

St. Louis City Ordinance 64053

FLOOR SUBSTITUTE

BOARD BILL NO. [96] 359

INTRODUCED BY ALDERMAN CRAIG SCHMID

An ordinance concerning the Cherokee-Lemp Historic and the Lemp Brewery Landmark Site, City Landmark No. 80, (THE SITE) located therein; finding that an overriding public need or interest is served by:

1. establishing new Landmark Design Standards, including definitions,
2. amending the Cherokee-Lemp Historic District Ordinance and Design Standards so that they shall have amended design standards for THE SITE to facilitate use of THE SITE as an entertainment complex while ensuring that the historic features of THE SITE are properly maintained, containing definitions and an emergency clause.

WHEREAS, THE SITE was declared a Landmark (Landmark No. 80) by the Landmark Commission/Landmark and Urban Design Commission, and continued as a Landmark under Title 24 pursuant to the provisions of Section 24.12.030 Rev. Code St. Louis 1994 Anno.

WHEREAS, the City has by Ordinance No. 59836 established the Cherokee-Lemp Historic District, the boundaries of which include THE SITE, described herein; and

WHEREAS, an overriding public need or interest is served by the amendment of such Historic District; and

WHEREAS, pursuant to Section 24.12.020 (Rev. Code St. Louis 1994) the Heritage and Urban Design Commission has duly recommended an amendment to the Cherokee-Lemp Historic District as provided herein; and

WHEREAS, it is necessary that this Board take appropriate action respecting THE SITE to amend the Cherokee-Lemp Historic District and Ordinance No. 59836.

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

SECTION ONE. Ordinance No. 59836 is hereby amended as follows: the Restoration and Development Plan and the (Design) Standards for the Cherokee-Lemp Area adopted by such Ordinance, and any other provision of Ordinance No. 59836, shall have no further application to any portion of the Lemp Brewery Landmark Site (which site is described on Exhibit A and is herein referred to as "THE SITE"). In its place, the following Landmark Design Standards and Preservation Plan for THE SITE are hereby adopted for the restoration, construction, and rehabilitation and construction of structures in THE SITE.

SECTION TWO.

A. INDEX

B. Preservation Plan for the Lemp Brewery Landmark Site

1. Permitted Uses

2. Preservation Goal

C. Administration of Preservation Plan and Design Standards

1. Heritage and Urban Design Commission Approvals

2. General

D. Basis for Design and Demolition Standards

1. Purpose and Scope of Standards

E. Facades

F. Demolition and Removals

G. Design Standards for the Lemp Brewery Landmark Site

1. Improvements - general

(i) PUBLIC FACADE

(ii) SEMI-PUBLIC FACADE

(iii) PRIVATE FACADE

2. Signs

3. Fences

4. Parking

5. Landscaping

H. Definitions

B. PRESERVATION PLAN FOR THE LEMP BREWERY LANDMARK SITE

1. PERMITTED USES: A building or premises shall be utilized only for the use permitted in the zoning district within which the building or premises is located; it is the intent of these standards that none of the following uses shall be permitted except as provided by law: trucking terminals, junk yards, service stations, garages for repair of automotive vehicles and used car lots, and any use that causes the emission of noxious odors or that presents a high potential for hazard to the general public. Without limiting the uses under the zoning district, the following uses are expressly approved as permitted uses in THE SITE: retail, office, restaurant, bar, brewery or brew pubs, entertainment uses, including without limitation, festivals and special events, art studios and design studios, residential uses, storage, light manufacturing, auction, and accessory uses to any them; existing tenant uses, including indoor storage, are also expressly permitted.

2. PRESERVATION GOAL: The preservation and rehabilitation of all historically significant or architecturally meritorious structures in THE SITE is encouraged and shall be guided by the design standards set out below.

C. ADMINISTRATION OF PRESERVATION PLAN AND DESIGN STANDARDS

1. HERITAGE AND URBAN DESIGN COMMISSION APPROVALS: The Heritage and Urban Design Commission shall by this Ordinance have the right to review and approve only those items permitted by Sections 24.12.350 through 24.12.410 Rev. Code St. Louis 1994 Anno. Applications for such construction, alteration or demolition of Exterior Architectural Features shall be reviewed by the staff of the Heritage and Urban Design Commission for conformance with these Standards upon application to the building commissioner for a building or demolition permit. The building commissioner

within 48 hours of receipt of the application shall forward a copy to the Office of the Heritage and Urban Design Commission; all applications for alterations to the Exterior Architectural Features of structures not normally requiring a permit from the building commissioner but which will affect the appearance of an Exterior Architectural Feature of an improvement in THE SITE (such as, but not limited to: gutters, tuckpointing, window and door replacements, fencing, etc.) shall be defined as a '_HERITAGE ONLY' permit. Within 14 days after the building commissioner's receipt of any application (whether requiring a building permit or being "Heritage Only"), the Heritage and Urban Design Commission shall respond to such application in writing by either granting approval, or denying approval and stating specific reasons therefor. All applications for work shall be reviewed by the staff of the Heritage and Urban Design Commission only for conformity with the provisions of the Landmark Design Standards adopted by this ordinance. The Heritage and Urban Design Commission and its staff shall grant approval to any application meeting the requirements of these Standards.

2. GENERAL:

(a) Tuckpointing of 25% or less of the surface area of a wall shall not be deemed an "alteration" and thus shall not require a permit or review under Subsection C(1) above.

(b) In the event any of this ordinance is not consistent with the zoning ordinances for the City of St. Louis, or other City codes or ordinances, the more restrictive shall apply.

(c) The Division of Heritage and Urban Design shall be responsible for administration of this ordinance, as provided by, and subject to, the provisions of Ordinance 57986 (24.12.010 & 24.20.020 Rev. Code, St. Louis 1994 Anno.).

(d) No proposed construction, rehabilitation, renovation, demolition or other activity or improvement in THE SITE shall be subject to any review, approval or comment by the Cherokee-Lemp Standards Committee or any successor or substitute entity.

D. BASIS FOR DESIGN AND DEMOLITIONS STANDARDS IN THE LEMP BREWERY LANDMARK SITE

1. PURPOSE AND SCOPE OF STANDARDS:

Each Subsection of these Design Standards shall apply to all improvements located in or proposed for location within THE SITE according to the definitions of a PUBLIC, SEMI-PUBLIC OR PRIVATE FACADE as defined below, and shall be guided by the principal of a "MODEL EXAMPLE".

E. FACADES:

1. The basis for all design review shall be based upon the concept that establishing definitions for three types of Facades serves to recognize the fact that certain portions of THE SITE are more critical to THE SITE'S character than others.
2. If the classification of a Facade is reasonably disputable between two classifications, the classification shall be resolved by the Heritage and Urban Design Commission.
3. PUBLIC is considered most important for design standards for THE SITE, SEMI-PUBLIC the second most important and PRIVATE the least important.
4. The definition of FACADES is the same for existing improvement and new construction.
5. Throughout these Standards, a Model Example is encouraged as a basis for comparison and as a source of ideas for reconstructed elements and for new elements, designs or materials.
6. A MODEL EXAMPLE shall be evidenced by a series of photographs, or photographic reproductions, at least 3" by 5" in size and either black and white or color, which shall include the following:
 - (a) In the case of proposed construction or reconstruction of currently or previously existing elements:
 - (i) Photographs, or photographic reproductions clearly showing the MODEL EXAMPLE elements in detail, and where possible taken from at least two different angles; and
 - (ii) Photographs, or photographic reproductions showing the overall form and style of the element upon which such elements are found; and
 - (b) In the case of proposed new construction:

(i) Photographs, or photographic reproductions showing in its entirety the PUBLIC FACADE and where possible, each FACADE of the Model Example; and

(ii) Photographs, or photographic reproductions showing in detail special elements thereof.

7. The Model Example concept is not intended to preclude contemporary designs, but to assure that they are compatible with their environment.

8. The obligation to provide a Model Example and the photographs, or photographic reproductions evidencing same shall at all times belong to the person or entity proposing to construct or reconstruct elements or to construct new elements. The Heritage and Urban Design Commission shall have the right to determine where an example is, in fact, an approved Model Example, as defined herein, such determination not to be unreasonably withheld. The Heritage and Urban Design Commission shall also have the right to request that additional evidence of the example be provided.

F. DEMOLITIONS AND REMOVALS:

1. No building or structure in THE SITE, regardless of its FACADE category shall be demolished and no permits shall be issued for the demolition of any such building or structure, unless the Heritage and Urban Design Commission approves an application for such permit according its determination that the building or structure is not a contributing resource to the Landmark, or that it is so unsound as to constitute an emergency demolition, (see definitions).

2. Notwithstanding the foregoing or anything to the contrary contained in Section 24.14.060 Rev. Code St. Louis, those building(s) and structure(s) marked for demolition on Exhibit B attached hereto may be demolished at any time without any condition or limitation, and without any further approval or review by the Heritage and Urban Design Commission.

G. LANDMARK (DESIGN) STANDARDS FOR THE LEMP BREWERY LANDMARK SITE: Pursuant to Section 24.12.250 (Rev. Code St. Louis 1994 Anno.), the following are the Landmark (Design) Standards (the "Standards") to be applied to THE SITE. Nothing in this Ordinance or in these Standards shall be construed to expand the scope of review or powers of the Heritage and Urban Design Commission beyond the scope and powers granted under Title 24, Rev. Code St. Louis 1994 Anno.

1. IMPROVEMENTS - GENERAL

(a) PUBLIC FACADES. Except as otherwise expressly provided in this Ordinance, the following are the only Standards that apply to restrict improvements or portions of improvements constituting PUBLIC FACADES as defined in this Ordinance:

(i) No alterations, new construction or demolitions (except as may be provided on Exhibit B, which demolitions require no additional approval) of the PUBLIC FACADE shall be permitted if the Heritage and Urban Design Commission finds such to be incompatible with the historic and/or architectural character of THE SITE, even if it is not otherwise prohibited; provided that any alteration, new construction or demolition substantially conforming to an approved MODEL EXAMPLE shall not be deemed incompatible.

(ii) Location and spacing of the PUBLIC FACADES of new or reconstructed buildings or other improvements shall be consistent with the existing patterns and historic architectural design in THE SITE on all PUBLIC FACADES; or shall be in substantial conformity with an approved MODEL EXAMPLE.

(iii) Materials and design of new or rehabilitated structures or elements, including but not limited to windows, doors, cornices, stone and terra cotta details, entrances, stairways, towers, roofs, gutter systems, chimneys and ancillary structures shall be compatible in type, texture, color, design and fenestration patterns with the original design and materials used on the PUBLIC FACADE, as defined herein; provided that any material or design substantially conforming to an approved MODEL EXAMPLE shall be deemed compatible.

(1) The use of exposed raw concrete block and mill finished aluminum is not permitted in PUBLIC FACADES. Aluminum siding or other types of siding are permitted in PUBLIC FACADES only when they are used in place of wood siding and are similar in detail and design to the original siding, or are in substantial conformity with an approved MODEL EXAMPLE.

(iv) Architectural details on existing buildings shall be maintained in a similar size, detail and material as the original, or in substantial conformity with an approved MODEL EXAMPLE. Where they are badly deteriorated, a similar detail may be substituted upon approval by the staff of the Heritage and Urban Design Commission, such approval not to be unreasonably withheld.

(v) Notwithstanding any provisions herein to the contrary, this ordinance specifically recognizes and permits the replacement of the following original materials: On Building 1 (according to the building numbers indicated on Exhibit B attached hereto), the southwest facing elevation was covered with asphalt roll roofing, to allow for future expansion in this direction. Non-original materials may be allowed on this elevation, so long as they are consistent with the design and materials of the remainder of the building.

(b) SEMI-PUBLIC FACADES. Except as otherwise expressly provided in this Ordinance, the following are the only Standards that apply to restrict improvements or portions of improvements constituting SEMI-PUBLIC FACADES as defined as this Ordinance:

(i) Location and spacing of new or reconstructed improvements shall be consistent with the existing patterns and historic architectural design, or shall be in substantial conformity with an approved MODEL EXAMPLE. Especially for new construction, contemporary designs may be allowed if the Heritage and Urban Design Commission finds that the proposed structure is clearly differentiated as contemporary and does not substantially denigrate the nineteenth century character of THE SITE.

(ii) Materials and design of structures proposed for rehabilitation, or elements on improvements, substantially unchanged from their original design including but not limited to windows, doors, cornices, stone and terra cotta details, entrances, stairways, towers, roofs, gutter systems, chimneys and ancillary structures shall be compatible in type, texture, color, design and fenestration patterns with the original design and materials used on the PUBLIC FACADE, or SEMI-PUBLIC FACADE, or shall be in substantial conformity with an approved MODEL EXAMPLE.

(iii) Materials and design of structures proposed for rehabilitation, or elements on structures, substantially changed from their original design do not have to be replicated but can be altered to support the entertainment use.

(iv) Notwithstanding any provisions herein to the contrary, this ordinance specifically recognizes and permits the replacement of the following original materials: On Building 1 (according to the building numbers indicated on Exhibit B attached hereto), the southwest facing elevation was covered with asphalt roll roofing, to allow for future expansion in this direction. Non-original materials may be allowed on this elevation, so long as they are consistent with the design and materials of the remainder of the building.

(c) PRIVATE FACADES. Except as otherwise expressly provided in this Ordinance, the following are the only Standards that apply to restrict improvements or portions of improvements constituting PRIVATE FACADES as defined in this Ordinance:

(i) Rehabilitation

(1) Permanent changes (other than repairs) to Exterior Architectural Features of PRIVATE FACADES of buildings or other improvements existing on the date of adoption of this Ordinance must either a) retain or restore the materials of the original structure, b) be reasonably visually consistent with the materials of the original structure, or c) substantially conform to an approved MODEL EXAMPLE.

(2) Replacement windows, doors and other elements of the Exterior Architectural Features do not need to conform to the architectural style of the building in so long as all changes or additions do not destroy any original material not replaced.

(3) All blockages of Exterior Architectural Features of openings must be recessed 2" to preserve the record of an opening and should not be "toothed-in" so that blocked openings can be reopened in the future.

2. SIGNS. In addition to Section G.1 above, the provisions of this Section G.2 shall apply to signs on THE SITE.

(a) SCOPE: These Standards recognize that creation of a viable entertainment and dining district requires greater flexibility in signage requirements than would be appropriate to a residential area or to a small business commercial area such as the Cherokee Antique District. Additionally, these sign standards also recognize the fact that certain portions of THE SITE are more critical to THE SITE'S character than others. As used in this Section 2 regarding signs, a sign shall be categorized as a "PUBLIC FACADE," "SEMI-PUBLIC FACADE" or "PRIVATE FACADE," based on whether the portion of THE SITE on which they will be located is identified on Exhibit C hereto as "PUBLIC FACADE," "SEMI-PUBLIC FACADE" or "PRIVATE FACADE."

(b) PUBLIC FACADE SIGNS: Except for the requirements of Section G1 above, the following are the only Standards that apply to restrict to signs or portions of signs classified as PUBLIC FACADES:

(i) No sign shall cover or interfere with any architectural detail such as (but not limited to) terra cotta, stone or brick decorative elements, windows and doors located on a PUBLIC FACADE.

(ii) Signs should not obscure any architectural details including any projection, relief, cornice, column, window, or door opening or trim, or change of building material or pattern. All signs shall be subject to the "Design Standards for Signs established by the Heritage and Urban Design Commission of the City of St. Louis December 1992," except that upon the written request of the applicant, the Heritage and Urban Design Commission may relax the requirements of such Design Standards for Signs as may be appropriate to the planned improvements or usage of THE SITE. In applying such standards to the Public Facade: 1) the maximum total signage area shall be calculated separately for each building; and 2) these standards recognize that certain businesses occupying 10,000 or more square feet on THE SITE need separate signage on the PUBLIC FACADE, and accordingly the Heritage and Urban Design Commission is expressly authorized and encouraged to relax the maximum signage area limitations in order to allow such signage for such businesses in addition to the otherwise-permitted maximum area. Additionally, notwithstanding the foregoing provisions, the following signs are expressly permitted in PUBLIC FACADE(S), and the area of such sign(s) shall not be included in the calculation of maximum sign area permitted:

(1) Painted or glazed (terra cotta or other) signs on the PUBLIC FACADE(S) in substantially the same style and color as the original historic signs, and such signs may have external lighting;

(2) Restoration of "Lemp" (whether painting or glazing, on the existing smokestack(s) or chimney(s) in place of "ISCO," and such signs may have external lighting.

(3) Temporary banners or signs of any size may be installed for up to 30 days, in connection with festival(s) or other event(s).

(4) Large neon letters identifying the site may be installed on the penthouse of Building 4 (according to the Building numbers indicated on Exhibit B attached hereto).

(5) Directional signs shall be allowed for businesses on site, as well as specific areas of the site where various types of businesses are concentrated, such as "Artists' Row", "Lemp Alley", or similar identifications.

(c) SEMI PUBLIC-FACADE SIGNS: Except for the requirements of Section G1 above, the following are the only Standards that restrict signs or portions of signs classified as SEMI-PUBLIC FACADES:

(i) All signs shall be subject to the following standards, except that upon the written request of the applicant, the Heritage and Urban Design Commission may relax the requirements of such standards as may be appropriate to the planned improvements or usage of THE SITE:

(A) Directional signs provide information for the safety and convenience of the public, such as the location of exits, entrances, and parking lots. They also provide directions to business locations which may not be visible from the streets on which THE SITE fronts, or visible from the property entrance. Directional signs shall be allowed for businesses on site, as well as specific areas of the site where various types of businesses are concentrated, such as "Artists' Row", "Lemp Alley", or similar identifications.

(B) These Semi-Public standards do not limit signs by number or contents, and these standards expressly acknowledge that buildings with multiple businesses may have signs for each business. Notwithstanding the foregoing, the total area of all signs (to be calculated in the manner provided in the "Design Standards for Signs established by the Heritage and Urban Design Commission of the City of St. Louis December 1992,") permitted on Broadway frontage of Buildings 11 and 12 (according to the Building numbers indicated on Exhibit B attached hereto), shall be no more than twenty-five percent (25%) of the building face on such frontage.

(C) Projecting signs should extend from the wall to which they are attached for no greater distance than 5 feet from the building face. The sign should be a minimum of 10 feet above the sidewalk over which it projects.

(D) Permanent window graphics placed on windows or doors or within 3 feet inside should not occupy more than 25% of the total area of the window in which they are displayed. Temporary window graphics should be attached flat against the window glass and should occupy no more than 25% of the total area of the window in which they are displayed. Temporary window graphics should not be displayed for more than 60 days.

(E) Marquees - As a permanent structure attached to and projecting from a building, a marquee is an integral part of a building's overall design, and must be well integrated into the balance of the facade.

(F) Awnings - Awnings should not obscure architectural details. Curved or backlit awnings are permissible.

(ii) Notwithstanding the foregoing standards, the following signs are expressly permitted in SEMI-PUBLIC FACADES:

(1) Neon signs as long as the size is compatible with the existing architectural character of the building or any other improvement upon which the sign is located, or is in substantial conformity with an approved MODEL EXAMPLE; and neon or other backlit signs composed of individual letters.

(2) Temporary banners or signs of any size, installed for up to 30 days, in connection with festival(s) or other event(s).

(3) Any sign permitted in the PUBLIC FACADE

(d) PRIVATE FACADES SIGNS: Except for the requirements of Section G1 above, the following are the only Standards that apply to restrict signs or portions of signs classified as PRIVATE FACADES:

(i) Except as otherwise expressly provided in this Ordinance, these Standards do not prohibit in the PRIVATE FACADE any sign otherwise allowed by Chapter 26.68 Rev. Code, St. Louis, 1994 Anno. ("Comprehensive Sign Control Regulation"). Without limiting the signs otherwise allowed hereunder, the following signs are expressly permitted in the PRIVATE FACADE: any sign permitted in the PUBLIC OR SEMI-PUBLIC FACADE.

3. FENCES: Except for the requirements of Section G1 above, the following are the only Standards that apply to restrict fences:

On all PUBLIC and SEMI-PUBLIC FACADES, only wrought iron, simulated wrought iron (including steel), brick and/or stone fencing materials are permitted.

4. PARKING: Parking off street is encouraged to the extent feasible, but not required. Curb cuts are permitted (but not required) substantially as shown on Exhibit D. Other or additional curb cuts are not prohibited by this Ordinance in so far as they do not adversely impact the PUBLIC FACADE of the historic brewery complex.

5. LANDSCAPING: The property shall be well-landscaped. Perimeter street trees of a minimum caliper of 2 1/2 inches and generally 30-35 feet on center, depending upon tree type, utilities, curb cuts, etc., shall be provided along

Cherokee Street, Broadway and Lemp, to the extent reasonably feasible (taking into account location of walls and improvements, change in grade and other factors); and except that no street plantings shall be required along the existing silos on Lemp south of Cherokee to the first curb cut from the corner.

H. DEFINITIONS. In order to facilitate communication between applicants and Heritage and Urban Design Commissioners or staff the following definitions are incorporated into this ordinance.

BUILDING

Any structure for the shelter, support or enclosure of persons, animals, chattels or property of any kind. When separated by division walls without openings, each portion of such building, so separated shall be deemed a separate building.

CORNICE

The decorative portion of a building where an exterior wall meets the roof. In addition to being decorative, the cornice often camouflages the gutter and supports the roof overhang. In the Site, cornices are made of a variety of materials and designs incorporating brackets, dentil moldings, and ogee moldings. Cornices are typically constructed of brick, built-up pieces of wood, sheet metal or combinations of all three. As used herein, cornices include top cornices and crown moldings.

DENIGRATE

To diminish, to make less than what was originally found, to destroy or dilute.

EMERGENCY DEMOLITION

Any structure that because of structural condition cannot be expected to remain intact without major collapse of interior or exterior structure for more than six months.

EXTERIOR ARCHITECTURAL FEATURE(S)

The site topography, landscaping, building setback or building line, and architectural arrangement of such portion of the exterior of any improvement as is open to public view from any street or highway, including but not limited to (1) the kind, color, and texture of the building material of such portion so open to view, (2) the type and design of all windows, doors, lights, signs, porches, walks, cornices, eaves and other fixtures appurtenant to such portion (3) the

location and treatment of any motor vehicle parking space appurtenant to such improvement and so open to view.

FACADE

An exterior elevation of an improvement.

IMPROVEMENT

Any building, structure, parking facility, street, highway, walk, fence, landscaped area, gate, wall, work of art or other object, the use of which requires a location on a parcel of land and which constitutes a physical betterment of, attachment to, or alteration of real property, or any part of such betterment, attachment or alteration.

MATERIALS

Stone, brick, terra cotta, mortar, copper, slate, wood and other construction elements and/or objects that have been used or are proposed for use in improving a site through construction or rehabilitation. Technological advances in the manufacture of building materials may already have resulted, or may in the future result in building materials which, while of composition different than specified herein, perform identically, or sufficiently similarly in function and appearance. The fact that provisions of these Standards specify the composition of building materials which may be used or may not be used should not be interpreted as forever foreclosing the possibility that building materials of a different composition may be approved for use. However, the decision to allow the use of such building materials rests wholly within the discretion of the Heritage and Urban Design Commission.

MODEL EXAMPLE

A building, sign, fence, or other improvement or structure, or found element of a building, sign, fence, or other improvement or structure, or type or style of a building, sign, fence, or other improvement or structure existing or once existing within THE SITE or elsewhere (whether in the City of St. Louis or otherwise), provided that the Heritage and Urban Design Commission approves such element, design or use as resulting in an element reasonably compatible with THE SITE'S architectural environment (such approval not to be unreasonably withheld).

PUBLIC, SEMI-PUBLIC AND PRIVATE FACADES:

1. PUBLIC FACADES - the following exterior elevations of an improvement:

- a. A FACADE which faces and is visible from a public street, including those sections of elevations which are recessed; or
- b. The section of a side elevation of an improvement which is set forward of an immediately adjacent structure.

The PUBLIC FACADES existing on the date of adoption of these Standards are called out in the attached Exhibit C. Exhibit C also shows those portions of THE SITE deemed PUBLIC FACADES for purposes of classifying signs located therein.

2. SEMI-PUBLIC FACADES - the following exterior elevations of an improvement:

- a. Side elevations which face a vacant lot within THE SITE or face a side yard at least 15 wide and are visually dominant from a street; and
- b. Side elevations that can be easily viewed from a PUBLIC FACADE; provided that the SEMI-PUBLIC FACADE shall be deemed to extend no more than 20 feet from the corner with a PUBLIC FACADE, and all points further than such 20 feet shall be deemed a PRIVATE FACADE; and
- c. The rear elevation of a corner building or other structure which is visually dominant from a public street.

A FACADE of a building which was once PRIVATE does not become PUBLIC, but instead SEMI-PUBLIC, if it is exposed by demolition.

The SEMI-PUBLIC FACADES existing on the date of the adoption of these standards are called out in the attached Exhibit C. Exhibit C also shows those portions of THE SITE deemed SEMI-PUBLIC FACADES for purposes of classifying signs located therein.

3. PRIVATE FACADES.

The exterior elevation(s) of an improvement which do not meet the criteria of a PUBLIC or a SEMI-PUBLIC FACADE.

The PRIVATE FACADES existing on the date of adoption of these standards consist of all areas of THE SITE shown on the attached Exhibit C and not labelled as PUBLIC or SEMI-PUBLIC FACADES. Such portions of THE

SITE are also deemed PRIVATE FACADES for purposes of classifying signs located therein.

RECONSTRUCTED

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

RETAINING WALL

A structure of masonry, reinforced concrete and masonry or wood which holds back soil.

SIGN

Any object or device or part thereof situated outdoors which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business product, service, event, or location by any means including words, letters, figures, designs, symbols, fixtures, colors, motion illumination or projected images. Signs do not include the following:

- a. Flags of nations, states and cities, fraternal, religious and civic organizations.
- b. Merchandise, pictures or models of products or services incorporated in a window display.
- c. Works of art which in no way identify a product.

STRUCTURE

A combination of material assembled, constructed or erected at a fixed location, including a building, the use of which requires location on the ground or attachment to something located on the ground.

THE SITE

That portion of the City of St. Louis described in "Legal Description of the Site."

TOOTH-IN

A masonry technique used to form a new opening or close-up an existing opening in an existing masonry wall. In the case of a new opening in a brick

wall, the edges of the new opening are first notched beyond the actual width dimensions of the opening. This notching would allow for the insertion of half bricks aligning with the ends of the full bricks. The result is an opening jamb which 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 within the Site.

TOP CORNICES OR CROWN MOLDINGS

Ornamental molding of wood with sheet metal flashing or entirely of sheet metal which 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. Cornices are typically constructed of brick, built-up pieces of wood, sheet metal or combinations of all three. As used herein, cornices includes top cornices and crown moldings.

TUCKPOINTING

A process of repairing mortar joints in a masonry wall, wherein existing mortar is removed to a prescribed depth back from the face of the masonry, after which new mortar is pressed into the joints and properly tooled.

VISUALLY DOMINANT

An element is visually dominant if it commands, controls, or prevails the visual perception of a building because of its size, shape, material, or color. It is visually dominant if:

- (a) Its size occupies more than 10 percent of the visual plane of the building from a street or;
- (b) Its size occupies more than 2 percent of the visual plane of the building from a street and:
 - (i) Its shape is not aligned with the natural lines of the building to which it is attached or;
 - (ii) Its materials are a distinctly different appearance or texture than those to which it is attached or;
 - (iii) Its color is of a brightness, hue, or tone which contrasts with the predominant color of the site.

WROUGHT-IRON

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.

WYTHE

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

SECTION THREE. If any section or portion of a section of this ordinance or application hereof is declared invalid by a court of competent jurisdiction, then THE SITE shall automatically be deemed removed from the Cherokee Lemp Historic District adopted by Ordinance No. 59836, provided that THE SITE shall not thereby lose its designation as a Landmark.

SECTION FOUR. This Ordinance, being necessary for the immediate preservation of public health, safety and general welfare, shall be and is hereby declared to be an emergency measure within the meaning of Article IV, Section 20, of the Charter of The City of St. Louis, and as such shall take effect immediately upon its approval by the Mayor.

EXHIBIT A

LEGAL DESCRIPTION LEMP BREWERY LANDMARK SITE

Beginning at the point of intersection of the north line of Cherokee Street (60 feet wide) and the west line of Lemp Avenue (60 feet wide); thence eastwardly along said north line of Cherokee Street across all intersecting streets and alleys to its point of intersection with the southeast line of Broadway (80 feet wide); thence southwestwardly along said southeast line of Broadway across all intersecting streets and alleys to its point of intersection with the west line of Lemp Avenue; thence northwardly along said west line of Lemp Street across all intersecting streets and alleys to its point of intersection with the north line of Cherokee Street, the point of beginning;

being City Block 1540, together with adjacent rights of way.

EXHIBIT B
PERMITTED DEMOLITIONS

EXHIBIT C
FACADES

EXHIBIT D
CURB CUTS

Legislative History					
1ST READING	REF TO COMM	COMMITTEE	COMM SUB	COMM AMEND	VOTE
01/17/97	01/17/97	PS			
2ND READING	FLOOR AMEND	FLOOR SUB	VOTE	PERFECTN	PASSAGE
02/07/97				02/07/97	04/17/97
ORDINANCE	VETOED		VETO OVR		EFFECTIVE
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