

ORDINANCE #69420
Board Bill No. 278

An ordinance pertaining to the 41XX-43XX Lindell Historic District; amending Ordinance #59442, approved March 14, 1985 and having as its subject matter the boundary and regulations and standards for the 41XX-43XX Lindell Historic District, and providing new standards for the 41XX-43XX Lindell Historic District.

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

SECTION TWO, Ordinance 59442, approved March 14, 1985 is hereby repealed and replaced with:

SECTION TWO

The proposed standards to be applied within the district are set out in the "41XX-43XX Lindell Historic Rehabilitation and New Construction Standards" recommended by the Preservation Board on December 17, 2012 and the Planning Commission on January 9, 2013, and which are adopted and incorporated herein by reference, and copies of which shall be filed for inspection in the Office of the Register and in the Office of the Building Commissioner.

41XX-43XX LINDELL HISTORIC DISTRICT
REHABILITATION AND NEW CONSTRUCTION STANDARDS

The prime objective in the 4100-4300 Lindell Historic District is to maintain the distinctive character, quality of construction and individual architectural integrity of the buildings within the district. While there is neither one prevalent architectural style nor a dominant building material, these blocks of Lindell represent the various periods of development of the prominent thoroughfare.

As this historic district is located in an area for which form based zoning has been adopted, the Regulating Plan, Building Envelope Standards and Building Development Standards of the Central West End Form Based Zoning District will be used to review new construction within the historic district.

DEFINITIONS

Awning: A light weight exterior roof-like shade that projects over a window or door.

Block face: The street front, or principle elevations, of buildings that face the street within a block; a block face typically exhibits overall characteristics provided by the scale, massing, and spacing of the buildings and their principal materials.

Canopy: A protective roof-like covering supported by framework over a walkway or door.

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

Façade: An exterior wall of a building. The street façade is the wall of a building that faces the street.

Fenestration: The design and placement of windows in a building.

Mechanical Equipment: HVAC units, solar panels, satellite dishes, antennae, electrical or gas meters, conduit, cell towers, etc.

Retaining Wall: A wall that holds back the earth behind it and used to make changes in grade.

Visible: For the purposes of these standards, visibility shall be determined as viewed from the street and sidewalk and shall refer to architectural elements that can be seen when viewed from six feet or less above street grade. Landscaping is not permanent and shall not be considered when determining visibility. Fences and free-standing walls are considered permanent, and objects hidden by them shall not be considered visible.

EXISTING RESIDENTIAL BUILDINGS

These standards shall be used for the review of proposed alterations to existing buildings.

A. ADDITIONS

Additions to existing buildings shall be secondary in scale and architectural presence to the main building, and shall be compatible in height, roof shape, and materials.

B. MAINTAINING ARCHITECTURAL CHARACTER

The removal of character-defining architectural elements is prohibited. No elements shall be added that would alter the original design and style of a building.

C. EXTERIOR MATERIALS

All new building materials shall be compatible in type and texture with the dominant materials of the existing building, which are likely to be brick masonry, stone masonry and stucco. Terra cotta and wood may be appropriate to use for trim and architectural features. Artificial masonry, such as "Permastone" and an Exterior Insulation and Finishing System (EIFS), is not permitted.

D. ARCHITECTURAL ELEMENTS AND DETAILS

Architectural elements and details on façades facing the street and portions of other visible façades of existing buildings shall be maintained in a similar size, profile and material. Replacement windows and doors shall fit existing openings and be of similar size and profiles as existing units. Windows may be wood or aluminum. The fenestration pattern of the façade will not be altered by the blocking of windows or the creation of new window openings. Doors will be wood. Canvas awnings may be installed where appropriate.

E. ROOF MATERIALS

Roof materials shall be slate, tile, copper or asphalt shingles where the roof is visible from the street. Brightly colored asphalt shingles are not allowed.

F. WALLS, FENCES AND ENCLOSURES

Walls, retaining walls and fences shall be brick, stone or stucco, wood, wrought iron or evergreen hedge when visible from the street, as is consistent with existing dominant materials. No side yard fence shall be over six feet in height.

G. LANDSCAPE PAVING AND CURB CUTS

If there is a predominance of particular types or qualities of landscape paving, any new paving shall be compatible in color and material in order to provide continuity. Asphalt is not an acceptable material for use in pedestrian areas. Where curb cuts and driveways did not historically exist, new ones shall not be introduced. Curb cuts for pedestrians at street intersections, mid-block crossings, passenger drop-off and loading zones, and similar locations shall be allowed.

H. MODERN ELEMENTS

All communication devices, mechanical equipment, and solar panel installations shall be placed so as to be not visible, or if that is not possible, minimally visible.

I. SIGNS

When residential buildings are used for commercial purposes, the standards for commercial signs in the following section shall be used.

J. MODIFICATIONS FOR ACCESSIBILITY

The guidance above shall not prohibit the installation of a handrail or ramp that provides accessibility to people with disabilities.

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. No historic fabric from the entrance steps, stoop or porch shall be removed or significantly impacted by the construction of a ramp. The use of traditional landscape elements that incorporate a ramp or shield it from view is encouraged.

EXISTING COMMERCIAL BUILDINGS

A. ADDITIONS

Additions to existing buildings shall be secondary in scale and architectural presence to the main building, and shall be compatible in height, roof shape, and materials.

B. MAINTAINING ARCHITECTURAL CHARACTER

The removal of character-defining architectural elements is prohibited. No elements shall be added that would alter the original design and style of a building.

C. EXTERIOR MATERIALS

All new building materials shall be compatible in type and texture with the dominant materials of the existing building, which are likely to be brick masonry, stone masonry and stucco. Terra cotta and wood may be appropriate to use for trim and architectural features. Artificial masonry, such as "Permastone" and an Exterior Insulation and Finishing System (EIFS), is not permitted.

D. ARCHITECTURAL ELEMENTS AND DETAILS

Architectural elements and details on façades facing the street and portions of other visible façades of existing buildings shall be maintained in a similar size, profile and material. Replacement windows and doors shall fit existing openings and be of similar size and profiles as existing units. Windows may be wood or aluminum. The fenestration pattern of the façade will not be altered by the blocking of windows or the creation of new window openings. Doors will be wood or metal. Canvas awnings may be installed where appropriate, but cannot conceal a flat canopy.

E. ROOF MATERIALS

Roof materials shall be slate, tile, copper or asphalt shingles where the roof is visible from the street. Brightly colored asphalt shingles are not allowed.

F. WALLS, FENCES AND ENCLOSURES

Walls, retaining walls and fences shall be of brick, stone, concrete or stucco, wood, wrought iron or evergreen hedge when visible from the street, as is consistent with existing dominant materials. No side yard fence shall be over six feet in height.

G. PARKING AND CURB CUTS

All additional off-street parking shall be located behind or to the side of commercial buildings. Where visible from the street, screening with visually opaque landscaping or a masonry or poured concrete wall with masonry veneer or other appropriate finish is required.

Where curb cuts and driveways did not historically exist, new ones shall not be introduced. Curb cuts for pedestrians at street intersections, mid-block crossings, passenger drop-off and loading zones, and similar locations shall be allowed.

H. PAVING MATERIALS

New paving shall be natural-colored concrete or concrete tinted to match existing paving. Asphalt paving is not allowed on any area for pedestrian use, exclusively, and is acceptable on vehicular-use areas only.

I. MODERN ELEMENTS

All communication devices, mechanical equipment and solar panel installations shall be placed so as to be minimally visible from the public areas of the district.

J. MODIFICATIONS FOR ACCESSIBILITY

The guidance above shall not prohibit the installation of a handrail or ramp that provides accessibility to people with disabilities.

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. No historic fabric from the entrance steps, stoop or porch shall be removed or significantly impacted by the construction of a ramp. The use of traditional landscape elements that incorporate a ramp or shields it from view is encouraged.

K. SIGNS

Wall signs shall be placed below the second floor window sill level. Wall signs should be designed to complement the existing building and shall never cover windows or other architectural elements. Where more than one wall sign exists on a single structure or a series of related structures, all signs shall be related in character, color and placement. There shall be no more than one wall sign per façade and it shall state only the name and address of the building.

Projecting signs must not obstruct the view of adjacent signs, obstruct windows or other architectural elements or extend above the second floor windowsill level. Only one projecting sign is allowed per street frontage for each establishment.

Signs shall be in accordance with the zoning ordinance. In no case will the following be allowed:

1. Non-appurtenant advertising signs.
2. Back-lit or internally-lighted signs.
3. Signs in excess of 25 feet in height.
4. Roof top signs.
6. Flashing or rotating elements.
7. Painted wall signs.

Approved: February 21, 2013