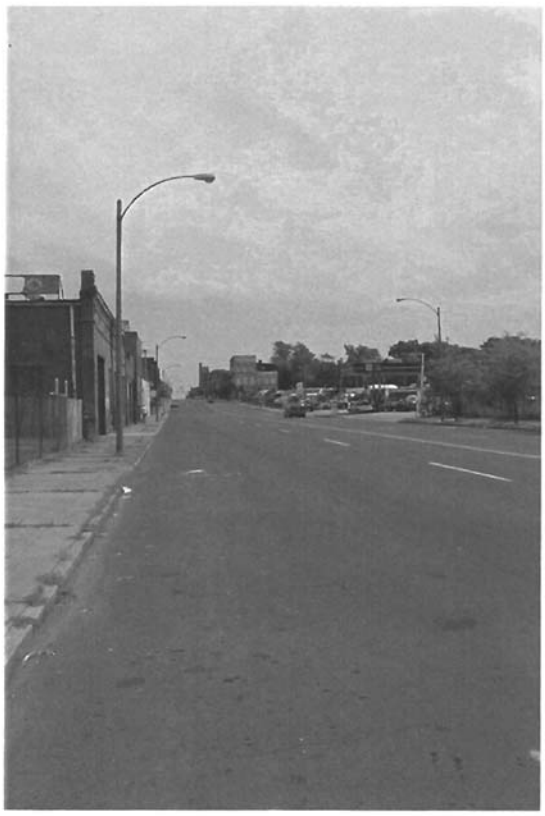
The Plan recommends that the neighborhood and city address the land use and zoning issues along Chouteau Avenue, and has presented a number of options for the redevelopment of this area. Currently, the area is a mixture of residential housing, retail businesses, light-to-heavy industry including manufacturing and chemical processing and vacant lots. Because of the very nature of these competing interests, antagonism sometimes exists. The Plan seeks to create additional residential housing and businesses that contribute and enhance the neighborhood, thereby eliminating the negative impacts and environmental concerns that currently prevail.

Chouteau Avenue is an east-west arterial that defines the northern edge of the historic district between Jefferson and Dolman. The north entrances to the neighborhood are currently at Missouri, Mississippi and Dolman Streets, although Dolman will be closed once the Grattan Street Parkway is completed. Chouteau is configured as a four-lane street with a shoulder/parking lane in each direction, and lined with sidewalks on both sides.

Currently, the street is zoned to accommodate light to medium industry, west of the new loft housing. Several types of businesses operate on the section of Chouteau consisting of light to medium manufacturing, industrial and construction supply vendors, chemical distribution and processing, heavy trucking storage sales and maintenance and office use.

The new loft housing and the eastern portion of Chouteau are zoned for neighborhood commercial or residential uses.

Due to current uses, few pedestrians walk down Chouteau, even though it is sidewalked on both sides. Additionally, it is not a particularly attractive street, with little or no landscaping except at a couple of the entrances to businesses. MacKay Street which once terminated at Chouteau now ends at Hickory and is surrounded by vacant lots and blocked by circular concrete planters. Obviously, some of the goals that will be mentioned are long-term, however, it is important to document them and begin to work towards the redevelopment of this area, especially since new loft housing is expected to open near the entrance at Chouteau and Mississippi in 2002.



Chouteau Avenue Looking East

7.2 New Loft Housing

There are two redevelopment projects slated for completion in 2002 that will add nearly 200 residential units to the neighborhood:

- The Foam Factory Building at Mississippi and Hickory.
- The Mississippi Loft Building at Mississippi between Hickory and LaSalle. This project will also incorporate a restaurant.

Both buildings are one-to-two blocks south of Chouteau. Both projects will house market-rent loft apartments and are expected to attract first-time renters to the city that work in nearby downtown or within the neighborhood. These renters will frequent nearby restaurants in the neighborhood and other types of businesses. They are also potential first-time homebuyers. For many, this will be their first experience living and working in a city and first impressions are critical if we expect them to stay and invest in inner city communities and neighborhoods. Although Lafayette Square has primarily been a single-family residential neighborhood, more people walking to the park and frequenting businesses strengthen people's sense of safety and security.

The developers have to date and are expected to continue to work with the neighborhood concerning parking issues and other matters that may arise with such large projects. Both developers are working closely with Cultural Resources and the neighborhood to ensure that their respective projects meet the requirements of the Historic Code. Additionally, it is recommended that the LSRC work with the developers in order to provide information relating to activities and history of the neighborhood to new residents.

Former Industrial Buildings on Mississippi Avenue Being Converted into Loft Housing

7.3 Mississippi Avenue Parking

Both projects will have surface lots within the confines of their respective properties, however, with increased visitors and a new restaurant, additional parking will be required. It is recommended that 45 degree angled parking be established on the west side of Mississippi from Chouteau to Park Avenue. Not only will this help to mitigate parking issues for visitors, but also it is expected to dramatically slow down speeding traffic on Mississippi. The eastern side of Mississippi will remain parallel parking.

7.4 Design Options

The Plan recommends that an entrance gate similar to the one at Park & Jefferson be installed at Chouteau and Mississippi, along with appropriate landscaping. The center of Chouteau should also be landscaped with a median to soften the harsh feel of the industrial buildings. When feasible, a separate entrance from Chouteau to the Loft projects should be constructed to help alleviate traffic on Mississippi and to increase off-street parking.

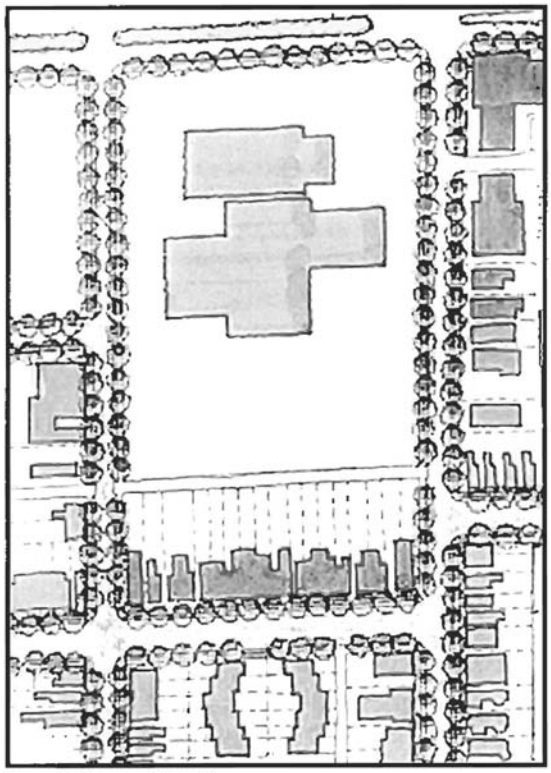


Figure 16 Chouteau Option One

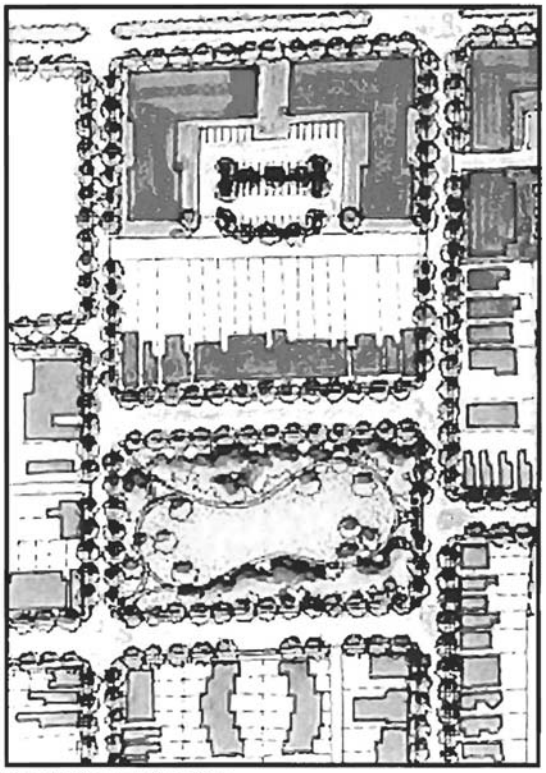


Figure 17 Chouteau Option Two

Due to the infinite possibilities in this area, an urban designer could arrive at a number of options and conclusions. The neighborhood looked at three options as noted on Figures on previous page and below. Due to the long-term nature of these particular goals, it will be necessary for the neighborhood to monitor the redevelopment closely and will in all probability, re-visit this area again to review the options. However, it is critical that the last remaining lot at the corner of Mississippi and Chouteau (Mac Truck Leasing) is redeveloped as soon as possible in order to provide a stable environment for the new loft projects and send a positive message to visitors entering the neighborhood at this location.

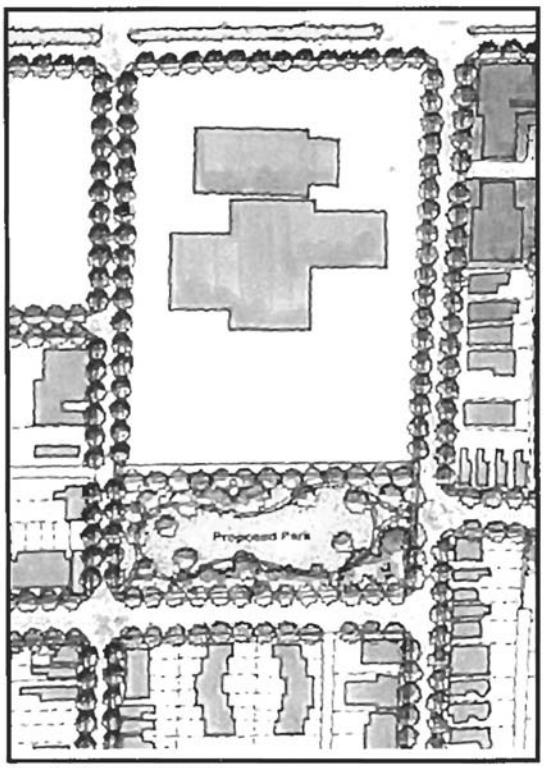


Figure 18 Chouteau Option Three

7.5 New Land Use Guidelines

The Plan recommends the following for the Chouteau Redevelopment area:

- Re-zone current industrial land uses to neighborhood commercial or residential, as required east of McKay Place.
- Over time, work with the Alderman and City to find alternative sites for commercial uses that are not compatible with a residential neighborhood.
- The demolition of non-historic buildings will be allowed.
- Encourage high-tech businesses to relocate to this area.
- Improve pedestrian and vehicular connectivity along and through Chouteau Avenue.
- Chouteau Avenue should be redesigned to include landscape medians.
- Encourage the development of an entrance from Chouteau to the loft projects.
- Provide methods to reduce or eliminate sound intrusions by businesses.
- Business signage should reflect the historical character of the neighborhood.
- All new construction, lot configurations, block configurations, building guidelines to follow the Dolman Redevelopment and Park Avenue Business District guidelines as well as the Historic Code.

Lafayette Avenue Entrances

8.1 Introduction

Lafayette Avenue is an east-west street running through the neighborhood from Jefferson on the west to Dolman, and the new Grattan Street Parkway on the east. Although it is a wide street, the land uses, residential properties and Lafayette Park, dictate that it should be treated as a local street. Once the Grattan Street Parkway is completed, it is imperative that commuter traffic be directed to use the Grattan Street Parkway into downtown. (See Circulation Element Chapter 9). Although medians were not considered viable options for use around Lafayette Park, the use of a median on Lafayette between 18th and the Grattan Street Parkway is required to soften the look of the new freeway interchange on-and-off ramps to 44/55. There is also housing that is being renovated that faces the freeway ramps. Another median may be required at the entrance to Lafayette from Jefferson in order to narrow the street and inform motorists that they are entering a residential neighborhood. At both entrances, entrance features similar to the Park & Jefferson entrance are to be erected.

8.2 Design Options

Currently on the Lafayette/Jefferson entrance, there are two vacant lots, in which the alderman and neighborhood are trying to interest appropriate neighborhood businesses. Due to the smaller lot sizes, it has been difficult to market this corner, although it is next to a freeway off-ramp. The Lafayette/18th Street offers the best site for a number of neighborhood friendly businesses and again, it is located next to the freeway on-off ramps, which makes it a prime location for redevelopment. The neighborhood should begin now to begin marketing this prime area once the 55/44 interchange is completed. Both options are show on Figures below.

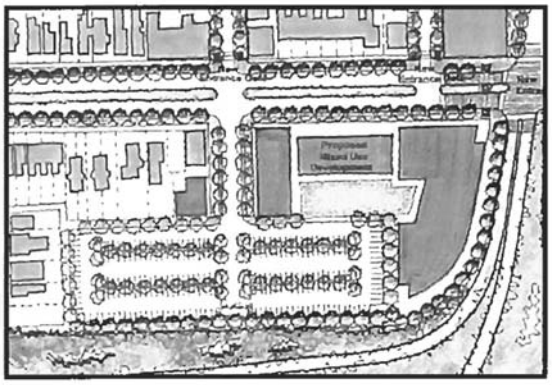


Figure 19 Lafayette /18th Street Option One

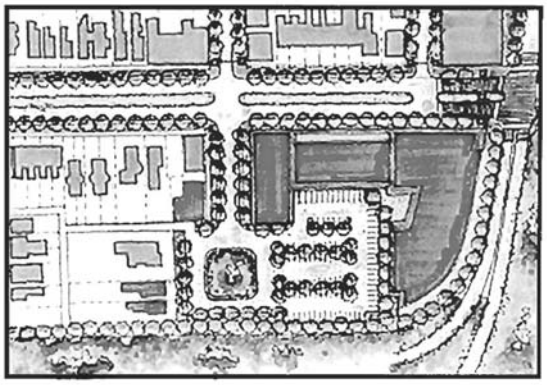


Figure 20 Lafayette /18th Street Option Two

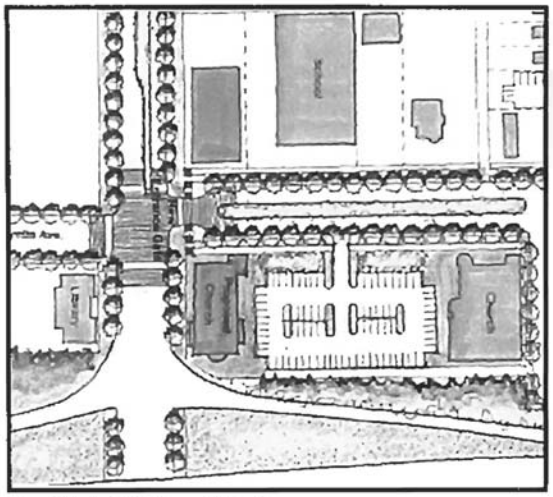


Figure 21 Lafayette/Jefferson Option One

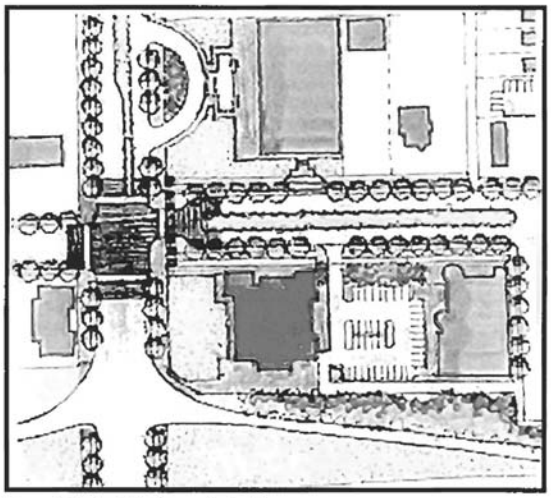


Figure 22 Lafayette/Jefferson Option Two

Circulation Element (Vehicular & Pedestrian)

9.1 Introduction

Due to its proximity to downtown and the interstate freeway system, streets throughout the neighborhood are currently used as convenient commuter routes. Excessive speeds impose undue hardship and unsafe conditions for pedestrians. Non local-delivery truck contribute to noise and air pollution and cause damage to the foundations and structures of historic buildings. This is due to the effects of ground vibration by heavy vehicles on buildings that pre-date current building codes.

Once completed, the Grattan Street Parkway will help to alleviate a large percentage of the north/south interstate commuter traffic that currently uses neighborhood streets. However, there is little evidence to suggest that non-freeway commuters will change their driving habits and will continue to use the neighborhood as their first choice for entering and exiting the central city. Additionally, with the redevelopment of the HOPE VI project, old City Hospital, the Park Avenue Business District and over 250 new residential units within the neighborhood over the next few years, traffic is expected to increase, especially along the east-west corridors of the neighborhood. The neighborhood can sustain increased traffic; it is the speed and the unlawful operation of vehicles that handicaps the neighborhood.

The streets around Lafayette Park were originally designed as parade routes and are extremely wide which contributes to speeding. (Park – 70', Lafayette – 65', Missouri – 51', Mississippi – 70'). Pedestrians feel unsafe, even when crossing at intersections. And, excessive noise due to speeding vehicles and non-local delivery trucks reduce social interaction between neighbor and make even taking a walk an unpleasant experience. Thus, residents on these streets are inclined to stay indoors or in their backyards.

A general assessment with respect to vehicular and pedestrian traffic has been made of the streets, pedestrian ways and circulation conditions. Traffic counts were not provided, or taken for this analysis, however, the existing conditions were observed and reviewed in conjunction with existing infrastructure and information that was gathered from available public sources including the HOPE VI traffic study.

Wide Streets Around the Park Invite Speeding

- All collector intersections to have four-way stops. Consider painting "STOP" prior to the pedestrian crosswalk.
- Paint "STOP" at the intersection of Mississippi and Hickory before the stop sign.
- Crosswalks should be clearly indicated at all collector intersections including local side streets that abut collectors.

Phase 2

- Once the city portion of the Grattan Street Parkway is completed, designate a No Left Turn from the 18th Street exit on 44 onto Lafayette. Commuters should be forced to turn right and proceed to Grattan. Motorists wishing to enter the neighborhood may exit 44 at Jefferson.

People Come First

- Designate clearly that collector streets are one lane in each direction, thereby slowing motorists. Due to the width of the streets around the Park, the natural inclination is to speed. And, some motorists on Park and Mississippi often pass on the right, endangering residents and other motorists.
- Designate bike lanes around Lafayette Park, connecting into downtown and the bike lane recently designated on Russell Avenue.
- Designate 45 degree angled parking on Mississippi (52" wide), west side only, from Chouteau to Park.
- Designate a No Left Turn 3-6PM westbound on Chouteau onto Mississippi once the Grattan Street Parkway is completed from Lafayette to Chouteau.
- Designate 45 degree angled parking around the perimeter of Lafayette Park at all times during all days, park side only, except for the portion of Park between Benton Place and Mississippi Avenue. This will help to reduce speeding and promote additional parking for the Park Avenue Business District.
- Upon completion of the Grattan Street Parkway from Lafayette to Chouteau, re-route Bi-State 80 bus line to Park Avenue in both directions. Currently, the southbound leg of the route runs on Mississippi, one of the few remaining cobblestone streets in the city. Due to the damage caused by the vibration of the heavy vehicles, the northbound leg was routed to Park Avenue some years ago. With the redevelopment of the Park Avenue Business District, it only makes sense to have the bus run on both sides of Park Avenue, where ridership will increase and accessibility and safety will improve.

Example - 45 Degree Parking and Parallel Parking in Central West End

Phase 3

- Install crosswalks with materials such as brick pavers, beginning with the Park Avenue Business District, proceeding to all four-way intersections around Lafayette Park, then local streets abutting the collector streets, and then to the remaining streets.
- At Lafayette and Jefferson, Park & Grattan and Lafayette at the 44/55 interchange, install islands (short medians) to narrow the streets and indicate to motorists that they are entering a residential neighborhood.
- The neighborhood feels strongly that the streets around Lafayette Park, which were originally designed as parade routes, should retain their character and historic significance. Therefore, medians are not appropriate. However, a review of traffic calming devices such as intersection bulbs or pedestrian islands may be required in the future if the above improvements do not markedly improve safety
- Remove barrel-planter barriers at closed streets, substituting with aesthetically appropriate planters such as those found in the Central West End.

Example - Street Choking in Central West End

Example - Street Closure with Landscaping in the Central West End

Lafayette Park

10.1 Introduction

Due to budget restraints, the neighborhood could not undertake an analysis of Lafayette Park during the urban plan process for the neighborhood. And, because the issues confronting the park are unique and since it is such an important asset to the neighborhood and city, it is deserving of its own assessment. However, certain recommendations came forth from the Plan concerning Lafayette Park. These recommendations along with a brief history, existing conditions and recent improvements are noted below.

10.2 Park History

The land bounded by Park, Mississippi, Lafayette and Missouri Avenues know today as Lafayette Park originally part of the St. Louis Common. When the Common was divided by an ordinance entitled "Concerning the Common" approved March 25, 1836, this 29.95 acre tract of land was reserved for general and unspecified use as a "public square, subject to such rules and regulations as the mayor and board of alderman may, from time to time, make, in relation thereto. . ."

It was separated from the Common in 1844 but it was not until 1851 that it was formally dedicated as a park under the name "Lafayette Square." This name became associated with the neighborhood surrounding the park and has remained the name of the neighborhood even though the park itself was renamed "Lafayette Park" in 1854.

Lafayette Park is the first public park in the City of St. Louis, the oldest public park in Missouri and perhaps one of the oldest west of the Mississippi River.

The ordinance of 1851, which dedicated the land to park purposes also established a Board of Improvement to administer it. This board consisted of five members: the Mayor, who was chairman, the City Engineer and three citizens who owned property and resided in the vicinity of the park. The Board was authorized to employ a manager for the park, to prescribe rules and regulations concerning use and control and to adopt plans to enclose and improve the park.

Under the administration of this independent board, the park was transformed from a nearly treeless, unfenced and underdeveloped tract of land into a sophisticated urban park which was furnished with trees, extensive landscaping, buildings, lakes, pavilions, gas lighting, public monuments and an extensive system of paved walks and roadways. A monumental iron fence and stone gates were added which typified the importance the general public gave to urban parks during the last half of the 19th century.

At some point after 1874, the Board of Improvement was dissolved and management of the park became the responsibility of the City Parks Department, where it remains today.

Early Photos of the Park

Monetary support for the park over the years has ranged from public funding, taxes on real property on residents living near the park, private donations, bonds and private gifts. Today, public funds finance the upkeep of the park with help from private donations the neighborhood is able to raise and the volunteer labor efforts of Lafayette Square residents.

In 1896, a devastating tornado destroyed much of the park, knocking down nearly every tree, the band pavilion, and other gazebos and formal gardens. Along with the decline of the neighborhood went the park. It wasn't until the 1970's that residents, with the help of the city, began to restore some of its past grandeur, including the park house, duck gazebo, restoration of the wrought iron fence and other beautification projects. Today, many neighborhood residents spend countless hours volunteering their time to help beautify and maintain the park.

Lafayette Park Lake Today

Lafayette Park after the tornado, 1896.

Original Park Police Station - Now Neighborhood Headquarters

10.3 Existing Conditions

Lafayette Park is actively maintained by the St. Louis Parks Department although limited funding restricts the scope and size of major improvements. The park makes a first good impression on the first time visitor, but the true condition of the park is a different story. The natural features, the terrain, tree inventory as well as the man-made features such as the fence, buildings, monuments and infrastructure are all in decline and require major repairs and/or complete renovation, as follows:

- Soil is compacted and in some areas, eroded. Standing water is a common problem during heavy rains.
- Many trees, especially mature ones, need pruning. Many others should be removed because they are dangerous or are not suitable for the location. Overcrowding is also a problem.
- The mechanism anchoring the fence posts to the ground has failed in many places and sections of the fence would fall if they were not connected to other sections capable of supporting them. Every post should be removed and installed properly.
- Many pieces are missing from the fence, including the entire base section at one point.
- Fourteen of the 42 iron gates are missing. Many parts of the remaining gates are broken or missing.
- The Park House is in generally good repair. The electrical system should be upgraded and the interior shows signs of wear. The slate roof has been replaced with asphalt shingles. The roof flagpole and some ornamentation have been removed.
- There are several important monuments in the park, which are in need of conservation. The Washington bronze cast by Hubard from the original marble by Houdon is missing its walking stick and is in serious need of conservation. The base is stained. The Benton by Harriett Hosmer needs repatinization and attention to a developing rust boil. The bases of the Revolutionary War cannons have deteriorated and the metal needs conservation. The limestone urn is beginning to spall at the joint between the base and bowl.
- The lake has been greatly improved by having the subsiding retaining wall replaced but the overflow is not able to drain the lake adequately when needed and gaps in the retaining wall allow capillary action to bring water to the surface of the bank surrounding the lake, which creates a muddy area at the lake's edge. The water inflow pipe should be lowered to make it less visible. The lake water intake supplying water to the fountain frequently sops up with debris requiring the lake to be drained for cleaning. The water quality is poor.
- The lower lake or lagoon needs to be dredged. Many of the mineral blossom rocks lining the edges of the lake and flowerbeds are missing or loose. Some paths are completely covered by erosion from the surrounding beds. Repairs to the drain from the lagoon evidently have failed because a sinkhole has developed where the repairs were made.

- The arched support for the iron bridge over the lagoon is intact but the ironwork connecting the bridge deck to the arch support is missing and/or patched. The concrete deck may be losing strength. The ornamental handrail has been replaced with pipe railing that is in good repair. Decorative urns are missing from their bases, and the bases are cracked due to water penetration. The northern bridge approaches are being undermined by erosion.
- Many of the pathways need to be replaced with asphalt.
- Underground water pipes break frequently.
- Restroom facilities in the park are inadequate.
- The Boathouse is structurally sound but incapable of achieving its potential to become a popular and useful meeting/recreational facility even though it is air-conditioned, has a wood-burning fireplace and is favorably located. Inadequate restrooms, electrical outlets and no kitchen facility do not lend to a pleasant environment.
- Freeway cobra lighting has replaced the original lighting. Not only is it historically inaccurate, the light does little to light the pathways since the light can not filter through the canopy of trees. This makes for extremely unsafe conditions.
- The original base of the band shell remains but the structure has never been replaced.
- There is no irrigation system for planting beds.

Recent improvements to the park include the following:

- A children's playground has been installed.
- The cast iron fence was repaired, new spear points installed and the fence painted.
- Reconstruction of the lake retaining wall was made during the year 2000.
- Air conditioning was added to the Park House and BoatHouse.
- New trash receptacles were added in the year 2001.
- Portions of the perimeter driveways have been improved.
- Flowerbeds including those that surround the monuments have been re-landscaped during the last few years by residents and funding from the LSRC.

10.4 Recommendations

It is possible to restore Lafayette Park to its place among the top rank of historic and important urban parks in the nation and it should be the duty of the neighborhood, in cooperation with the city, to make this goal a reality. In order to accomplish this task, the following steps should be taken:

- Prepare a preliminary survey of every natural and man-made feature in the park.
- Document the history and development of the park by accumulating maps, records, photographs and drawings pertaining to the park and its features.
- Prepare a master plan with the aid of residents, interested parties, landscape architects, engineers and the city to reach a consensus on the future of the park.
- Form a "Friends of the Park" in order to obtain private and public funds, write grants and begin a capital fundraising campaign.
- Consider creating a separate entity to oversee and manage the project.

Lafayette Park Children's Playground, completed in 1998.

Implementation Element

11.1 Introduction

In order to move the Plan from a concept to a reality, action items must be rigorously pursued on a daily basis, yet the implementation plan must also be flexible enough to respond, based upon a rational decision-making process, to opportunities that will arise over the course of time. This chapter describes the action items, approximate timelines for completing projects, approximate costs for certain projects and potential funding mechanisms.

11.2 Project Timeline

All of the following action items are in addition to the typical issues and needs that have to be addressed as part of the on-going operations and management of the neighborhood. The following list identifies the commencement date of each of the projects or process:

Immediate Action Items (Year One)

- Complete Master Plan Report.
- Develop cost estimates for public improvements/projects.
- Develop a detailed implementation plan with assigned responsibilities/schedule.
- Presentation to necessary boards including the City Planning Commission
- Amend necessary redevelopment areas and plans.
- Amend zoning to Neighborhood Commercial for eastern portions of Park and Chouteau.
- Approval of necessary ordinances by Board of Alderman
- Ensure all three sections of Grattan Street Parkway are planned and constructed in an appropriate and coordinated manner. The Interstates 44/55 intersection is a high priority.
- Coordinate with City and developer of Wire Works to plan the Park Avenue Plaza.
- Continue the development of a coordinated landscape and lighting program including budget and implementation schedule for the neighborhood trees.
- Develop the Lafayette Square Pattern Book.
- Coordinate with City Street Department in order to implement Phase I of the Circulation Element.
- Write grants and form partnerships to secure the necessary funding for the next phase of planning as well as a few selected projects.
- Develop partnerships with surrounding neighborhoods, businesses, and institutions with the intention of providing an integrated and coordinated redevelopment of the area.
- The neighborhood to retain a full-time mid-level Neighborhood Development Specialist.

Medium-Term Action Items (Year Two – Five)

- Commence implementation of landscape and lighting program for the neighborhood streets.
- Complete the construction of the Hope VI project area.
- Extend historic boundary of neighborhood east to Grattan St.
- Zone former highway right-of-way at Lafayette and 18th Street to Neighborhood Commercial
- Complete the construction of the Park Avenue Plaza.
- Commence the Park Avenue Business District Streetscape.
- Retain a consultant team to complete the detail design & construction drawings.
- Develop a funding plan.
- Ensure all necessary public approvals.
- Commence the Restoration of Lafayette Park.
- Retain a consultant to complete a Master Plan.
- Develop an implementation plan and cost estimates.
- Write grants for implementation
- Create a "Friends of Lafayette Park".
- Coordinate the completion of the Loft Projects.
- Write grants for particular projects identified in the Urban Plan.
- Develop plans to commence Phases 2 & 3 of the Circulation Element.

Long-Term Action Items (Year Six – Ten)

- Continue restoration of Lafayette Park.
- Develop and Implement a Public Realm Improvement Plan (medians, cross-walks, entrances, re-surfacing, sidewalks, furniture, etc)
- Retain a consultant team to complete detail drawings, design, cost estimates for Lafayette Park.
- Develop a funding plan and implementation plan.
- Ensure all necessary public approvals.

11.3 Estimated Project Costs

Project Name	Description	Amount
Park Avenue Plaza	Land Acquisition	$350,000
	Plaza & Fountain	150,000
	Sidewalk Widening	250,000
	Tree Planting & Wells	50,000
	Public Furniture	50,000
	Pedestrian Intersection	75,000
	Architectural & Engineering	45,000
Entry Features	At all entrances to neighborhood As described in Plan	300,000
18th St./Chouteau	Construct Permanent Entry Feature	75,000
Victorian Eclipse 18th/Dolman	Connect Dolman & 18th	150,000
	Architectural & Engineering	8,000
Intersection/Traffic Calming Measures	Brick Pavers at all intersections	180,000
	Traffic Calming Measures	250,000
	Architectural & Engineering	21,000
Lighting	Historic Pedestrian Lighting	2,750,000
Lafayette Park	Approx. Costs to restore	2,750,000
	Architectural & Engineering	150,000
Community Garden	Create Garden	35,000
	Architectural & Engineering	2,000
MISC.		500,000
TOTAL		$ 8,141,000

11.4 Potential Funding Mechanisms

The following briefly describes potential funding sources for the projects mentioned above.

Neighborhood Improvement Districts

This program authorizes cites in Missouri to establish "neighborhood improvement districts" ("NIDs") within their boundaries for the purpose of improving public infrastructure. There are two methods authorized for the creation of these districts. The first method is by a favorable vote by qualified voters living within the boundaries of the proposed district. The required percentage of voters to approve the district is the same as that required for the issuance of city or county general obligation bonds. The second method is by petition, which must be signed by at least two-thirds of the owners of record of all real property located within the proposed district.

The city may issue temporary notes and long-term general obligation bonds (up to twenty years) to pay for public improvements. The bonds are paid for through special assessments to property owners who benefit from the improvements. The amount of general obligation bonds issued shall not exceed the estimated cost of the improvement by more than 25%, and cannot exceed 10% of the assessed valuation of all taxable tangible property within the city.

NID benefits include:

- Only the beneficiaries of improvements pay for them;
- General Obligation Bonds can be issued without a referendum vote;
- Bond Financing provides below-market interest rate.

Community Improvement Districts

The creation of "community improve districts" ("CIDs") allows private parties – property owners – to assess or tax themselves for improvements and services which benefit the entire community. The activities of the district can be governed by a board comprising of owners, businesses and voters appointed by the City Council or by an election. Alternatively, the district can be governed by a Not-For-Profit Agency if the district is funded solely through assessments. Within it boundaries, the CID can provide assistance to or construct, install, repair, maintain and equip a broad range of public improvements and facilities, as well as undertaking security and promotional activities.

Tax Increment Financing

Tax Increment Financing (TIF) is a funding mechanism designed to help finance certain eligible improvements to property in designated redevelopment project areas (TIF districts) by utilizing the new or incremental tax revenues generated by the project after completion. Under TIF, property taxes within the TIF District are frozen for up to 23 years, the property owners then make Payments In Lieu of Taxes (PILOTS) to a "special allocation fund". Additionally, 50% of any new local Economic Activity Taxes (EATS) generated from the project are also paid to the fund. EATS include local sales taxes, gross receipts taxes, earnings taxes and utility taxes.

The proceeds of the fund are then used to reimburse the developer for eligible project costs or to retire loans, bonds, debentures or other indebtedness issues by a municipality or county to pay for the improvements.

Eligible project costs are the total of all reasonable or necessary costs incurred, or estimated to be incurred and any costs incidental to a redevelopment plan or project or a combination of projects within the District. Specifically, these costs include, but are not limited to:

- Costs of studies, surveys and plans.
- Professional service costs (architectural, engineering, legal, financial, etc.).
- Property assembly costs (acquisition, demolition, clearing and grading).
- Costs of rehabilitating, reconstructing, and remodeling of existing structures.
- Costs of construction of public works.
- Financing costs, including issuance interest and reserves.

The City may designate redevelopment projects and adopt tax increment financing by passage of local ordinances. Local governments approving redevelopment projects utilizing tax increment financing must make findings that the designated area would not be privately developed, absent the availability of the incentive. Additionally, the redevelopment area must be determined by the local government body as a "blight area", a "conservation area", an "economic development area" or any combination. Tax Increment Financing may be used only when there is evidence that the redevelopment would not occur without it and where the project area qualifies as a blighted, conservation, or economic development area.

Federal Transportation Funds

Such monies may be utilized for any improvement to the roadway that "calms" traffic or increases the safety of the pedestrian, i.e., pedestrian street lighting. Project applications are made to the East-West Coordinating Council.

Public & Private Grants

The neighborhood may apply for a multitude of public and private grants, although the majority is for improvements to public parks and green spaces.

Capital Fundraising Campaign

For Lafayette Park, consider forming a Not-For-Profit agency that would oversee park improvement projects and solicit funds from private doners and corporations.

Future Impacts

12.1 Demographic/Economic Impacts

The 2000 census showed a population of 1,761 residents in the neighborhood. Based on new residential units currently under construction and those planned for the future, it is anticipated 300-350 new residents will be added over the next decade. This number could increase by another 100-150 if any other large-scale projects are proposed. Although there are still a few remaining single-family parcels scattered throughout the neighborhood, the only appropriate area for new construction that would add significant population is the Chouteau corridor. As described in Chapter 7, there are many opportunities there for mixed-use projects.

The three new loft projects (Foam Factory Building, Mississippi Loft Building and the Wireworks Building), which are all market-rate apartments, will add approximately 230 new units. It is expected that the majority of these one and two-bedroom units will be inhabited by one individual. For many, it will be their first experience living and working in the city, since it is expected that most will be employed in the downtown area or the neighborhood. Market analysis performed by the developers of these loft apartments also show that these residents' disposable income is much higher than average and they would dine out an average of 3-4 times per week. If their experience living and working in the city is positive, it is likely that they will, in the future, want to buy a home, either here in the neighborhood or perhaps the Gate District, Soulard or Benton Park, continuing to strengthen the Near Southside.

The Park Avenue Business District will add approximately 350 new jobs over the next decade with the addition of new restaurants, shops and office space. The I-44/55 Interchange site is a prime location for a mixed-use development or office space. This interchange linking the new Grattan Street Parkway to the freeways is expected to be completed by 2005. The Chouteau corridor, depending on the type of new development, could possibly add another 500 new jobs. It is expected that other than some service-level jobs, most new employment will be high-tech and oriented to professional services, thereby greatly adding to the tax base for the neighborhood and city.

12.2 Environmental Compatibility

There are no known negative environmental impacts. In fact, commercial office uses will eventually replace the light-to-medium industrial uses that have existed for several decades. This will greatly reduce noise pollution. The Circulation Element proposals in this report to not impede nor circumvent any motorist from using the neighborhood, thereby negatively impacting other neighborhoods. It is anticipated that over the course of the next few years, the environmental quality will improve. At this time, there are no known expansion plans for any major business.

12.3 Infrastructure/Public Facilities Impacts

There are no known impacts on the existing infrastructure within the neighborhood. Any new development will be required, as according to present city ordinances, to conform to all regulations concerning parking requirements, electrical and pluming, waste management, telephone lines, etc.

Lafayette Park, as described and recommended in Chapter 10 of this report, is expected to undergo a number of improvements and enhancements over the course of the next ten years. This program will ensure that the park will be able to withstand an expected increase in use.

12.4 Conformance with City's Comprehensive Plan

The Plan conforms to the city's Comprehensive Plan. Although the HOPE VI project, Phase VI, encompasses part of the northeast quadrant of the neighborhood, both the neighborhood and HOPE VI are working closing together to ensure a product that will conform to HUD guidelines and those ordinances governing the historic district. Site plan review of Chapter 99, 100, or TIF redevelopment plans involving generally the area of the south east corner of Park Avenue and Mississippi Avenue shall address issues of buffering residential uses at 1418 Mississippi Avenue.

12.5 Recommend Land Use/Zoning Changes

All land (parcels) within the historic district shall be zoned with accordance with the guidelines and recommendations noted in previous elements of this report. The Plan allows flexibility in certain areas such as the Chouteau corridor and Park Avenue Business District, however, all uses should be compatible with residential housing as noted in previous chapters and continue to enhance and strengthen the residential character of the neighborhood. In all planned developments, whether residential or commercial, the neighborhood expects that the design of projects conform to the Historic Code and New Construction Guidelines. However, a variety of features such as richly landscaped common open space, recreation facilities, artwork, gardens, outdoor dining areas, offstreet parking and other amenities are encouraged to be incorporated into the design.

Census Summary By Neighborhoods http://stlcin.missouri.org/census/neighsum.cfm

United States Census 2000

City of St. Louis

Summary Data For Neighborhoods (Lafayette Square)

Total Population: 1,761

Race:

White alone	1,204	68.37%
Black or African American alone	495	28.11%
American Indian and Alaska Native alone	6	0.34%
Asian alone	17	0.97%
Native Hawaiian and Other Pacific Islander alone	0	0.00%
Some other race alone	7	0.40%
Population of two or more races:	32	1.82%

Hispanic Or Latino: 24 1.36% of Total Population

Race For The Population 18 Years And Over:

Total:	1,478	100.00%
White alone	1,071	72.46%
Black or African American alone	365	24.70%
American Indian and Alaska Native alone	5	0.34%
Asian alone	14	0.95%
Native Hawaiian and Other Pacific Islander alone	0	0.00%
Some other race alone	3	0.20%
Population of two or more races	20	1.35%

Hispanic Or Latino, 18 Years And Over: 22 1.49% of Population 18 Years and Over

Sex By Age:	Male	% of Male	Female	% of Female	Total	% of Total
Total	948	53.83	813	46.17	1,761	100.00
Under 5 years	46	4.85	43	5.29	89	5.05
5 to 9 years	47	4.96	36	4.43	83	4.71
10 to 14 years	32	3.38	38	4.67	70	3.98
15 to 19 years	29	3.06	33	4.06	62	3.52
20 to 24 years	39	4.11	55	6.77	94	5.34
25 to 29 years	78	8.23	95	11.69	173	9.82
30 to 34 years	126	13.29	86	10.58	212	12.04
35 to 39 years	123	12.97	86	10.58	209	11.87
40 to 44 years	98	10.34	64	7.87	162	9.20
45 to 49 years	100	10.55	88	10.82	188	10.68
50 to 54 years	99	10.44	83	10.21	182	10.34
55 to 59 years	67	7.07	46	5.66	113	6.42
60 and 61 years	14	1.48	7	0.86	21	1.19

62 to 64 years	15	1.58	14	1.72	29	1.65
65 and 66 years	5	0.53	4	0.49	9	0.51
67 to 69 years	3	0.32	8	0.98	11	0.62
70 to 74 years	12	1.27	10	1.23	22	1.25
75 to 79 years	10	1.05	8	0.98	18	1.02
80 to 84 years	1	0.11	2	0.25	3	0.17
85 years and over	4	0.42	7	0.86	11	0.62

Households: 888

Household Size:

Total Households	888	100.00%
1-person household:	360	40.54%
2 or more person household:	528	59.46%

1 Person Household By Type:

1-person household:	360	100.00%
Male householder	210	58.33%
Female householder	150	41.67%

2 Or More Person Household By Type:

2 or more person household:	528	100.00%
Family households:	399	75.57%
Nonfamily households:	129	24.43%

Family Households By Type:

Family households:	399	100.00%
Married-couple family:	280	70.18%
Other family:	119	29.82%

Married Couple Family By Presence Of Children:

Married-couple family:	280	100.00%
With own children under 18 years	89	31.79%
No own children under 18 years	191	68.21%

Other Family By Presence Of Children:

Other family:	119	100.00%
Male, no wife, With own children under 18 years	13	10.92%
Male, no wife, No own children under 18 years	16	13.45%
Female, no husband, With own children under 18 years	52	43.70%
Female, no husband, No own children under 18 years	38	31.93%

Non-Family Households By Type:

Nonfamily households:	129	100.00%
Male householder	95	73.64%
Female householder	34	26.36%

Housing Occupancy:

Total Housing Units	1,007	100.00%
Occupied Housing Units	888	88.18%
Vacant Housing Units	119	11.82%

Housing Tenure:

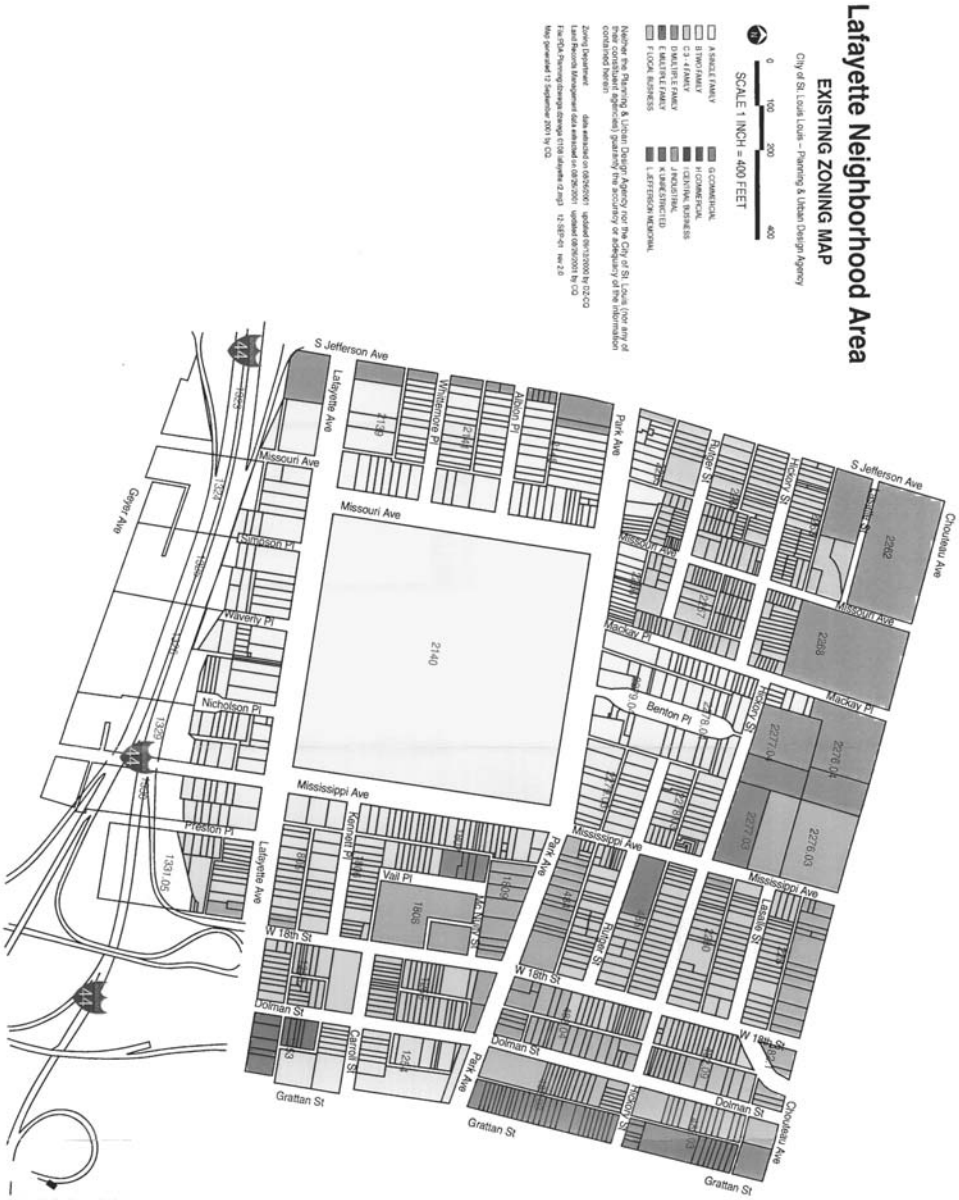
Occupied Housing Units	888	100.00%
Owner-occupied Housing Units	580	65.32%
Renter-occupied Housing Units	308	34.68%

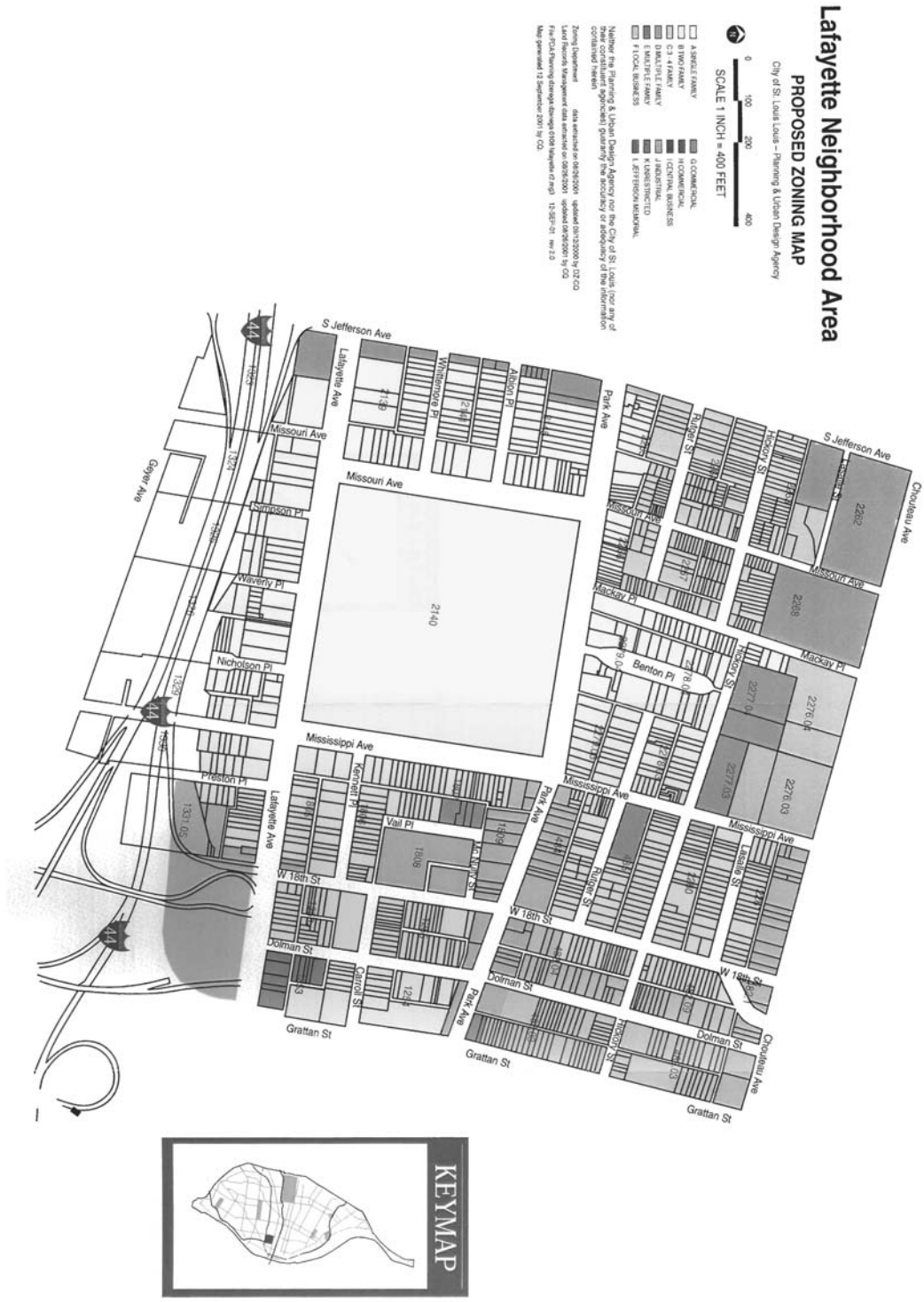
1990 Census Data for this neighborhood
(Data not directly comparable with 2000, since 1990 data calculated by block groups, 2000 by census block).

2000 Census Data for All Neighborhoods With A Map

2000 Census Home

CIN **Official Web Site of the City of St. Louis**


Lafayette Neighborhood Area
EXISTING ZONING MAP
City of St. Louis Louis – Planning & Urban Design Agency
0 100 200 400
SCALE 1 INCH = 400 FEET
A SINGLE FAMILY
B TWO FAMILY
C 3 - 4 FAMILY
D MULTIPLE FAMILY
E MULTIPLE FAMILY
F LOCAL BUSINESS
G COMMERCIAL
H COMMERCIAL
I CENTRAL BUSINESS
J INDUSTRIAL
K SPACE DISTRICTED
L JEFFERSON MEMORIAL
Neither the Planning & Urban Design Agency nor the City of St. Louis (nor any of its subsidiary agencies) guarantee the accuracy or adequacy of the information contained herein
Zoning Department data extracted on 09/26/2001 updated 09/13/2000 by DZ/CG
Land Records Management data extracted on 09/26/2001 updated 09/26/2001 by CG
File/GIS Planning/Zoning/Zoning 01/08 (shapfile 12.mxp) 13-SEP-01 rev 2.0
Map generated 13 September 2001 by CG
S Jefferson Ave
Choteau Ave
Missouri Ave
Mackay Pl
Benton Pl
Hickory St
Ridge St
Park Ave
Mississippi Ave
Lasalle St
W 18th St
Dolman St
Grattan St
Carroll St
Vail Pl
Kennion Pl
Lafayette Ave
Preston Pl
Nicholson Pl
Waverly Pl
Compton Pl
Glover Ave
Whittemore Pl
Abbott Pl
2262
2268
2277.04
2276.04
2276.03
2140
1130
1204
1301.05
1808
KEYMAP


Lafayette Neighborhood Area
PROPOSED ZONING MAP
City of St. Louis Louis – Planning & Urban Design Agency
SCALE 1 INCH = 400 FEET
0 100 200 400
A SINGLE FAMILY
B TWO FAMILY
C 3 - 4 FAMILY
D MULTIPLE FAMILY
E MULTIPLE FAMILY
F LOCAL BUSINESS
G COMMERCIAL
H COMMERCIAL
I CENTRAL BUSINESS
J INDUSTRIAL
K DEFINED DISTRICTS
L JEFFERSON MEMORIAL
Neither the Planning & Urban Design Agency nor the City of St. Louis (nor any of their constituent agencies) guaranty the accuracy or adequacy of the information contained herein.
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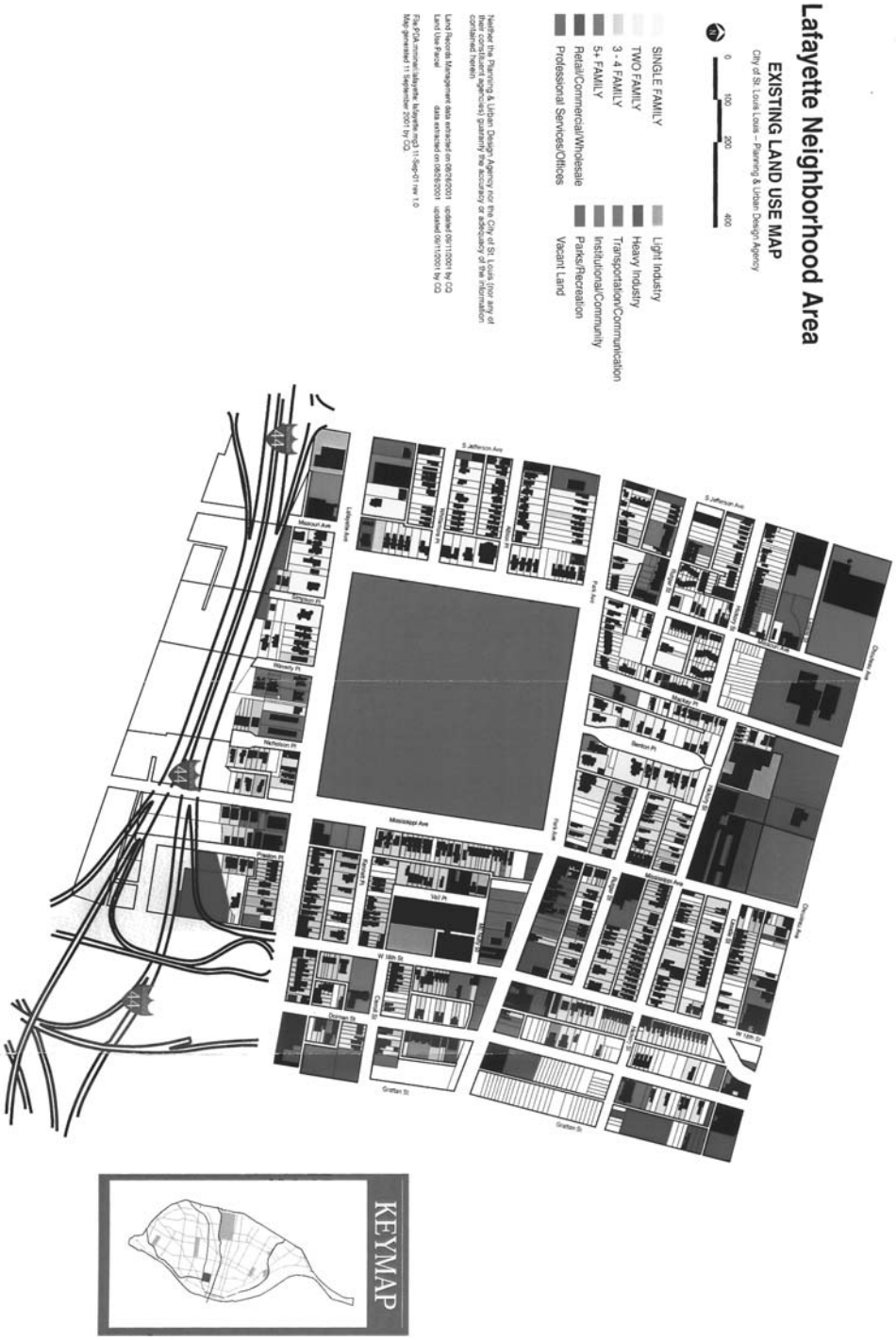
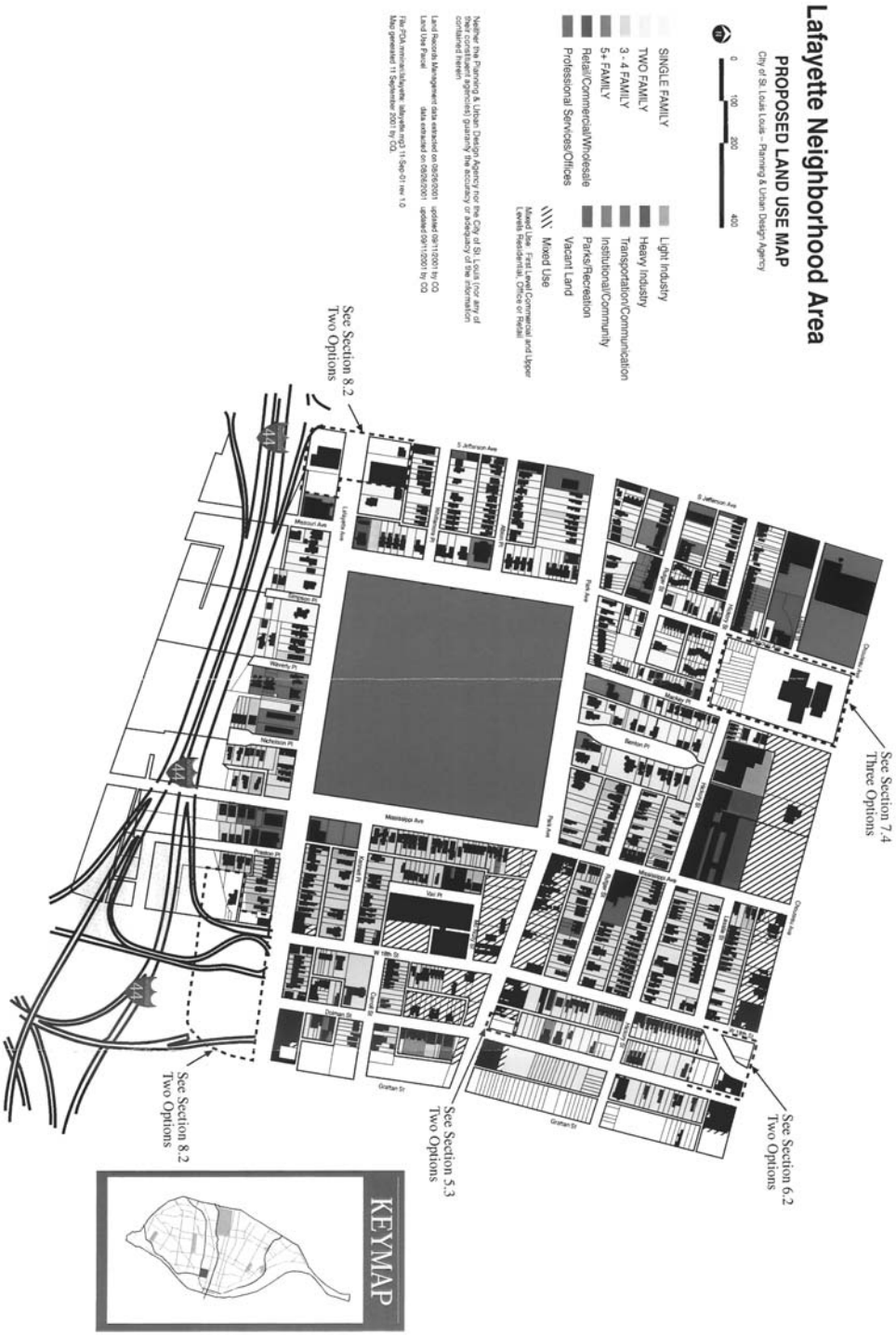
Map generated 13 September 2001 by CG
S Jefferson Ave
Choutteau Ave
Missouri Ave
Mackay Pl
Benton Pl
Hickory St
Mississippi Ave
Lassiu St
Rutger St
Park Ave
W 18th St
Dolman St
Grattan St
Carroll St
Vail Pl
Kennett Pl
Lafayette Ave
Preston Pl
Nicholson Pl
Waverly Pl
Johnson Pl
Missouri Ave
Gilpey Ave
Allison Pl
Whittemore Pl
2140
2292
2288
2277.03
2276.04
2276.03
1608
1331.05
KEYMAP


Lafayette Neighborhood Area
EXISTING LAND USE MAP
City of St. Louis Louis – Planning & Urban Design Agency
0 100 200 400
SINGLE FAMILY
TWO FAMILY
3 - 4 FAMILY
5+ FAMILY
Retail/Commercial/Wholesale
Professional Services/Offices
Light Industry
Heavy Industry
Transportation/Communication
Institutional/Community
Parks/Recreation
Vacant Land
Neither the Planning & Urban Design Agency nor the City of St. Louis (nor any of their consultant agencies) guaranty the accuracy or adequacy of the information contained herein.
Land Records Management data extracted on 09/24/2001 updated 09/11/2001 by CQ
Land Use Parcel data extracted on 06/06/2001 updated 09/11/2001 by CQ
File P:\ULmmon\lafayette\ lafayette.mp3 11-Sep-01 rev 1.0
Map generated 11 September 2001 by CQ
Chouteau Ave
S Jefferson Ave
Park Ave
Mississippi Ave
Gratiot St
W Lafayette Ave
Hickory St
Hickory Pl
Nebraska Pl
Prairie Pl
Hall Pl
W Vista St
Gratiot Pl
Gratiot Ct
Lafayette Ave
Montcalm Ave
Gresham St
Hickory Pl
Nebraska Pl
Prairie Pl
Hall Pl
W Vista St
Gratiot Pl
Gratiot Ct
Gratiot St
44
44
44
KEYMAP


Lafayette Neighborhood Area
PROPOSED LAND USE MAP
City of St. Louis Louis – Planning & Urban Design Agency
0 100 200 400
SINGLE FAMILY
TWO FAMILY
3 - 4 FAMILY
5+ FAMILY
Retail/Commercial/Wholesale
Professional Services/Offices
Light Industry
Heavy Industry
Transportation/Communication
Institutional/Community
Parks/Recreation
Vacant Land
Mixed Use
Mixed Use - First Level Commercial and Upper Levels Residential, Office or Retail
Neither the Planning & Urban Design Agency nor the City of St. Louis (nor any of their constituent agencies) guarantee the accuracy or adequacy of the information contained herein
Land Records Management data extracted on 09/06/2001 updated 09/11/2001 by CO
Land Use Parcel data extracted on 09/06/2001 updated 09/11/2001 by CO
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Map generated 11 September 2001 by CO.
See Section 7.4
Three Options
See Section 6.2
Two Options
See Section 5.3
Two Options
See Section 8.2
Two Options
See Section 8.2
Two Options
KEYMAP

Lafayette Neighborhood Area

EXISTING REDEVELOPMENT MAP

City of St. Louis Louis – Planning & Urban Design Agency

0 100 200 400

CHAPTER 99
CHAPTER 100
CHAPTER 353
CHAPTER 99/100

Neither the Planning & Urban Design Agency nor the City of St. Louis (nor any of their constituent agencies) guaranty the accuracy or adequacy of the information contained herein

Land Records Management data extracted on 08/28/2001 updated 09/11/2001 by CQ
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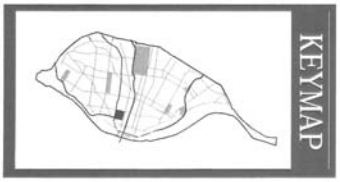

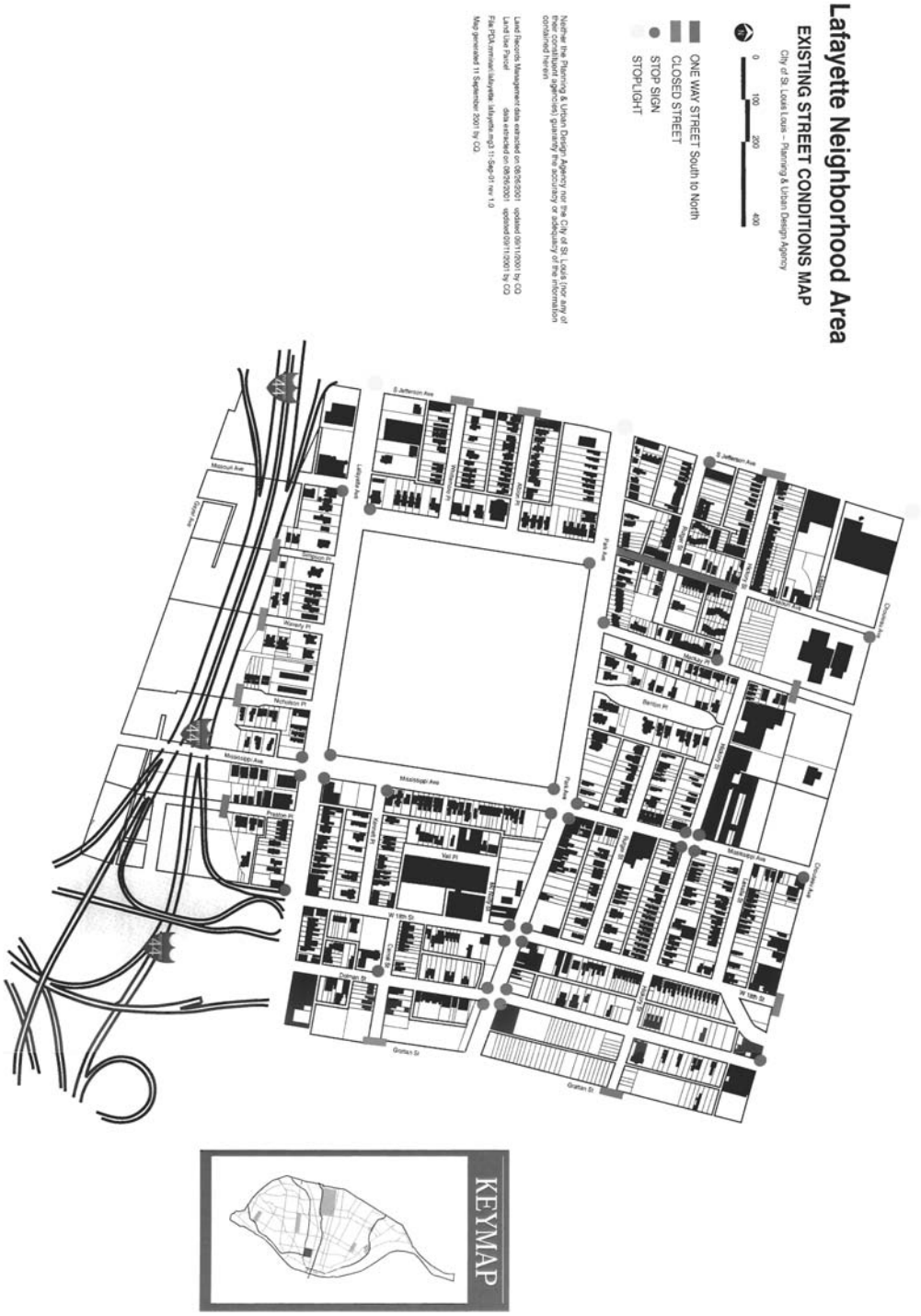
Lafayette Neighborhood Area
EXISTING STREET CONDITIONS MAP
City of St. Louis Louis – Planning & Urban Design Agency
0 100 200 400
ONE WAY STREET South to North
CLOSED STREET
STOP SIGN
STOPLIGHT
Neither the Planning & Urban Design Agency nor the City of St. Louis (nor any of their constituent agencies) guarantee the accuracy or adequacy of the information contained herein.
Land Records Management data extracted on 08/26/2001 updated 09/11/2001 by CG
Land Use Parcel data extracted on 08/26/2001 updated 09/11/2001 by CG
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Map generated 11 September 2001 by CG.
S Jefferson Ave
Lafayette Ave
Mississippi Ave
Park Ave
Missouri Ave
Chippewa Ave
Gratiot St
W 18th St
Arsenal St
Mat St
Berthold Ave
Nebraska Ave
Utah St
Iowa St
Nebraska St
Preston St
Jefferson St
Lafayette Ave
Mississippi Ave
Nebraska Ave
Preston St
Mat St
Arsenal St
Gratiot St
Gratiot St
Park Ave
Mississippi Ave
Missouri Ave
Chippewa Ave
Chippewa Ave
W 18th St
Berthold Ave
Nebraska Ave
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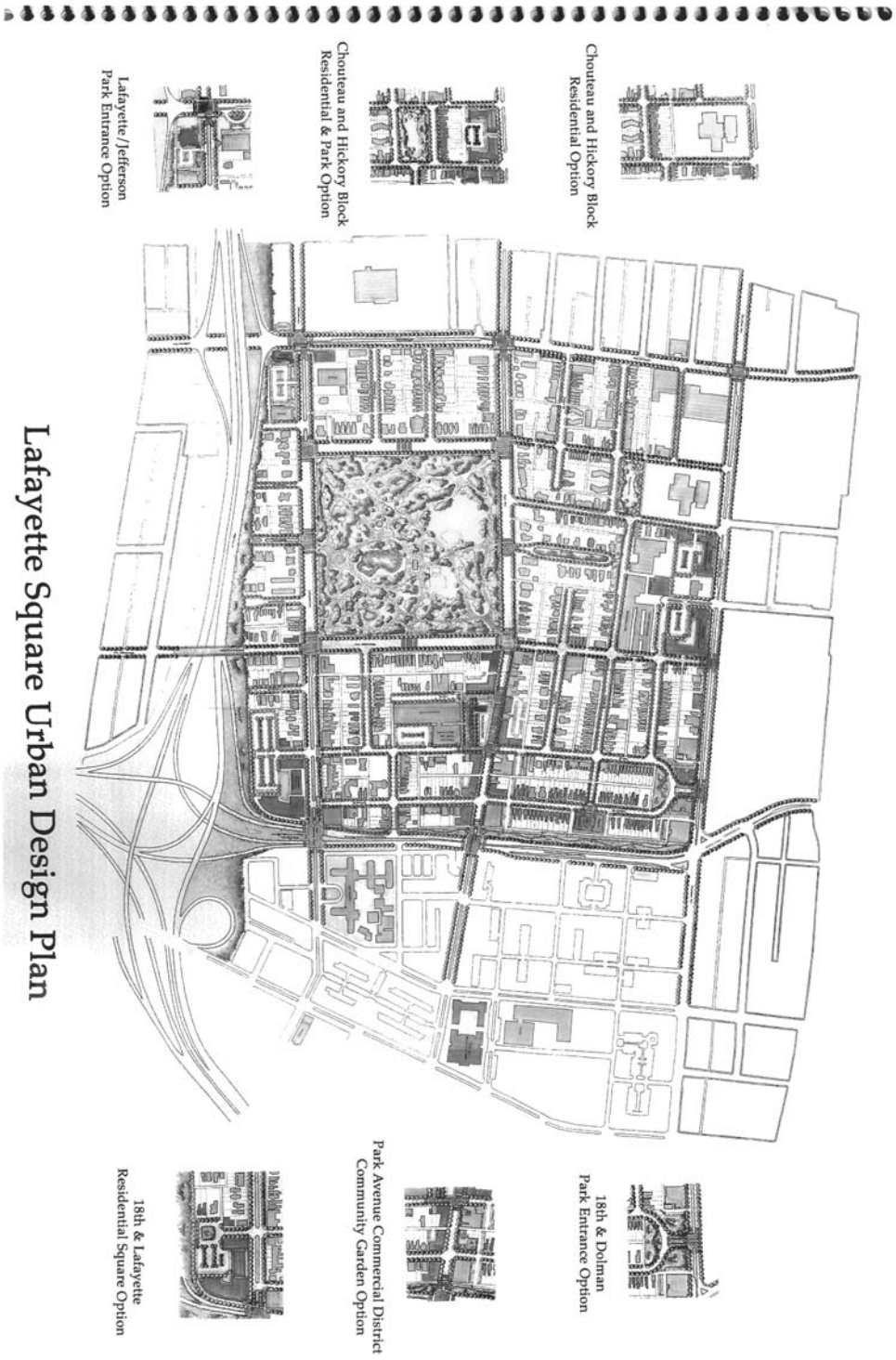
Iowa St
Nebraska St
Jefferson St
Lafayette Ave
Mississippi Ave
Missouri Ave
Park Ave
S Jefferson Ave
44
44
44
KEYMAP



Approved: March 20, 2012