

1       **BOARD BILL # 448       INTRODUCED BY ALDERWOMAN PHYLLIS YOUNG**

2       An ordinance to designate portions of the McKinley Heights Neighborhood as a Local Historic  
3       District under provisions of Title Twenty-Four of the Code of the City of St. Louis, a complete  
4       description of the boundaries of the District more fully described in the body of this ordinance,  
5       and providing for a development plan including Design Standards to be applied within the  
6       district, containing severability clauses and an emergency clause.

7               **WHEREAS**, the preservation, protection and enhancement of buildings, other structures,  
8       parks and items of natural or artificial phenomena located within a district impart a distinctive  
9       aspect to the City of St. Louis by serving as a visible reminder of the historic, architectural and  
10       cultural heritage of the City; and

11              **WHEREAS**, the district herein described as the McKinley Heights Historic District has  
12       architectural and historical value which should be preserved for the people of the City of St.  
13       Louis and the State of Missouri; and

14              **WHEREAS**, the McKinley Heights neighborhood is distinct for the manner in which its  
15       historic buildings relate to one another and to the street, for its cross section of architectural  
16       styles and for its uniformity of construction;

17              **WHEREAS**, the combination of these physical characteristics and the importance of the  
18       McKinley Heights Historic District in the historical development of the City of St. Louis serves  
19       as a compelling reason for preserving the McKinley Heights Historic District;

20              **WHEREAS**, the establishment and enforcement of controls over exterior architectural  
21       features within the McKinley Heights Historic District will ensure the on-going value of  
22       properties within the McKinley Heights Historic District;

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1           **WHEREAS**, at the same time, such controls must reasonably accommodate  
2 contemporary construction techniques and lifestyles in order to maintain and improve the quality  
3 of life of those residing within the McKinley Heights Historic District;

4           **WHEREAS**, Part IV, Sections 16 through 34 of Ordinance 94689 provides for the  
5 creation of historic districts and sets out the necessary procedure to be followed in establishing  
6 such a district;

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

8 **PART I**

9 Section One. Pursuant to and in accordance with Part IV, Sections 16 through 34 of Ordinance  
10 64689 of the City of St. Louis, the area set out below is hereby designated as a Historic District  
11 to be known as the McKinley Heights Historic District and shall consist of the area described as  
12 follows:

13           Commencing at the intersection of the mid-street right of way line of Gravois  
14 Avenue and the mid-street right of way line of Jefferson Avenue and proceeding  
15 north along Jefferson Avenue to the intersection of the mid-street right of way  
16 line of Jefferson Avenue and the public right-of-way south of Interstate Highway  
17 44, then proceeding east along the public right-of-way south of Interstate  
18 Highway 44 to the intersection of that public right-of-way and the alley east of S.  
19 18th Street; proceeding south along the public-right-of-way (alley) east of S.18th  
20 Street to the intersection of S. 18th Street, Russell Avenue and Gravois Avenue;  
21 proceeding southwest along the mid section of Gravois Avenue to the intersection

1 of the mid point of Gravois Avenue and Jefferson Avenue back to the point of the  
2 beginning.

3 Section Two. The proposed standards to be applied within the district including, but not limited  
4 to demolition, facades, setbacks, height, scale, materials, color and texture, for all structures and  
5 the design details of all fences, streets and drives, street furniture, signs and landscape materials  
6 are set out in the Historic District Development Plan and Design Standards (the Standards)  
7 attached as Part II. The Standards, which have been reviewed and approved by the Preservation  
8 Board, the Board of Public Service and the Planning and Urban Design Commission and  
9 recorded in the Office of the Recorder of Deeds, a copy of which is attached hereto, are hereby  
10 adopted and incorporated herein by reference. Copies of said standards shall also be filed for  
11 inspection in the Office of the Register and in the Office of the Building Commissioner.

12 Section Three. All sections of this ordinance are hereby declared to be independent sections and  
13 parts of sections and notwithstanding any other evidence of the legislative intent it is hereby  
14 declared to be the controlling legislative intent that if any provision of said section, or the  
15 application thereof to any person or circumstance, other than those as to which it is held invalid,  
16 shall not be affected thereby and it is hereby declared that this ordinance would have been passed  
17 independently of such section, sections or parts of a section so held to be invalid.

18 Section Four. This being an ordinance necessary for the immediate preservation of the Public  
19 Welfare, it is hereby declared to be an emergency measure and shall become effective  
20 immediately upon passage and approval of the Mayor.

21 **PART TWO: DEVELOPMENT PLAN**

1 Section One. The current plan for future development of the McKinley Heights Historic District  
2 is defined by the 2005 City of St. Louis Strategic Land Use Plan (the Plan). Under the Plan the  
3 District is defined as a Neighborhood Preservation Area with outlying nodes designated as  
4 Neighborhood Commercial Areas. Implementation of the Plan is anticipated by building on the  
5 value of the neighborhood's inheritance of un-replaceable historic buildings by causing the  
6 adoption of a historic district ordinance containing design standards for rehabilitation and new  
7 construction, by limiting demolition of historic properties and by continued appropriate  
8 development of both residential and commercial properties within its boundaries. This projected  
9 development is expected to be funded not only through the use of the State and Federal Tax  
10 Credit for Historic Preservation Programs, but also through market rate investments in  
11 development of properties in the area.

12 Section Two. It is anticipated the establishment and enforcement of clear and consistent  
13 standards to govern the exterior architectural features within the McKinley Heights Historic  
14 District will augment the benefits of National Register listing by ensuring that all rehabilitation  
15 and/or new construction projects are executed to the same high standard and that the on-going  
16 historic and real estate value of properties within the McKinley Heights Historic District will  
17 thus be maintained. At the same time, it is anticipate that these controls will reasonably  
18 accommodate contemporary construction methods and lifestyles in order to maintain and  
19 improve the quality of life of those residing within the McKinley Heights Historic District.

20 It is also anticipated that the protection and rehabilitation of the existing building stock is in the  
21 best economic and social interest of the neighborhood, its residents and property owners.

22 Depletion of the existing building stock would not only threaten the National Register status of

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1 the District and thus the use of the Federal and State Historic Preservation Tax Credit programs  
2 and diminish the opportunity for increased tourism in the City's valuable historic areas; but also  
3 destroy the irreplaceable National treasure of this intact, late 19th and early 20th Century  
4 neighborhood with its highly detailed and richly ornamented brick buildings.

5 Under the 2005 City of St. Louis Strategic Land Use Plan, the primarily residential portions of  
6 the proposed District are designated as Neighborhood Preservation Areas. The bordering  
7 commercial streets of Gravois and Jefferson Avenues are designated under the 2005 Plan as  
8 Neighborhood Commerce Areas. The proposed Historic District Design Standards address this  
9 discrepancy under the 2005 Plan by adopting under Article 5: Commercial Development  
10 Corridors Design Standards, alternative design standards for non historic commercial buildings.  
11 Section Three. Zoning Map: No changes in the current zoning map or of current uses are  
12 anticipated by the adoption of this historic district ordinance.

13 **PART THREE: ATTACHMENTS**

14 Attachment A: McKinley Heights Historic District Map

15 Attachment B: McKinley Heights Historic District Existing Zoning Map

16 Attachment C: McKinley Heights Local Historic District Commercial Corridor Standards  
17 Areas

1 **PART FOUR:**

2 **MCKINLEY HEIGHTS HISTORIC DISTRICT DESIGN STANDARDS**

3 **Table of Contents**

4 **Introduction**

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11 **Article 7: Economic Hardship**

12 **INTRODUCTION**

13 The McKinley Heights Historic District, located in the near South Side of St. Louis,  
14 primarily developed as a late nineteenth working class and early twentieth century middle-  
15 class neighborhood. The original subdivisions of the area were laid out between 1848 and  
16 1869, although most of the now extant buildings were not constructed until 1890  
17 through 1915. A few (very few) early buildings dating to 1865 can be found, and some  
18 later contributing buildings were constructed in the early 1930's.

19 Originally part of the Petit Prairie of the St. Louis Commons, the area was first laid out for  
20 residential subdivision by Joseph Charless in 1848. This triangular tract of land was bounded by  
21 Jefferson, Gravois and Shenandoah. Future development of the area was aided by the  
22 inauguration of a trolley line along Gravois Road which allowed working class residents the

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1 ability to live in the "suburbs" and commute to work, and the influx of European immigrants in  
2 St. Louis, primarily Germans, Bohemians and Russians, who flooded the area looking for  
3 inexpensive housing.

4 In the late 19th Century, several small private developments were constructed along Nicholson,  
5 Park, and Waverly Places connecting Geyer and Lafayette Avenues. The houses from these  
6 developments and some on surrounding streets reflected some of the best in late 19th Century  
7 single family residential design. Although most buildings from this period were lost during the  
8 construction of Interstate Highway 44, some still survive.

9 The peak residential development period for the neighborhood was between 1901 and 1910.

10 During this time most of two and four family buildings were constructed to accommodate the  
11 seemingly endless flood of immigrants. These 'modern' buildings offered improved amenities to  
12 the tenants in that they were constructed with indoor plumbing, front yards with a uniform set-  
13 back on a terrace overlooking the sidewalk. This front yard signaled that the residents of the  
14 buildings were 'middle class' not workers living in the tenements of Soulard or Hyde Park.

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

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

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

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

16 **ARTICLE ONE: DEFINITIONS**

17 101 The McKinley Heights Historic District

18 101.1 Alley House

19 101.2 Appendages

20 101.3 Awning

21 101.4 Canopy

22 101.5 Carriage House

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- 18          101.23 Residential Development Area
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- 21          101.26 Stoop
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- 1           101.28 Stormer Doors (“Stormers”)
- 2           101.29 Tooth-In
- 3           101.30 Top Cornices or Crown Moldings
- 4           101.31 Transom
- 5           101.32 Tuckpointing
- 6           101.33 Visible
- 7           101.34 Visually Dominant
- 8           101.35 Wrought-iron
- 9           101.36 Wythe

10       **101 The McKinley Heights Historic District (See Appendix A for Map):** That portion of the  
11 City of St. Louis described in “Legal Description of the McKinley Heights Historic District.”

12       **101.1 Alley House:** A residential structure located immediately adjacent to an alley, and  
13 originally behind another residential structure on the same building lot. Due to  
14 demolition, an alley house may be the only remaining structure on a building lot.

15       **101.2 Appendages:** Steps, stoops, porches, and decks attached or immediately  
16 adjacent to the primary building.

17       **101.3 Awning** – A roof like structure often made of canvas or plastic, which serves as a  
18 shelter, as over a storefront, window, door, or deck.

19       **101.4 Canopy** - A protective roof like covering, often of canvas, mounted on a frame  
20 over a walkway or door.

21       **101.5 Carriage House** – A building originally used to protect carriages and horses, and  
22 often containing living quarters for hired hands. Typically, they are two story structures

1 and are located at the rear of the building lot immediate to the alley.

2 **101.6 Cast-Iron:** Method of manufacturing iron parts or certain building elements. The  
3 iron is heated to a molten state and poured into molds. Decorative tips and tiered stars  
4 are two common examples of cast-iron.

5 **101.7 Commercial Development Corridor**

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

13 **101.8 Communication Devices** – Devices used to send, receive or process any form  
14 of communication. This can include but is not limited to antenna, cables, wires, or  
15 mounting equipment.

16 **101.9 Cornice:** The decorative portion of a building where an exterior wall meets the  
17 roof. In addition to being decorative, the cornice often camouflages the gutter and  
18 supports the roof overhang. In the McKinley Heights Historic District, cornices are made  
19 of a variety of materials and designs incorporating brackets, dentil moldings, and ogee  
20 moldings. Cornices are typically constructed of brick, built-up pieces of wood, sheet  
21 metal, or combinations of all three. As used herein, cornices include top cornices and  
22 crown moldings. (See also Section 101.28)

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1 **101.10 Dormer** - A structure projecting from a sloping roof or mansard to provide a  
2 window into the attic story.

3 **101.11 Facade:** An exterior wall of a building, the street facade is the wall of a building  
4 that faces the street. (See also Section 101.20)

5 **101.12 Flat Roof:** Roofs that are essentially flat, typically having a slope of ¼ inch per  
6 foot to ½ inch per foot and usually waterproofed by a built-up roof

7 **101.13 Gable:** The triangular portion of a building wall that forms two slopes of a roof.

8 **101.14 Half-Flounder:** A building with a roof that slopes from one side of the building to the  
9 other.

10 **101.15 Masonry:** Family of building techniques that uses stone, brick, or concrete block  
11 units, usually separated by mortar beds and joints.

12 **101.16 Mansard:** A steeply sloping roof, often incorporating dormers to provide light  
13 and ventilation for the attic story

14 **101.17 Model Example:**

15 *Comment: Throughout these Standards, a Model Example is often required as a basis*  
16 *for comparison and as a source of ideas for reconstructed elements and for new*  
17 *construction.*

18 1) A building or element(s) of a single building type or style constructed prior to 1929 and  
19 existing or once existing within:

- 20 a) The McKinley Heights Historic District; or the City of St. Louis, provided it is of  
21 a form and architectural style currently or once found within the McKinley  
22 Heights Historic District; and

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1           b)     Offered to prove:

2           i)     A design proposed for constructing or reconstructing a building will result  
3           in a building element compatible with the building for which it is to be  
4           constructed; or a design proposed for constructing a new building will result in a  
5           building compatible with its architectural environment; and

6           ii)    Of a comparable form, architectural style, and use as the building to  
7           receive the constructed or reconstructed element, or the building to be  
8           constructed.

9        2)     A Model Example shall be evidenced by a series of photographs or photographic  
10        reproductions at least 3" by 5" in size and either black and white or color, which shall  
11        include the following:

12       a)     In the case of proposed construction or reconstruction of building elements:

13       i)     Photographs or photographic reproductions clearly showing the Model  
14       Example building elements in detail, and, where possible, taken from at least two  
15       different angles; or

16       ii)    Photographs or photographic reproductions showing the overall form and  
17       style of the building upon which such building elements are found.

18       b)     In the case of proposed new construction:

19       i)     Photographs or photographic reproductions showing, in its entirety, the  
20       Public

21       Facade and, where possible, each Facade of the Model Example building; or

22       ii)    Photographs, or photographic, reproductions showing, in detail, special

1 elements thereof including, but not limited to windows, cornices, and dormers.

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

4 The Model Example concept is not intended to preclude contemporary designs, but to  
5 assure that they are compatible with their environment. The obligation to provide a  
6 Model Example and the photographs or photographic reproductions evidencing same  
7 shall at all times belong to the person or entity proposing to construct or reconstruct  
8 building elements or to construct new buildings. The Preservation Board shall have the  
9 right to determine whether an example is, in fact, a Model Example, as defined herein.  
10 The Preservation Board shall also have the right to request that additional evidence of  
11 the example be provided.

12 **101.18 Non-Historic Commercial Building**

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

15 **101.19 Parapet:** That portion of the walls of a building that project above the roof  
16 except the chimney.

17 **101.20 Permastone:** Trade name often used generically to describe all varieties of  
18 synthetic materials designed to resemble stone. These materials are pre-cast cement  
19 “stones” or panels of “stone” attached as veneer over existing masonry.

20 **101.21 Primary Structure -** A structure that is seen as the main building on the  
21 property.

22 **101.22 Public, Semi-Public, and Private Facades:**

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1 *Comment: The definition of Facades is the same for existing buildings and new*  
2 *construction. A facade of a building, which was once private, does not become public,*  
3 *but instead semi-public, if it is exposed by demolition. If the classification of a facade is*  
4 *disputable between two classifications, the higher classification shall apply. Public is*  
5 *considered the highest, semi-public second highest and private lowest.*

6 1) **Public Facades:** The following architectural elevation(s) of a building:

7 a) A Facade that faces a Public street, including those sections of such  
8 elevation that are recessed; or

9 b) The section of a side elevation of a building that is set forward off an  
10 adjacent structure.

11 2) **Semi-Public Facades:** The following architectural elevation(s) of a building:

12 a) Side elevations that face a vacant lot, a side yard at least 15 feet wide or a  
13 public alley and are visually dominant from a street.

14 b) Rear elevation of a comer building, which is visually dominant from a  
15 street.

16 c) The Facade of an alley house that faces the alley.

17 3) **Private Facades:** All other architectural elevation(s) of a building not defined as  
18 a Public or Semi-Public Facade.

19 **101.23 Reconstructed:** Re-creation of a once existing element (e.g. missing cornice) or  
20 the repair or replacement of a statute of an element (e.g. damaged cornice).

21 **101.24 Residential Preservation Areas**

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

6 **101.25 Routine Maintenance and Repairs:**

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

9 1) Small repairs are necessary to prevent deterioration of a building or landscaping  
10 element. Such repairs do not require a building permit except as may be required  
11 by city building codes. They include:

12 a) Tuckpointing, as long as mortar colors are matched with original colors  
13 and textures,

14 b) Repair or replacement of gutters or downspouts,

15 c) Painting of wood or metal elements,

16 d) Repair, but not total replacement of existing retaining walls, fences, steps,  
17 stoops, porches, decks, or awnings,

18 e) Repair or replacement of a flat roof,

19 f) Repair or overlay of a sloped roof with the existing material.

20 2) The following activities covered by these standards do not require a building  
21 permit.

1 In these instances, a Cultural Resources Only (“CRO-only”) permit must be  
2 applied for:

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

12 **101.26 Retaining Wall:** A structure of masonry, reinforced concrete and masonry that  
13 holds back soil.

14 **101.27 Stoop -** A small porch, platform, or staircase leading to the entrance of a house  
15 or building.

16 **101.28 Storefront -** A portion of a building typified by large, fixed pieces of glass. The  
17 glazing area normally extended from a knee-high (30") sill to ceiling height, with wood or metal  
18 frames supporting the store window and transoms. The area below the larger  
19 panes of glass was often glazed and allowed light and air into basement storage areas.

20 **101.29 Stormer Doors: (“Stormers”)** Outer doors historically made of wood, which  
21 protect the vestibule and the primary door of the building.

22 **101.30 Tooth-In:** A masonry technique used to form a new opening or to close-up an

1 existing opening in an existing masonry wall. In the case of a new opening in a brick  
2 wall, the edges of the new opening are first notched beyond the actual width dimensions  
3 of the opening. This notching would allow for the insertion of half bricks aligning with the ends  
4 of the full bricks. The result is an opening jamb that is smooth, neatly aligned, and has the hard  
5 surface of the bricks properly exposed at the jamb edges. The reverse  
6 process would be used to brick in an opening in an attempt to blend the new bricks with  
7 those already existing.

8 *(Comment: This reverse process is not a recommended method of infilling a window*  
9 *within the McKinley Heights Historic District. Recommended methods are described in §*  
10 *203.2.)*

11 **101.31 Top Cornices or Crown Moldings:** Ornamental molding of wood with sheet  
12 metal flashing, or sheet metal that defines the top edge of the finish material of a  
13 mansard roof and covers the seam between this material and that of the roof Cornices  
14 are typically constructed of brick, built-up pieces of wood, sheet metal, or combinations  
15 of all three. As used herein, cornices include top cornices and crown moldings.

16 **101.32 Transom:** The window over the top of a door, either fixed or operable.

17 **101.33 Tuckpointing:** Process of repairing, mortar joints in a masonry wall, wherein  
18 existing mortar is removed to a prescribed depth back from the face of the masonry,  
19 after which new mortar is pressed into the joints and properly tooled.

20 **101.34 Visible:** For the purpose of this code, visibility shall be determined from public  
21 areas of the street on which Public and Intermediate Facades face. Visible shall refer to  
22 things that can be seen from adjacent public areas, when viewed from six feet or less

1 above the ground. Landscaping is not permanent and shall not be considered when  
2 determining visibility. Fences and free-standing walls are considered permanent, and  
3 objects hidden by fences and free-standing walls shall not be considered visible.

4 **101.35 Visually Dominant:** An element is visually dominant if it commands, controls, or  
5 prevails the visual perception of a building because of its size, shape, material, or color. It is  
6 visually dominant if;

- 7 1) Its size occupies more than 10 percent of the visual plane of the building from a  
8 street or;
- 9 2) Its size occupies more than 2 percent of the visual plane of the building from a  
10 meet and:
  - 11 a) Its shape is not aligned with the natural lines of the building to which it is  
12 attached, or
  - 13 b) Its materials are a distinctly different appearance or texture than those to  
14 which it is attached; or
  - 15 c) Its color is of a brightness, hue, or tone that contrasts with the brightness,  
16 hue, or tone of the building,

17 *Comment: This concept is only applied to selected, not all, elements to be added to a*  
18 *building. It is not intended to imply that nothing should be visually dominant. Some*  
19 *things, such as Mansards, should be visually dominant.*

20 **101.36 Wrought-iron:** Method of manufacturing iron parts or certain building elements.

21 The iron is heated in a forge and shaped while soft, either by bending or hammering.

22 Fences and gates often incorporate wrought iron elements.

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1       **101.37 Wythe**

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

5       **ARTICLE 2: EXISTING BUILDINGS - RESIDENTIAL PRESERVATION AREAS**

6             200 General Law:

7             201 Roofs:

8             201.1 Roof Lines and Dormer Configuration:

9             201.2 Reconstructed Roofs:

10            201.3 Roofing Materials on Flat Roofs:

11            201.4 Roofing Materials on Sloping Roofs:

12            201.5 Roofing Materials on Mansard Roofs:

13            201.6 Brick Parapets:

14            201.7 Dormers:

15            201.8 Cornices:

16            201.9 Roofing Accessories:

17            202 Exterior Walls:

18            202.1 Exterior Masonry Walls

19            202.2 Wood Siding:

20            202.3 Stone and Cement Facades:

21            203 Windows:

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- 1           203.2 Windows on Semi-Public Facades:
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- 3           204 Doors:
- 4           204.1 Transoms:
- 5           204.2 Storm and Screen Doors:
- 6           205 Foundations:
- 7           205.1 Paint:
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- 10          206 Appendages on Public and Semi-Public Facades:
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- 15          206.5 Wood, Elements on Appendages:
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- 17          207 Accessories:
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- 1           207.6 Landscape Lighting at Public Facade:
- 2           207.7 Signs:
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- 4           207.9 Utility Service Lines:
- 5           207.10 Communication Devices:
- 6           208 Storefronts:
- 7           208.1 Reconstructed Storefronts:
- 8           208.2 Storefront Conversion:
- 9           209 New Additions to Existing Buildings
- 10          210 Alley House:
- 11          210.1 Semi-Public and Private Facades:
- 12          211 Demolition:
- 13          212 Securing Vacant Buildings:

14       **200 General Law:**

- 15           1. All buildings and structures are products of their own time. Alterations that attempt to
- 16           make a building look older or younger than it is, or that try to change the architectural
- 17           style of the building, should be avoided.
- 18           2. Later additions to an old building, or non-original facades or storefronts, may have
- 19           gained significance in their own right as examples of an architectural style or evidence of
- 20           historical changes to the building. If so, these additions or alterations to the original
- 21           building should be evaluated on a case by case basis.

- 1           3. The surface cleaning of structures should be undertaken with the gentlest means possible.  
2            Sandblasting and other abrasive techniques shall not be used to clean the exterior of a  
3            building, because they will damage the original building materials.
- 4           4. Original openings should not be altered on the public facade(s) of a building, because  
5            enlarging, reducing the size, or eliminating openings can dramatically alter the  
6            appearance and character of a building.
- 7           5. Original building materials and architectural features should not be covered by other  
8            materials.
- 9           6. Any non-original material or feature on a building that was in existence at the time of the  
10            designation of the historic district may be retained as is, or repaired.

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

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

18    *(Comment: January 1, 1929 was chosen because at the time of writing of this Code, all*  
19    *buildings contributing to the historic character of the neighborhood were built before that date.*  
20    *However that which is today current will one day be historic. Therefore, this date should be*  
21    *reviewed at least once every 10 years and brought forward as necessary to reflect the date*  
22    *before which buildings contribute to the historic character of the*

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1 *neighborhood at that time. All other references to that date should be changed*  
2 *simultaneously.)*

3 Unless specifically stated otherwise, all regulations herein apply to Public Facades only.

4 Those for Semi-Public and Private Facades are specifically noted.

5 When a choice of solutions is given, the solutions are presented in order of preference.

6 These Standards do not require the correction of any condition predating their  
7 enactment except the stabilization of vacant buildings as described in § 212.

8 **201 Roofs:** Roofs are a prominent part of any building, and in conjunction with the walls  
9 determine a building's form and scale. Roof styles, the conditions of the roof and roof  
10 details greatly influence the visual character of the District. Most of the roof styles in the  
11 District fall into one of the following categories:

- 12 1) Mansard,
- 13 2) Gable,
- 14 3) Single slope to one side, or
- 15 4) Flat

16 Repair of a roof, replacement of a flat roof, or overlay of a sloped roof with the existing  
17 material and repair or replacement of gutters or downspouts is general maintenance  
18 and does not require a permit except as provided in City Building Codes. References  
19 herein are advisory

20 **201.1 Roof Lines and Dormer configuration:** Rooflines and dormer configuration of  
21 buildings shall not be altered except as specifically provided herein. Rooflines include  
22 the roof's slope, height, location, and structure.

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1       **201.2 Reconstructed Roofs:** Reconstructed roofs shall be constructed based on the  
2 original roof where the original slope of the roof cannot be verified through reasonable  
3 research or existing evidence, reconstruction shall be based on a Model Example.

4       **201.3 Roofing Materials on Flat Roofs:** Flat roofs are not regulated by this ordinance.

5       **201.4 Roofing Materials on Sloping Roofs:** Roofing materials on sloping shall be one  
6 of the following:

- 7           1)     Materials that can be documented as being original to the building;
- 8           2)     Slate shingles
- 9           3)     Synthetic rubber, plastic or polymer shingles that replicate the proportions of slate  
10           shingles found in the district.
- 11          4)     Composition shingles that replicate the proportions of slate shingles.
- 12          5)     Sheet metal roofing applied in a manner consistent with that of a Model Example;
- 13          6)     Asphalt or fiberglass composition shingles, standard three tab design of 235  
14           pounds per square minimum construction;
- 15          7)     Wood shingles of a shape and size, and applied in a manner consistent with wood  
16           shingles on a Model Example.

17       Patterns may not be arranged in asphalt or slate shingles on sloping roofs unless based  
18 on evidence original to the building or a Model Example.

19       **201.5 Roofing Materials on Mansard Roofs:** Roofing materials on mansard roofs shall  
20 be one of the following:

- 21           1)     Materials that can be documented as being original to the building;
- 22           2)     Slate shingles

1           3)     Synthetic slate shingles of a cementitious composition and reinforced with  
2                    fiberglass,

3           4)     Composition shingles that replicate the proportions of slate shingles. Patterns on  
4                    Mansard Roofs:

5           1)     Patterns created by the arrangement of slate of differing colors or  
6                    configurations shall not be altered by the subtraction or addition of  
7                    shingles.

8           2)     Patterns may be painted where no pattern originally existed based on a  
9                    Model Example.

10          3)     Reconstructed mansard roofs may be patterned through the use of slate or  
11                   synthetic slate shingles of differing colors or configurations. Such patterns  
12                   shall be based on a Model Example

13     **201.6 Brick Parapets:** Brick parapets and the manner in which the roofing material  
14     meets them shall be constructed as follows:

15          1)     When the inside face of the parapet is visible from a street, the roofing material  
16                   shall be flashed and counter flashed with metal flashing set into the masonry  
17                   parapet wall.

18          2)     When the inside face of the parapet is not visible from a street, the roofing  
19                   material shall be extended up the inside face of the parapet and fitted under the  
20                   metal flashing or the parapet cap.

21     Parapets at the Public Facade(s) shall have coping as follows:

22          1)     Sloping parapets at roofs shall have coping of brick similar to that of the parapet.

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

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

Reconstructed dormers and elements of a dormer shall be designed and positioned on roofs to replicate the dimensions, proportions, materials (except as noted in part 4 hereof), and details including ornament of the original dormer. Where such dimensions, proportions, materials, and details are not evident from present conditions, a Model Example shall be provided.

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

Dormer materials, including those at the sides, shall not be altered in appearance from the original except vinyl, aluminum, steel, concrete, or Masonite siding that appears as

1 4" wood siding may be used at the sides when the dormer is located above the second  
2 story of a building as provided in section 202.2. Asphalt shingles are prohibited on  
3 vertical sides of dormers.

4 *(Comment: Asphalt shingles are an inappropriate siding material for on vertical surface.*  
5 *The sides of dormers on slate roofs are typically slate, while the sides of dormers on*  
6 *asphalt shingle roofs are typically 4" exposed wood siding.)*

7 Ornament at Dormers

8 *(Comment: The role of ornament at dormers is architecturally significant.)*

- 9 1) New ornament at dormers must be based on evidence of its prior existence on the  
10 dormer(s) or, if such evidence no longer exists, be based on a Model Example.
- 11 2) Ornament shall be constructed of materials historically used for such ornament or  
12 other materials that replicate such materials.
- 13 3) Ornament and dormer detailing shall be of a finished material.

14 **201.8 Cornices:** Cornices are a critical element of a building's historical and visual  
15 integrity. Reconstructed cornices shall be designed to replicate the dimensions,  
16 proportion, materials, and details of the original cornice. Where such dimensions,  
17 proportions, materials, and details are not evident from the current conditions of the  
18 building a Model Example shall be provided.

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

20 **Cornice Materials:**

- 21 1) Cornice materials shall not be altered from the original except as provided herein.

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- 3) Fiberglass reinforced concrete replicating the original; or molded synthetic replicas of the original stone or terra cotta.

**Built-in Gutters within a Cornice:**

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

**Cornice Finish:** All exterior surfaces of a cornice shall have a finished surface.

- 1) Wood within a cornice shall be painted.
- 2) Sheet metal within a cornice shall be painted except copper, which shall be painted or allowed to obtain its natural oxidized finish.

**201.9 Roofing Accessories**

**Gutters and Downspouts:** Repair and replacement of gutters and downspouts are defined as general maintenance and therefore not regulated by these Standards except as provided in section 201.8. However, gutters and downspouts are to remain in their original placement or location.

**Chimneys:**

- 1) Existing chimneys shall be retained

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- 2) Chimneys not in use may be capped; but in no case is a chimney to be altered in dimension, including height.
- 3) Reconstructed chimneys shall duplicate the original or be based upon a Model Example.

**Communication Devices:** Communication devices shall not be visible from the street.

**Roof Cresting:** Roof cresting shall be of the following materials:

- 1) Wrought iron, cast iron, copper, or other non-reflective metal; or
- 2) Plastic that replicates the appearance of the above. Plastic cresting shall be securely attached and rigid so as to be indistinguishable from metal cresting,

**Piping and Vents at the Roof:** Piping and Vents at roof are not permitted on Public facade. Interior plumbing must be located so that plumbing vent stacks, attic ventilation devices, metal chimney flues, and metal fireplace chimneys are not located on a portion of a roof which slopes toward a Public facade.

**Skylights and Roof Windows:** Skylight and roof windows shall not be on a roof that slopes toward a Public Facade and shall not be visually dominant on any other portion of a roof

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

**Roof-Top Air Conditioning Units:** Roof-top air conditioning units shall not be visible from the street in front of a building and shall not be visually dominant from any other street,

**Other:** Other items that are not original to a structure shall not be visible from a street unless based on a Model Example. Such items shall include but not be limited to

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1 satellite dishes, antennas, and roof decks

2 **202 Exterior Walls**

3 **202.1 Exterior Masonry Walls**

4 **Cleaning:** The blasting of exterior masonry walls with sand or other abrasive materials  
5 is prohibited. Masonry shall only be cleaned of dirt or paint with non-acidic chemical  
6 solutions and water. Such solutions and water shall be sprayed at low to medium  
7 pressures never to exceed 400 pound per square inch.

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

11 **Tuckpointing:** These recommendations provide a reasonable definition of tuckpointing  
12 in a workmanlike fashion as required by City Building Codes. Therefore, major  
13 deviations from these recommendations can result in actions by the Building Division to  
14 correct deficiencies

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

1 the mix; and the color of the cement used. The color of mortar that does not have  
2 color pigment added is affected by the color and coarseness of the sand. Typically  
3 white silica sand will result in mortars of a lighter color while brown river sand  
4 will result in mortars of a darker color. Similarly, sand of a finer coarseness will  
5 result in mortars light in color while coarser sands will result in mortars of a  
6 darker color. In each instance, the color of the mortar will not be clearly  
7 identifiable until it has dried and been washed. Mortar normally dries in thirty  
8 days and washed of residue by plain water and a stiff bristle brush.

9 **Reconstructed Masonry Walls:** Reconstructed masonry walls include the replacement  
10 of missing masonry within a wall and the reconstruction of a masonry wall that has  
11 collapsed or is deemed structurally inadequate.

12 **Construction:**

- 13 1) Reconstructed masonry wall shall be one of the following types of construction:
- 14 a) Solid brick masonry,
- 15 b) Concrete block back-up with masonry exterior; or
- 16 c) Masonry veneer on metal or wood studs.
- 17 2) Mortar thickness and coursing shall match the original.
- 18 3) Material of one of the following materials shall be used;
- 19 a) New or used masonry units that match the original in size, shape, color  
20 (variety and pattern of color), surface hardness, and ornament.
- 21 b) The original ornamental masonry units (pressed brick and terra cotta) or  
22 replica units constructed of the materials outlined in section 201.8 Cornices.

1 **Exposed Masonry Party Walls:** Exposed masonry party walls shall be treated using  
2 one of the following methods:

- 3 1) Add a new veneer of brick to the wall. The new brick shall be similar in size and  
4 color to the original; unless prohibited by adverse property rights
- 5 2) Clean the exposed wall of any debris, replace any deteriorated areas, and  
6 tuckpoint the entire wall; or

7 **202.2 Wood Siding:** Wood siding shall be painted

- 8 1) Replacement materials shall be one of the following:
  - 9 a) New wood siding that replicates the original in design, dimension, and  
10 method of application
  - 11 b) At the sides of a dormer that is above the second floor, aluminum, steel,  
12 concrete, vinyl, or masonite which replicates wood siding.
- 13 2) Use of the following replacement materials is restricted:
  - 14 a) Masonite in 12" widths configured to look like exposed siding is  
15 prohibited at the Public Facade except as provided herein;
  - 16 b) Aluminum, steel, concrete, or vinyl siding is prohibited at Public Facades  
17 except as provided herein.
  - 18 c) Wood shingles are prohibited.

19 **202.3 Stone and Cement Facades:**

- 20 1) Missing pieces of stone and missing or severely damaged Facades shall be  
21 replicated with stone, cement stucco, fiberglass, or other material that replicates  
22 the original appearance of the stone.

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1 a) Cement stucco Facades shall meet the following.

2 i) The cement stucco shall be scored to replicate the pattern of the  
3 original stonework.

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

5 iii) The detailing of corners and edges shall be as crisp as the original,

6 b) Synthetic stone veneers are prohibited.

7 c) Painting

8 i) Granite and marble Facades may not be painted.

9 ii) Limestone and sandstone Facades may not be painted.

10 **203 Windows:** Windows are crucial to a building's historic character.

11 **203.1 Windows at Public Facades:**

12 1) Windows in Public Facades shall be one of the following:

13 a) The existing window repaired and retained

14 b) Replacement window, duplicating the original, which meets the following  
15 requirements;

16 i) Replacement windows or sashes shall be made of wood or finished  
17 aluminum,

18 ii) The profiles of muntins, sashes, frames, and moldings shall match  
19 the original elements in dimension and configuration.

20 iii) The number, arrangement and proportion of lights shall match the  
21 original or be based on a Model Example.

22 iv) The method of opening shall be the same as the original

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1           2)     Reconstructed windows and sashes in a Public Facade shall be based on the  
2                     following;

3           a)     An adjacent existing window in the same Facade that is original; or

4           b)     If all windows on a Facade are being replaced they, shall be based on a  
5                     Model Example.

6           3)     Glass Types at a Public Facade

7           a)     Glass in historic windows an a Public Facade shall be one of the  
8                     following:

9                     i)     Clear glass or other original glazing;

10                    ii)    Glass based on a Model Example; or

11                    iii)   Insulated glass with exterior face set 3/8" back from exterior of the  
12                        sash.

13           b)     The following glass types are prohibited on Public Facades:

14                     i)     Tinted glass;

15                     ii)    Reflective glass;

16                     iii)   Glass block, and

17                     iv)   Plastic (plexi-glass) except Lexan or an equivalent.

18           4)     **Abandoned Windows in a Public Facade:** Windows that are to be abandoned on  
19                     the interior shall be infilled by closing them with wooden shutters set ½" back  
20                     from the face of the wall with the window opening left intact including the frame,  
21                     sash,  
22                     sub-sill and lintel.

- 1           5)     Storm Windows and Screens at a Public Facade
- 2           a)     Materials
- 3           i)     Exterior storm windows and screens shall be made of wood,
- 4           aluminum or plastic.
- 5           ii)    Wood shall be painted; aluminum shall be factory or field painted.
- 6           iii)   Clear anodized aluminum, is prohibited
- 7           b)     Interior storm windows and screens are not regulated by these Standards.
- 8           c)     Storm windows and screens shall also meet the following requirements:
- 9           i)     The dimensions of the area of glass or screen shall be the same as
- 10          the area of glass in the window being protected.
- 11          ii)    The meeting rail of the storm or screen window shall be in line
- 12          with the meeting rail of the window being protected. Additional meeting
- 13          rails are prohibited.
- 14          6)     New Window Openings are prohibited in a Public Façade.
- 15          7)     No existing window opening in a Public Facade shall be altered in length or
- 16          width.

17     **203.2 Windows on Semi-Public Facades:** Windows at Semi-Public Facades shall  
18     comply with all of the restrictions outlined in section 203.1 except:

- 19           1)     Replacement Windows in a Semi-Public Facade
- 20           a)     Replacement windows may be constructed of the following materials.
- 21           i)     Wood;
- 22           ii)    Vinyl-coated wood; or

- 1                   iii)     Finished (painted or otherwise coated with color) aluminum;
- 2                   b)     Clear anodized aluminum is prohibited.
- 3                2)     Configuration
- 4                   a)     The profiles of muntins, sashes, frames, and moldings shall match the
- 5                   original elements in dimension and configuration.
- 6                   b)     The number of lites may be reduced to one over one.
- 7                   c)     Square head replacement windows may replace original arched-bead
- 8                   windows where the apex of the arch is less than 6" above its base. However, the
- 9                   arch shall be maintained with a decorative element of wood, finished metal, or
- 10                  plastic which appears as wood.
- 11                3)     Brick Molding
- 12                   a)     In all cases, the original brick molding shall be retained or its size and
- 13                   general profile duplicated.
- 14                4)     Windows that are to be abandoned on the interior shall be infilled as follows:
- 15                   a)     Close the window with wooden shutters set back from the face of the wall
- 16                   with the window opening left intact including the frame, sash, sub-sill, and lintel.
- 17                   b)     Brick in the opening with brick set 1 ½ " to 2" back from the face of the
- 18                   wall with the window opening left intact including the sub-sill and lintel. The
- 19                   infill brick shall match the surrounding brick in size, color, texture, coursing,
- 20                   mortar composition, color, texture, and tooling.

1 c) Windows at Private Facades maybe converted to doors by lengthening the  
2 vertical (height) but not the horizontal (width) dimension. Such new doors are  
3 subject to the replacement door standards set forth in 204 following.

4 **203.3 Windows on Private Facades:** Windows at Private Facades shall comply with all  
5 of the restrictions outlined in section 203.1 except as amended in section 203.2 and  
6 herein.

7 1) New Window openings in Private Facades:

8 a) New openings where no window existed before or where existing  
9 windows are to be made shorter or longer, shall meet the following;

10 i) The proportion of the opening shall be the same as the adjacent  
11 openings;

12 ii) Sills and lintels shall match those adjacent.

13 b) Glass types and materials on Private Facades are not regulated by these  
14 Standards.

15 **204 Doors:** Doors are an integral part of a building's Public Facade. Primary entrance  
16 doors are one of the strongest first impressions of a building.

17 1) Doors shall be one of the following:

18 a) The original wood door restored;

19 b) A new wood door that replicates the original; or

20 c) Based on a Model Example.

21 2) The following types of doors are prohibited:

22 a) Flush, hollow-core doors with or without applied moldings~

- 1                   b)     Flush doors of any material.
- 2                   c)     Indoor stock doors
- 3           3)     Doors shall have one of the following finishes:
- 4                   a)     Paint
- 5                   b)     When hardwood, a natural finish.
- 6           4)     When more than one primary entrance door exists, all primary entrance doors
- 7                   must be identical and of the same color
- 8           5)     **Stormer Doors:** Stormer doors shall not be replaced with any other type of
- 9                   enclosure.
- 10           6)     **Hardware:** New hardware shall be of a style, type, and material historically
- 11                   appropriate for the door.
- 12           7)     **Placement:** Setting doors forward or back from their original line of placement is
- 13                   prohibited.
- 14           8)     **Abandoned Doors:**
- 15                   a)     Doors that are to be abandoned at the inside on a Public Facade
- 16                             i)     Shall be closed with a door that replicates the original door or that
- 17                             of a Model Example set in the existing frame. The doorframe and sub-sill
- 18                             shall be maintained.
- 19                   b)     Doors that are to be abandoned at the inside on a Semi Public Facade
- 20                             i)     Shall be closed with a door that replicates the original door or that
- 21                             of a Model Example set in the existing frame. The doorframe and sub-sill
- 22                             shall be maintained. Or

1                   ii)     May be infilled with brick set 1 1/2" to 2" back from the face of the  
2                   wall with the opening left intact including the sub-sill and lintel.

3                   c)     Doors at Private Facades may be converted to windows by shortening the  
4                   vertical (height) but not the horizontal (width) dimension. Such new  
5                   windows are subject to the replacement window standards set forth in §  
6                   203 hereof.

7                   **204.1 Transoms:**

- 8                   1. Existing transoms shall be maintained as part of the entry at all Facades,  
9                   2. Storm windows and screens for transoms shall comply with section 204.2.

10                  **204.2 Storm and Screen Doors:** Wood is the preferred material for storm and screen  
11                  doors.

- 12                  1.     Storm Doors: Storm doors shall not be replaced with any other type of enclosure.  
13                  2.     New storm doors shall meet the following:  
14                   a.     Simple and open in design and full lite; and  
15                   b.     Of a finished material other than clear-anodized aluminum; and  
16                   c.     Be compatible with the design of the door behind by matching existing  
17                   shape of door.  
18                  3.     New screen doors shall meet the following.  
19                   a.     Simple and open in design;  
20                   b.     Finished material other than clear-anodized aluminum; and  
21                   c.     Be compatible with the design of the door behind.

22                  **205 Foundations:**

1       **205.1 Paint:**

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

5       **205.2 Replacement Materials:** Replacement materials shall meet the following

6       requirements

- 7           1.     New or re-used stone that matches the original in color, type of stone, method of
- 8                     stone finish, and size, or
- 9           2.     A veneer of the above applied to a back-up material such as concrete or concrete
- 10                    block, or
- 11          3.     Other masonry products such as:
- 12                 a.     Cast-in-place concrete,
- 13                 b.     Split-faced concrete block, or
- 14                 c.     Concrete block with an uneven face when the face replicates the original
- 15                     material.

16       **205.3 Surface Treatments:**

- 17          1.     Foundations at the Public Facade shall not be parged (skim-coated) with stucco,
- 18                     concrete, mortar, or other cement-like materials.
- 19          2.     Foundations that require tuckpointing should be tuckpointed to match the existing
- 20                     mortar in color, texture, and composition.

21       **206 Appendages on Public and Semi-Public Facades:**

22       **206.1 Reconstructed Appendages to Public and Semi-Public Facades:**

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1 Reconstructed appendages shall be based on evidence of their prior existence (whole  
2 appendage) and/or on evidence at the building and/or on a Model Example (individual  
3 elements).

4 **206.2 Appendages:** Carpeting (excluding doormats) on new and existing appendages  
5 is prohibited.

6 **206.4 Stone Elements on Appendages:**

7 1. Stone steps and porch elements shall be replaced, as opposed to repaired, only  
8 when needed to ensure Public and occupant safety.

9 a. Steps and porch elements shall retain their original location and shall  
10 maintain their original configuration.

11 b. Stonework shall not be painted or receive any adhesively applied finishes.

12 2. Replacement materials at Public Facades

13 a. For architectural elements see the acceptable replacement materials listed  
14 under stone cornices (section 201.8).

15 b. Replacement steps shall be made of the following;

16 i. New or re-used stone duplicating in shape, size, and coloration that  
17 which is being replaced.

18 ii. Concrete that replicates the stone in shape, size, and coloration and  
19 will maintain its shape, size and coloration over time.

20 3. Paint:

21 a. Unpainted stone elements shall not be painted.



- a) New or re-used metal accessories based on a Model Example, or
- b) Plastic or other molded or cast material that replicates the appearance of the original

**207.2 Reconstructed Shutters:**

- 1. Shall be horizontally slatted or based on a Model Example.
- 2. Shall be of the size, shape and height of the original window opening.
- 3. Shall be in the open position or operable, except where used to close abandoned windows under sections 203(1)(4)(a) or 203(2)(4)(a).

**207.3 Security Bars and Doors:**

- 1. Existing historic security bars and ironwork in front of windows and doors shall be retained.
- 2. New security bars and doors shall be based on a Model Example.
- 3. Except as otherwise noted, security bars and doors are prohibited at Public Facades,

**207.4 Awnings and Canopies:** New awnings and canopies shall be based on a Model Example and shall be:

- 1. The same shape and size as the window, door, or storefront behind,
- 2. Constructed of a canvas-like fabric with a metal frame.
- 3. New metal and fiberglass awnings and canopies are prohibited. However, existing awnings may be retained

**207.5 Exterior Lighting:**

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

5     **207.6 Landscape Lighting at Public Façade:** Landscape lighting shall not detract from  
6     any architectural significant features of a building.

7     **207.7 Signs:**

- 8           1)     Permanent Commercial Signs
- 9                     a)     Commercial signs at structures serving a residential purpose at the time of
- 10                         adoption of these Standards are prohibited.
- 11                         i)     Unless a conditional use permit is obtained. If so
- 12                                 (1)     Sign shall not be more than 2 square feet in size
- 13                                 ii)     Commercial signs at structures serving a commercial purpose at
- 14                                 the time of adoption of these Standards
- 15   (1)     Shall not exceed 40 square feet on each Public Façade or
- 16   10 percent of the area of each Public Façade, whichever is smaller.
- 17   (2)     Each side of a protruding sign counts toward the 40 square
- 18   feet so they may not be more than 20 square feet or 5 percent of
- 19   the surface area whichever is smaller.
- 20                     b)     Signs must be compatible with existing architectural details.
- 21                     c)     Signs shall be restricted to those identifying the names and/or businesses
- 22                         and principal products of the person or entity occupying the structure.

- d) Signs may not be placed in the following locations:
  - (i) On a mansard
  - (ii) On a rooftop;
  - (iii) On the slope of an awning;
  - (iv) In a location that obscures significant architectural details; or
  - (v) On a pole
- e) Signs must be fixed and silent.
- f) Signs painted on windows and interior signs, including those inside windows, are not regulated by these Standards.

2) Permanent Non-Commercial Signs

- a) Signs shall be limited to the following:
  - i) On walls - Metal or painted wood plaque, less than 100 sq. inches in size.
  - ii) At landscape elements including walls, fences, carriage stones and steps

3) Sandwich boards shall meet the following:

- a) They shall be less than 10 square feet on a side;
- b) They shall be consistent with other City Ordinances;
- c) There shall be no more than two per establishment;
- d) They shall be outdoors only during business hours; and
- e) They shall not be electrified.

**207.8: Street Addresses**

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



1           1.     New additions constructed at Private Facades or at Semi-Public Facades at the  
2                     rear of structures predating 1929 are subject to New Construction Standards for  
3                     like Facades.

4           2.     New additions constructed at Private Facades may lengthen an adjacent Public or  
5                     Semi-Public Facade.

6     **210 Alley House:** The intent of this Code is to protect and preserve the structural  
7     integrity of this type of structure while recognizing that it is a secondary structure.

8     **210.1 Semi-Public and Private Facades:** The Facade of an alley house is defined  
9     herein as a Semi-Public Facade. The remaining Facades may be Semi-Public or private  
10    as defined in accordance with section 101.20. Facades of alley houses are subject to  
11    the same regulations as the like Facades of other buildings. If no primary structure  
12    exists, the alley house becomes the primary structure with the same guidelines as a  
13    primary structure.

14    **211 Demolition:** Buildings built prior to 1929 are considered historically significant to  
15    the character and integrity of the District. These buildings are irreplaceable assets, and  
16    as such, their demolition is strictly limited. Ordinances No. 64689 and 64925 of the City of St.  
17    Louis are hereby adopted to govern demolition of buildings located within the McKinley Heights  
18    Historic District, except that the following § of such Ordinance shall, for purposes of this Code  
19    only, be deemed revised, amended, deleted as noted: (2)(i) is revised to state as follows:

20                Structure means any building or improvement of any kind for demolition of which a  
21                demolition permit is required and with respect to which an application for a demolition  
22                permit is filed.

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1 § (2) (3) is revised to state as follows:

2 **Condition:** The Office shall make exterior inspections to determine whether a Structure  
3 is Sound. If a Structure, or portion thereof proposed to be demolished is obviously not  
4 Sound, and the threat to the public health, safety, and welfare resulting there from cannot  
5 be eliminated with reasonable preventative measures, the application for demolition shall  
6 be approved except in unusual circumstances which shall be expressly noted. The  
7 remaining or salvageable portion(s) of the Structure shall be evaluated to determine the  
8 extent of reconstruction, rehabilitation, or restoration required to obtain a viable  
9 structure.

10 Sound Structures with apparent potential for adaptive reuse and/or resale shall generally  
11 not be approved for demolition unless application of Criteria 1, 4, 6, and 7 indicates  
12 demolition is appropriate.

13 Structurally attached or groups of buildings: The impact of the proposed demolition on  
14 any remaining portion(s) of the building will be evaluated.

15 Viability of walls that would be exposed by demolition and the possibility of diminished  
16 value resulting from the partial demolition of a building, or of one or more buildings in a  
17 group of buildings, will be considered.

18  
19 § (7) (4) is revised to state as follows:

20 **Rehabilitation Potential:** If the Applicant offers substantial evidence that the Structure, in  
21 its entirety, is in such a condition that the only feasible rehabilitation thereof would be  
22 equivalent to total reconstruction, the application for

1 demolition shall generally be approved.

2 ii. Economic Hardship: The Office shall consider the economic hardship that  
3 may be experienced by the present owner. If the application is denied, such  
4 consideration may include, among other things the estimated cost of demolition,  
5 the estimated cost of rehabilitation or reuse, the feasibility of Public or private  
6 financing, the effect of tax abatement, if applicable, and the potential for  
7 economic growth and development in the area.

8 § (7)(6) 15 amended to add the following:

9 The proposed plan, although calling for demolition of one or more Structures, would  
10 result in the preservation of buildings that are (i) High Merit, Merit, or Contributing; and  
11 (ii) in need of substantial rehabilitation.

12 § (7)(7) is deleted.

13 § (7)(8) is renumbered § (7)(7).

14 **212 Securing Vacant Buildings:** Vacant buildings shall be protected from deterioration  
15 and vandalism as follows:

- 16 1. All windows and doors shall be covered by exterior grade plywood if such  
17 windows and doors are incapable of securing the building.
- 18 2. All such covered windows and doors shall be painted red
- 19 3. The roof, gutter, and downspouts shall carry the rainwater to the ground.
- 20 4. Work necessary to protect the structural integrity of the building must be  
21 performed.
- 22 5. Grounds of vacant buildings shall be maintained

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1       **ARTICLE 3: NEW BUILDINGS IN RESIDENTIAL DEVELOPMENT AREAS**

2               301 Public and Semi-Public Facades of New Construction

3               301.1 Site

4               301.2 Mass

5               301.3 Scale

6               301.4 Proportion

7               301.5 Ratio of Solid to Void

8               301.6 Façade Material and Material Color

9               302 Private Facades on New Construction

10              303 Garages and carports in New Construction

11              304 Proposal requirements for New Construction

12              305 New Appendages

13       **301    Public and Semi-Public Facades of New Construction:** The Public and Semi-Public  
14       Facades of new construction shall be reviewed based on a Model Example taking into  
15       consideration the following:

16       **301.1   Site: A site plan shall describe the following:**

17              1.     Alignment

18                   a.     New buildings shall have their Public Facade parallel to the Public  
19                   Facade of the adjacent buildings.

20                   b.     If a new building is to be located between two existing buildings with  
21                   different alignments to the street or in the event that there are no  
22                   adjacent buildings, the building alignment shall be the same as that

1 which is more dominant within that block on the same side of the  
2 street.

3 c. If a new building is to be located on a block that is completely empty, then  
4 the alignment shall be that which is most dominant within the  
5 adjacent blocks or across the street.

6 2. Setback

7 a. New buildings shall have the same setback as adjacent buildings.

8 b. If a new building is to be located between two existing buildings with  
9 different setbacks to the street, or in the event that there are no  
10 adjacent buildings, then the building setback shall be the same as that  
11 which is more dominant within that block on the same side of the  
12 street.

13 c. If a new building is to be located on a block that is completely empty, then  
14 the setback which is most dominant within adjacent blocks or  
15 across the street shall be used.

16 d. Setback may be based on a Model Example.

17 **301.2 Mass:** Mass is the visual displacement of space based on the building's height,  
18 width and depth. The mass of a new building shall be comparable to the mass of the  
19 adjacent buildings or to the common overall building mass within the block, and on the  
20 same side of the street.

21 **301.3 Scale**

- 1           1.     Scale is the perceived size of a building relative to adjacent structures and the  
2                     perceived size of an element of a building relative to other architectural elements  
3                     (e. g., the size of a door relative to a window).
- 4           2.     A new building shall appear to be the same number of stories as other buildings  
5                     within the block. Interior floor lines shall also appear to be at levels similar to  
6                     those of adjacent buildings.
- 7           3.     If a new building is to be located between two existing buildings with different  
8                     scales, or in the event that there are no adjacent buildings, then the building scale  
9                     shall be that which is more dominant within that block on the same side of the  
10                    street.
- 11          4.     If the new building is on a block that is completely empty, then the building scale  
12                     shall be similar to that of buildings in adjacent blocks.
- 13          5.     When several buildings, or a long building containing several units, are  
14                     constructed on a sloping street, the building(s) shall step down the slope. In order  
15                     to maintain the prescribed height. The step shall occur at a natural break between  
16                     units or firewalls.

17                    *Comment: Building height shall be measured at the center of a building from the ground*  
18                    *to the parapet or cornice on a flat roof building; to the crown molding on a building with*  
19                    *a mansard; to the roof ridge on a building with a sloping roof.*

#### 20     **301.4 Proportion**

21     Proportion is a system of mathematical ratios that establish a consistent set of visual  
22     relationships between the parts of a building and to the building as a whole. The

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1 proportions of a new building shall be comparable to those of adjacent build buildings. If  
2 there are no buildings on the block then the proportions shall be comparable to those of  
3 adjacent blocks.

#### 4 **301.5 Ratio of Solid to Void**

- 5 1. The ratio of solid to void is the percentage of opening to solid wall. Openings  
6 include doors, windows and enclosed porches and vestibules.
- 7 2. The total area of windows and doors in the Public Facade of a new building shall  
8 be no less than 25% and no more than 33% of the total area of the facade.
- 9 3. The height of a window in the Public Facade shall be between twice and three  
10 times the width.
- 11 4. The ratio of solid to void may be based on a Model Example.

#### 12 **301.6 Facade Material and Material Color**

- 13 1. Finish materials shall be one of the following:
  - 14 a. For walls:
  - 15 b. Kiln-fired brick (2-1/3" by 8" by 3-5/8")

16 *Comment: Brick within the McKinley Heights Historic District is typically*  
17 *laid in a running bond with natural gray, white or red mortar. Typical joints*  
18 *include concave, struck and v-groove. Most brick within the McKinley*  
19 *Heights Historic District is red or orange with only minor variations in*  
20 *coloration.*

- 21 c. Stone common to the McKinley Heights Historic District.
- 22 d. Scored stucco and sandstone.

1 e. 4" lap wood siding or vinyl siding which appears as 4" wood siding based  
2 on a Model Example.

3 2. For foundations:

4 a. Stone, new or reused, which matches that used in the McKinley Heights  
5 Historic District

6 b. Cast-in-place concrete with a stone veneer; or

7 c. Cast-in-place concrete, painted.

8 3. Finished facade materials shall be their natural color or the color of the  
9 natural material which they replicate or if sandstone, painted. Limestone may be  
10 painted.

11 4. Glazing shall be clear, uncolored glass or based on a Model Example.

12 **302 Private Facade of New Construction**

13 Materials at private Facades of new construction shall be one of those listed in 301.6  
14 except that wood or vinyl siding need not be based on a Model Example.

15 **303 Garages and Carports in New Construction**

16 1. Garages and Carports are not regulated except as follows:

17 a. Garages and carports shall be set within 10' of the alley line.

18 b. Vehicular access shall only be from the alley.

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

20 d. Construction requirements per form:

1 i. Garages shall be sided with 4" cover siding of wood, vinyl or  
2 finished aluminum, 4" beaded tongue and groove siding, brick or brick  
3 veneer. Unfinished siding is prohibited.

4 2. Garage and carport roofs shall be as set forth in Section 201.

5 3. The mass and scale of garages and carports shall be appropriate for their use and  
6 shall not visually dominate the main building.

7 **304 Proposal Requirements for New Construction**

8 1. Site Plan

9 a. Site plan shall include the following:

10 b. The new construction as well as an outline plan of the structures to each  
11 side of the site.

12 c. If the setback of the new construction follows that across the street or in an  
13 adjacent block, then a portion of that side of the street or block shall be  
14 shown.

15 2. Site Section

16 a. If the new construction proposes changing the grade of the site in order to  
17 accommodate garages or other basement activities which shall be open to grade,  
18 then a "before" and an "after" grade shall be shown in Section at the section of  
19 greatest grade change.

20 3. Elevations

21 a. All Facades shall be shown and shall include an outline of any existing,  
22 adjacent elevations. Photographs shall accompany these elevations.

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1           4.     Floor Plans

- 2                 a.     Floor plans are not required by these Standards, but are helpful in  
3                     understanding why the exterior of the new construction is as designed.

4           *Comment: Floor plans are required by City Building Codes.*

5     **305   New Appendages:**

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

16     **ARTICLE 4: SITE IN RESIDENTIAL DEVELOPMENT AREAS**

17           401 Slope/Grade:

18           402 Landscaping Walls:

19           402.1 Retaining Walls on Public Facades:

20           403 Fences

21           403.1 Low Fences:

22           403.2 High Fences:

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- 1           403.3 Prohibited Materials:
- 2           404 Sidewalks and Steps:
- 3           405 Landscape Lighting at Public Façade:
- 4           406 Swimming Pools:
- 5           407 Yard Structures:

6       **401    Slope/Grade:** The historic slope of a yard should not be altered at the Public  
7       Facade unless it has at some time been altered and is to be restored to its original  
8       configuration. An existing historic retaining wall (stone or brick) shall not be removed or  
9       altered.

10       **402.1   Retaining Walls on Public Facades:** Reconstructed retaining walls shall  
11       replicate the appearance of a historic wall, Stone or brick may be applied as veneer to a  
12       concrete wall as long as the outward appearance meets the historic visual qualities of  
13       the original

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

17       **403    Fences**

18       **403.1   Low Fences:** Low fences are to have a height of 48" or less, measured from the  
19       ground.

- 20           1.       Low fences shall be of one of the following types:
  - 21               a.       Wrought or cast iron;

1           b.       Treated or rot-resistant wood picket fence consisting of posts, rails, and  
2           vertical pickets painted or treated with opaque stain; or

3           c.       Chain link, but only if it is behind a Private Facade and either painted a  
4           dark color or clad with a dark colored vinyl.

5           d.       Masonry materials that replicate existing stone or brick work of primary  
6           building with matching joints and materials.

7           2.       Low fences shall be based on a Model Example. When located in front of a Public  
8           Facade of the building, The Model Example fence shall be located in front of a  
9           building of similar vintage to the property under consideration.

10          3.       In no event shall a low fence obscure significant architectural features of a  
11          building.

12       **403.2 High Fences:** High fences are taller than 48" in height when measured from the  
13       ground.

14          1.       High fences are restricted to the following locations:

15           a.       Private or Semi-Public Facades, excluding gangways less than 10 feet  
16           running parallel and behind the front line of the building of both buildings.

17          2.       High fences shall be one of the following types:

18           a.       Boards placed vertically if the structure of the fence will not be visible  
19           from the Public Facade.

20           b.       Wrought or cast iron.

21           c.       Stone or brick pillars in combination with one of the above.

22           d.       A reconstructed fence shall be based on a Model Example.

1       **403.3 Prohibited Materials:** The following types of fences are prohibited at all  
2       Facades.

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

7       **403.4 Landscaping Walls:** Landscaping walls essentially function as a fence and shall:

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

11       **404 Sidewalks and Steps:** At Public Facades, sidewalks shall be one of the following:

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

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

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

20       **406 Swimming Pools:** Above ground and in ground pools shall not be visible from the street.

21       **407 Yard Structures:** Yard structures; such as gazebos and storage sheds shall be  
22       based upon a Model Example. This Ordinance does not regulate yard structures at

1 Private Facades

- 2 1. Designs shall be of mass and scale appropriate to the space they occupy and  
3 constructed of such materials acceptable by this Code for new construction.
- 4 2. The following are prohibited:
- 5 a. Pre-fabricated metal structures
- 6 b. Fiberglass structures.

7 **ARTICLE 5: COMMERCIAL DEVELOPMENT CORRIDORS DESIGN STANDARDS**

8 **501 New construction and existing non-historic commercial buildings**

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

12 **501.1 Height**

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

16 **501.2 Scale**

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

21 **501.3 Location**

22 New or moved commercial structures shall be positioned on the lot to not only enhance

1 the character of the commercial location but also to be compatible with the surrounding  
2 streetscape. Any additions must be compatible with both the existing building and the  
3 surrounding structures.

#### 4 **501.4 Exterior Materials**

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

#### 11 **501.5 Details**

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

### 15 **502. Existing historic buildings**

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

### 18 **503. Walls, Fences and Enclosures**

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

1 approved when the masonry units replicated the appearance of cut stone or are a part of the  
2 overall new building design.

3 **504. Parking**

4 All off-street parking shall be located behind or to the side of commercial structures. Where  
5 visible from the street, screening with visually opaque landscaping or 5' minimum high masonry  
6 or concrete wall shall be necessary. Visually opaque landscaping is defined as a continuous  
7 hedgerow of bushes planted 36" on center within a planting strip at least 5 feet wide. The  
8 planting strips with hedgerow must also contain upper story shade trees planted every 25 feet  
9 along the planting strip. The trees must be at least 2 1/2" in caliper upon planting.

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

13 **505. Paving Materials**

14 The use of masonry units compatible with adjacent building materials is encouraged. Pedestrian  
15 walks, courts, sitting areas, etc. shall be surfaced by a permanent material including textured  
16 concrete, brick pavers, cobblestone or street pavers or any other material consistent with adjacent  
17 surfaces. Asphalt paving shall not be acceptable on any areas for pedestrian-use, exclusively, and  
18 acceptable on vehicular-use areas only.

19 **506.0 Signs**

20 **506.1**

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

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1 Non-appurtenant advertising signs.

2 Signs in excess of 15' in height.

3 **506.2 Permanent Commercial Signs on residential property**

4 Commercial signs at structures serving a residential purpose at the time of adoption of  
5 these Standards are prohibited unless a conditional use permit is obtained. If so Sign shall  
6 not be more than 2 square feet in size.

7 **506.3 Commercial signs generally**

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

10 A. Each side of a protruding sign counts toward the 25 square feet so they may not  
11 be more than 12.5 square feet or 5 percent of the surface area whichever is smaller.

12 B. Signs must be compatible with existing architectural details.

13 C. Signs shall be restricted to those identifying the names and/or businesses of the  
14 person or entity occupying the structure.

15 D. Signs may not be placed in the following locations:

16 (i) On a mansard

17 (ii) On a rooftop; or

18 (iii) In a location that obscures significant architectural details;

19 E Signs must be fixed and silent.

20 **506.4 Wall signs**

21 Wall signs should be designed to complement the existing building and never cover  
22 windows or other architectural elements. Where more than one wall sign exists on a

1 single structure or a series of related structures, all signs should be basically similar in  
2 character and placement. Office buildings without first floor retail establishments shall  
3 have no more than one wall sign per façade located below the second floor window sill  
4 line designating only the name and address of the building.

5 **506.5 Roof top signs.**

6 Roof top signs are prohibited.

7 **506.6 Projecting signs**

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

11 **506.7 Flashing or rotating elements.**

12 Flashing or rotating elements are not allowed.

13 **506.8 Painted wall signs.**

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

18 **507. Landscaping**

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

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1 trees every twenty-five feet.

2 If there is a predominance of particular types or qualities of landscape materials, any new  
3 planting should be compatible by considering massing and continuity. The installation of street  
4 trees by request to the City is encouraged and in some instances may be required.

5 **508 Street Furniture and Utilities**

6 All freestanding light standards placed in the front yard of any structure or premises shall be  
7 either authentic period styling or high quality contemporary design.

8 Where possible, all new utility lines shall be underground.

9 **ARTICLE 6: SEVERABILITY**

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

14 **ARTICLE 7: ECONOMIC HARDSHIP**

15 701 Economic Hardship exceptions:

16 **701 Economic Hardship Exception:** Any section under this code may be exempted  
17 due to economic hardship that may be experienced by the present owner. All  
18 applications for exemptions shall be case and site specific and shall be made to the  
19 Preservation Board.

20 1. The following factors shall be taken into consideration for an economic hardship  
21 exception:

22 a. The nature of the homeowner's economic hardship

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- 1                   b.     The emergent and necessary nature of the structural repair,
- 2                   c.     The estimated cost of the repair following the historical code as opposed
- 3                   to the cost of repair without following the code, and
- 4                   d.     Any other factor bearing a reasonable relationship to each homeowner's
- 5                   unique position.
- 6                 2.     Should the Preservation Board approve of the exemption, the following measures
- 7                   may be taken to assist the homeowner:
- 8                   a.     A feasibility assessment by the Preservation Board of public or private
- 9                   financing to assist the homeowner,
- 10                  b.     The effect of tax abatement, if applicable, and
- 11                  c.     Personal assistance through the neighborhood association.