

1 **BOARD BILL #49 INTRODUCED BY ALDERMEN KENNETH ORTMANN**  
2 **AND PHYLLIS YOUNG**

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

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

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

15 **WHEREAS**, the Benton Park neighborhood is distinct for the manner in which its historic  
16 buildings relate to one another and to the street, for its cross section of architectural styles  
17 and for its uniformity of construction.

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

21 **WHEREAS**, the establishment and enforcement of controls over exterior architectural  
22 features within the Benton Park Historic District will ensure the on-going historical value  
23 of the Benton Park Historic District. At the same time, such controls must reasonably  
24 accommodate contemporary design and lifestyles in order to maintain and improve the  
25 quality of life of those residing within the Benton Park Historic District.

26 **WHEREAS**, Part IV, Sections 16 through 34 of Ordinance 94689 provides for the  
27 creation of historic districts and sets out the necessary procedure to be followed in  
28 establishing such a district.

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

30 **PART I**

31 Section One. Pursuant to and in accordance with Part IV, Sections 16 through 34 of  
32 Ordinance 94689 of the City of St. Louis, the area set out below is hereby designated as a  
33 Historic District to be known as the Benton Park Historic District and shall consist of the  
34 area described as follows:

1 Commencing at the intersection of the mid-street right of way line of  
2 Gravois Avenue and the mid-street right of way line of Jefferson  
3 Avenue and proceeding south along Jefferson Avenue to the  
4 intersection of the mid-street right of way line of Jefferson Avenue  
5 and the mid-street right of way line of Cherokee Street, then  
6 proceeding east along Cherokee Street to the intersection of the mid-  
7 street right of way line of Cherokee Street and the eastern side of  
8 Indiana Avenue, proceeding north along the east side of Indiana  
9 Avenue to the intersection of the south side of Indiana Street and the  
10 alley north of Cherokee Street, proceeding east along the alley north  
11 of Cherokee Street to intersection of the alley north of Cherokee  
12 Street and Lemp Avenue, proceeding east across Lemp Avenue to  
13 the intersection of Lemp Avenue and the alley north of Cherokee  
14 Street, proceeding east along the alley north of Cherokee Street to  
15 the intersection of the alley north of Cherokee Street and the alley  
16 west of Demenil Street, proceeding north along the alley north of  
17 Demenil Street to the intersection of the alley north of Demenil  
18 Street and the north side of Utah Street. Proceeding along the north  
19 edge of Utah Street to the intersection of Utah Street and the western  
20 edge of Interstate Highway 55, proceeding north along the west edge  
21 of Interstate Highway 55 to the intersection of the west edge of  
22 Interstate Highway 55 and the north west edge of the parcel located  
23 at 1825 Lami Street. After encompassing the entire parcel of 1825  
24 Lami Street northwest proceed west along the western edge of Lami  
25 Street proceeding to the intersection of Lami Street and Lemp  
26 Avenue. Proceed south along mid line of the right of way of Lemp  
27 Avenue to the intersection of the mid line of the right of way of  
28 Lemp Avenue and Victor Street, proceed west on the mid-line of the  
29 right of way of Victor Street to the intersection of Victor Street and  
30 Salena Street, proceed north along Salena to the intersection of  
31 Salena Street and Cushing Street, proceed west along Cushing to the  
32 intersection of the alley directly south of Gravois Avenue and  
33 Cushing Street, proceed west along the alley directly south of  
34 Gravois to the intersection of the alley directly south of Gravois and  
35 McNair Street, proceed south along McNair to the intersection of  
36 McNair Street and Cushing Street, proceed west along Cushing  
37 Street to Victor Street, proceed west along Victor Street to the  
38 intersection of Victor Street and the alley north of Sidney Street,  
39 west along the alley north of Sidney Street to the north west rear  
40 corner of the parcel identified as 2311 Sidney Street, south along the  
41 west edge of the parcel identified as 2311 Sidney Street to the mid  
42 line of Sidney Street proceeding west to the intersection of Gravois  
43 Avenue and Sidney Street back to the point of the beginning.  
44

45 Section Two. The proposed standards to be applied within the district including, but not  
46 limited to demolition, facades, setbacks, height, scale, materials, color and texture, for all

1 structures and the design details of all fences, streets and drives, street furniture, signs  
2 and landscape materials are set out in the Historic District Development Plan and Design  
3 Standards (the Standards) attached as Part II. The Standards, which have been reviewed  
4 and approved by the Preservation Board, the Board of Public Service and the Planning  
5 and Urban Design Commission and recorded in the Office of the Recorder of Deeds, a  
6 copy of which is attached hereto, are hereby adopted and incorporated herein by  
7 reference. Copies of said standards shall also be filed for inspection in the Office of the  
8 Register and in the Office of the Building Commissioner.

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

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

1  
2 **PART TWO**  
3 **DEVELOPMENT PLAN**  
4

5 Section One. The current plan for future development of the Benton Park Historic  
6 District is defined by the 2005 City of St. Louis Strategic Land Use Plan (the Plan).  
7 Under the Plan the District is defined as a Neighborhood Preservation Area with outlying  
8 nodes of Neighborhood Commercial Areas and one Opportunity Area. Implementation of  
9 the Plan is anticipated by building on the value of the neighborhood's inheritance of un-  
10 replaceable historic buildings by causing the adoption of a historic district ordinance  
11 containing design standards for rehabilitation and new construction, by limiting  
12 demolition of historic properties and by continued appropriate development of both  
13 residential and commercial properties within its boundaries. This projected development  
14 is expected to be funded not only through the use of the State and Federal Tax Credit for  
15 Historic Preservation Programs, but also through market rate investments in development  
16 of properties in the area.  
17

18 Section Two. It is anticipated the establishment and enforcement of clear and consistent  
19 standards to govern the exterior architectural features within the Benton Park Historic  
20 District will augment the benefits of National Register listing by ensuring that all  
21 rehabilitation and/or new construction projects are executed to the same high standard  
22 and that the on-going historic and real estate value of properties within the Benton Park  
23 Historic District will thus be maintained. At the same time, it is anticipate that these  
24 controls will reasonably accommodate contemporary design and lifestyles in order to  
25 maintain and improve the quality of life of those residing within the Benton Park Historic  
26 District.

27 It is also anticipated that the protection and rehabilitation of the existing building stock is  
28 in the best economic and social interest of the neighborhood, its residents and property  
29 owners as depletion of the existing building stock would not only

- 30 a) threaten the National Register status of the district and thus the use of the Federal  
31 and State Historic Preservation Tax Credit programs,  
32 b) diminish the opportunity for increased tourism in the City's valuable historic  
33 areas, but also  
34 c) destroy the irreplaceable National treasure of this intact, 19<sup>th</sup> Century, working  
35 class neighborhood with its highly detailed and richly ornamented brick buildings.  
36

37 Section Three. Zoning Map: No changes in the current zoning map or of current uses are  
38 anticipated by the adoption of this historic district ordinance.  
39

40 **PART III**  
41 **HISTORIC DISTRICT DESIGN STANDARDS**

42 Section One. These Benton Park Historic District Standards (the "Standards") have been  
43 developed to establish a clear and consistent set of standards to govern the exterior  
44 architectural features within the Benton Park Historic District. These Standards

1 supplement the Building Code of the City of St. Louis (the "Building Code") and any  
2 applicable ordinances establishing standards pertaining to the construction, maintenance  
3 and repair of buildings located within the Benton Park Historic District, and the areas  
4 surrounding such buildings. These Standards should not be interpreted as giving any  
5 relief from, or as constituting an abandonment of the Building Code or any such  
6 ordinances.

7 Section Two. Pursuant to Ordinance No. 94689 of the City of St. Louis, as may be  
8 amended from time to time, the primary responsibility for enforcing, waiving  
9 enforcement of, and, where necessary, interpreting and supplementing the provisions of  
10 these Standards rests in the Cultural Resources Office (hereafter, together with any  
11 legally authorized successor entity, the "Commission"). Accordingly, all questions  
12 regarding such matters should be directed to the Commission.

13 Section Three. There are two basic concepts inherent in these Standards. They are  
14 embodied in the definitions of Public, Semi-Public, and Private facades and the  
15 requirement for Model Examples;

- 16 1. Establishing definitions for three types of building facades serves to recognize the  
17 fact that certain portions of a building are more critical to the Benton Park  
18 Historic District's character than others. Accordingly, the regulations contained  
19 herein are more stringent for the Public elements of buildings than are those for  
20 Semi Public and Private elements.  
21
- 22 2. Making the submission of a Model Example a prerequisite to obtaining approval  
23 of plans to construct or reconstruct building elements or to construct new  
24 buildings has two important advantages. First, it ensures that building elements  
25 will be compatible with the building for which they are to be constructed and that  
26 new buildings will be appropriate in their architectural environment. Second, it  
27 enables those seeking such approval to clearly communicate their plans to the  
28 Commission.

29 Section Four. As a final matter, many provisions of these Standards specify the  
30 composition of building materials which may be used in constructing and reconstructing  
31 buildings and building elements. It is recognized, however, that technological advances in  
32 the manufacture of building materials may already have resulted, or may in the future  
33 result in building materials which, while of composition different than that specified  
34 herein, perform identically, or sufficiently similarly in function and appearance. The fact  
35 that provisions of these Standards specify the composition of building materials which  
36 may be used should not be interpreted as forever foreclosing the possibility that building  
37 materials of a different composition may be approved for use. However, the decision to  
38 allow the use of such building materials rests wholly within the discretion of the  
39 Commission.

40 Section Five. Basic Principles  
41

- 1 1. The removal or alteration of original building materials or distinctive architectural  
2 features should be avoided when possible, especially if they are important in  
3 defining the overall historic or visual character of a building. If the materials and  
4 features are original and in serviceable repair, they should be kept as is.
- 5 2. Deteriorated materials and architectural features should be repaired, rather than  
6 replaced, whenever possible.
- 7 3. Materials and architectural features that are too deteriorated to repair should be  
8 replaced in kind or with a visually-compatible substitute material (if replacement  
9 in kind is not technically or economically feasible). The appearance of the  
10 replacement should match the appearance of the original material or feature.
- 11 4. New features that are designed and installed to replace original features that are  
12 completely missing should either be an accurate restoration of the original  
13 features (based on photographs, drawings, or physical evidence), or new designs  
14 based on historical model.

15

## 16 Section Six. General Guidelines

17

- 18 1. All buildings and structures are products of their own time. Alterations that  
19 attempt to make a building look older or younger than it is, or that try to change  
20 the architectural style of the building, should be avoided.
- 21 2. Later additions to an old building, or non-original facades or storefronts, may  
22 have gained significance in their own right as examples of an architectural style or  
23 evidence of historical changes to the building. If so, these additions or alterations  
24 to the original building should be evaluated on a case by case basis.
- 25 3. The surface cleaning of structures should be undertaken with the gentlest means  
26 possible.  
27 Sandblasting and other abrasive techniques shall not be used to clean the exterior  
28 of a building, because they will damage the original building materials.
- 29 4. Original openings should not be altered on the public facade(s) of a building,  
30 because enlarging, reducing the size, or eliminating openings can dramatically  
31 alter the appearance and character of a building.
- 32 5. Original building materials and architectural features should not be covered by  
33 other materials.
- 34 6. Any non-original material or feature on a building that was in existence at the  
35 time of the designation of the historic district may be retained as is, or repaired.

36

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30

31 **ARTICLE ONE: Definitions**

32 **101.1 Alley House**

33 A residential structure located immediately adjacent to an alley, and originally behind

34 another residential structure on the same building lot. Due to demolition, an alley house

35 may be the only remaining structure on a building lot.

36 **101.2 Appendages**

37 Steps, stoops, porches, and decks attached or immediately adjacent to the primary

38 building.

39 **101.3 Carriage House**

40 A building originally used to protect carriages and horses, and o(ten containing living

41 quarters for hired hands. Typically, they are two story structures and are located at the

42 rear of the building lot immediate to the alley.

1 101.4 Cast-iron

2 A method of manufacturing iron parts or certain building elements. The iron is heated to  
3 a molten state and poured into molds. Decorative tips, and tie-red stars are two common  
4 examples of cast-iron.

5 101.5 Cornice

6 The decorative portion of a building where an exterior wall meets the roof. In addition to  
7 being decorative, the cornice often camouflages the gutter and supports the roof  
8 overhang. In the Benton Park Historic District, cornices are made of a variety of materials  
9 and designs incorporating brackets, dentil moldings, and ogee moldings. Cornices are  
10 typically constructed of brick, built-up pieces of wood, sheet metal or combinations of all  
11 three. As used herein, cornices includes top cornices and crown moldings. (See Section  
12 101.24)

13 101.6 The Benton Park Historic District

14 That portion of the City of St. Louis described In Appendix: "Legal Description of the  
15 Benton Park Historic District."

16 101.7 Dormer

17 A structure projecting from a sloping roof or mansard to provide a window into the attic  
18 story.

19 101.8 Facade

20 An exterior wall of a building. The street facade is the wall of a building which faces the  
21 street. (See also Section 101.17)

22 101.9 Flat Roof

23 Roofs which are essentially flat, typically having a slope of 1/4" per foot to 1/2" per foot,  
24 and usually waterproofed by a built-up roof.

25 101.10 Gable

26 The triangular portion of a building wall which forms two slopes of a roof.

27 101.11 Half-Flounder

28 A building with a roof which slopes from one side of the building to the other.

29 101.12 Masonry

30 The family of building techniques which uses stone, brick, or concrete block units,  
31 usually separated by mortar beds and joints.

32 101.13 Mansard

33 A steeply sloping roof, often incorporating dormers to provide light and ventilation for  
34 the attic story.

1 101.14 Model Example

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

- 4 1. A building or element(s) of a single building type or style constructed prior to 75  
5 years ago:
- 6 1. Existing or once existing within:
    - 7 1. the Benton Park Historic District; or
    - 8 2. The City of St. Louis, provided it is of a form and architectural  
9 style currently or once found within the Benton Park Historic  
10 District; and
  - 11 2. Offered to prove that:
    - 12 1. A design proposed for constructing or reconstructing a building  
13 will result in a building element compatible with the building for  
14 which it is to be constructed; or
    - 15 2. A design proposed for constructing a new building will result in a  
16 building compatible with its architectural environment; and
  - 17 3. Of a comparable form, architectural style and use as:
    - 18 1. The building to receive the constructed or reconstructed element;  
19 or
    - 20 2. The building to be constructed.
- 21 2. A Model Example shall be evidenced by a series of photographs or photographic  
22 re-productions at least 3" by 5" in size and either black and white or color, which  
23 shall include the following:
- 24 1. In the case of proposed construction or reconstruction of building  
25 elements:
    - 26 1. Photographs or photographic reproductions clearly showing the  
27 Model Example building elements in detail, and where possible  
28 taken from at least two different angles; and
    - 29 2. Photographs, or photographic reproductions showing the overall  
30 form and style of the building upon which such building elements  
31 are found; or
  - 32 2. In the case of proposed new construction:
    - 33 1. Photographs or photographic reproductions showing, in its  
34 entirety, the public facade and, where possible, each facade of the  
35 Model Example building; and
    - 36 2. Photographs, or photographic reproductions showing, in detail,  
37 special elements thereof, including, but not limited to windows,  
38 cornices, and dormers.
  - 39 3. The Model Example concept is not intended to preclude contemporary designs,  
40 but to assure that they are compatible with their environment.
  - 41 4. The obligation to provide a Model Example and the photographs or photographic  
42 reproductions evidencing same shall at all times belong to the person or entity  
43 proposing to construct or reconstruct building elements or to construct new  
44 buildings. The Commission shall have the right to determine whether an example

1 is, in fact, a Model Example, as defined herein. The Commission shall also have  
2 the right to request that additional evidence of the example be provided.

3 101.15 Parapet

4 That portion of the walls of a building which project above the roof except the chimney.

5 101.16 Permastone

6 A trade name often used generically to describe all varieties of synthetic materials  
7 designed to resemble stone. These materials are precast cementitious "stones" or panels  
8 of "stone" attached as veneer over existing masonry.

9 101.17 Public, Semi-Public, and Private Facades

10 Comment: The definition of Facades is the same for existing buildings and new  
11 construction.

12 1. Public Facades

13 The following architectural elevation(s) of a building:

- 14 1. A Facade which faces a public street, including those sections of such  
15 elevation which are recessed; or
- 16 2. The section of a side elevation of a building which is set forward of an  
17 adjacent structure.

18 2. Semi-Public Facades

19 The following architectural elevation(s) of a building:

- 20 1. Side elevations which face a vacant lot or a side yard at least 15 feet wide  
21 and are visually dominant from a street.
- 22 2. Rear elevation of a corner building which is visually dominant from a  
23 street.
- 24 3. The facade of a carriage or alley house which faces the alley.

25 3. Private Facades

26 The architectural elevation(s) of a building which do not meet the criteria of a  
27 Public or a Semi-Public Facade.

28 Comment: A facade of a building which was once private does not become  
29 public, but instead semi-public, if it is exposed by demolition. If the classification  
30 of a facade is disputable between two classifications, the higher classification  
31 shall apply. Public is considered the highest, semi-public second highest and  
32 private lowest.

33 101.18 Reconstructed

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

36 101.19 Routine Maintenance and Repairs

37 Small repairs which are necessary to prevent deterioration of a building or landscaping  
38 element. These are not regulated by these Standards and do not require a building permit

1 except as may be required by city building codes. References to these items in this  
2 document are advisory. They include:

- 3 1. Tuckpointing,
- 4 2. Repair or replacement of gutters or downspouts,
- 5 3. Painting of wood or metal elements or painting of masonry,
- 6 4. Repair, but not total replacement of, existing retaining walls, fences, steps, stoops,  
7 porches, decks, or awnings,
- 8 5. Repair or replacement of a flat roof,
- 9 6. Repair, or overlayment of a sloped roof with the existing material.

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

#### 12 101.20 Retaining Wall

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

#### 14 101.21 Storefront

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

#### 19 101.22 Stormer Doors ("Stormers")

20 Outer doors, historically made of wood, which protect the vestibule and the primary door  
21 of the building.

#### 22 101.23 Tooth-in

23 A masonry technique used to form a new opening or close-up an existing opening in an  
24 existing masonry wall. In the case of a new opening in a brick wall, the edges of the new  
25 opening are first notched beyond the actual width dimensions of the opening. This  
26 notching would allow for the insertion of half bricks aligning with the ends of the full  
27 bricks. The result is an opening jamb which is smooth, neatly aligned, and has the hard  
28 surface of the bricks properly exposed at the jamb edges. The reverse process would be  
29 used to brick in an opening in an attempt to blend the new bricks with the existing.

30 Comment: This reverse process is not a recommended method of infilling a window  
31 within the Benton Park Historic District. Recommended methods are described in Section  
32 203.2.

#### 33 101.24 Top Cornices or Crown Moldings

34 Ornamental molding of wood with sheet metal flashing or entirely of sheet metal which  
35 defines the top edge of the finish material of a mansard roof and which covers the seam  
36 between this material and that of the roof. Cornices are typically constructed of brick,  
37 built-up pieces of wood, sheet metal or combinations of all three. As used herein,  
38 cornices include top cornices and crown moldings.

1 101.25 Transom  
2 The window over the top of a door; either fixed or operable.

3 101.26 Tuckpointing  
4 A process of repairing mortar joints in a masonry wall, wherein existing mortar is  
5 removed to a prescribed depth back from the face of the masonry, after which new mortar  
6 is pressed into the joints and properly tooled.

7 101.27 Visually Dominant  
8 An element is visually dominant if it commands, controls, or prevails the visual  
9 perception of a building because of its size, shape, material, or color. It is visually  
10 dominant if:

- 11 1. Its size occupies more than 10 percent of the visual plane of the building from a  
12 street or;
- 13 2. Its size occupies more than 2 percent of the visual plane of the building from a  
14 street and
  - 15 1. Its shape is not aligned with the natural lines of the building to which it is  
16 attached; or
  - 17 2. Its materials are a distinctly different appearance or texture than those to  
18 which it is attached; or
  - 19 3. Its color is of a brightness, hue, or tone which contrasts with the  
20 brightness, hue, or tone of the building.

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

24 101.28 Wrought-iron  
25 A method of manufacturing iron parts or certain building elements. The iron is heated in  
26 a forge and shaped while soft, either by bending or hammering. Fences and gates often  
27 incorporate wrought iron elements.

28 101.29 Wythe  
29 A term used in masonry construction to describe the thickness of a wall. A 2 wythe brick  
30 wall is one which is 2 bricks thick. Most brick walls in historic residential structures are 3  
31 wythe walls, or 3 bricks thick (approximately 13").

## 32 ARTICLE 2: Existing Buildings

### 33 200 General Law:

- 34 1. If documented evidence can be provided which verifies that an element of an  
35 existing building has been altered, it may be reconstructed to its original  
36 configuration.

- 1       2. If a building, addition to a building, or element of a building is of 75 years of age  
2       or older, it may be altered only in accordance with the requirements for New  
3       Construction. Evidence that the building, addition, or element was constructed  
4       within the last 75 years, shall be provided.  
5       Comment: 75 years of age was chosen because at the time of writing of these  
6       Standards, all buildings contributing to the historic character of the neighborhood  
7       were built before that date. However, that which is today current will one day be  
8       historic. Therefore, a hard date was not set. As time move forward, so will the  
9       date of the historical significance.
- 10      3. Unless specifically stated otherwise, all regulations herein apply to Public  
11      Facades only. Those for Semi-Public and Private Facades are specifically noted.
- 12      4. When a choice of solutions is given, the solutions are presented in order of  
13      preference.
- 14      5. These Standards do not require the correction of any condition predating their  
15      enactment except the stabilization of vacant buildings as described in Section 212.

## 16   201 Roofs

17   Comment: Roofs are a prominent part of any building, and in conjunction with the walls  
18   determine a building's form and scale. Roof styles, the conditions of the roof and roof  
19   details greatly influence the visual character of the Benton Park Historic District.  
20   Most of the roof styles in the Benton Park Historic District fall into one of the following  
21   categories:

- 22      1. Mansard;
- 23      2. Gable;
- 24      3. Single slope to one side;
- 25      4. Flat

26   Repair of a roof, replacement of a flat roof, or overlayment of a sloped roof with the  
27   existing material and repair or replacement of gutters or downspouts is general  
28   maintenance and does not require a permit except as provided in City Building Codes.  
29   References herein are advisory.

### 30   201.1 Roof Lines and Dormer configuration

31   The roof lines and dormer configuration of buildings shall not be altered except as  
32   specifically provided herein. Roof lines include the roof's slope, height, location and  
33   structure.

### 34   201.2 Reconstructed Roofs

35   Reconstructed roofs shall be constructed based on the original roof. Where the original  
36   slope of the roof cannot be verified through reasonable research or existing evidence,  
37   reconstruction shall be based on a Model Example.

### 38   201.3 Roofing Materials on Flat Roofs

39   Roofing materials on flat roofs shall be one of the following:

- 1 1. A material which can be documented as being original to the building;
- 2 2. Rolled roofing or roofing felt.

3 201.4 Roofing Materials on Sloping Roofs

4 Comment: Sloping roofs include all roof types except mansard and flat roofs (addressed  
5 elsewhere within this document).

- 6 1. Roofing materials on sloping roofs shall be one of the following:
  - 7 1. Materials which can be documented as being original to the building;
  - 8 2. Slate shingles;
  - 9 3. Synthetic slate shingles made of a cementitious composition and  
10 reinforced with fiberglass;
  - 11 4. Composition shingles which replicate the proportions of slate shingles.  
12 Comment: GAF Slateline or an equivalent fulfills this requirement.
  - 13 5. Sheet metal roofing applied in a manner consistent with that of a Model  
14 Example;
  - 15 6. Asphalt or fiberglass composition shingles, standard three tab design of  
16 235 pounds per square minimum construction;
  - 17 7. Wood shingles of a shape and size, and applied in a manner consistent  
18 with wood shingles on a Model Example and subject to approval by the  
19 Board of Building Appeals.
- 20 2. Rolled roofing or roofing felt are prohibited as total replacement finished roofing  
21 materials on sloping roofs.
- 22 3. Patterns may not be arranged in asphalt or slate shingles on sloping roofs unless  
23 based on evidence original to the building or a Model Example.

24 201.5 Roofing Materials on Mansard Roofs

- 25 1. Roofing materials on mansard roofs shall be one of the following:
  - 26 1. Materials which can be documented as being original to the building;
  - 27 2. Slate shingles;
  - 28 3. Synthetic slate shingles of a cementitious composition and reinforced with  
29 fiberglass;
  - 30 4. Composition shingles which replicate the proportions of slate shingles.  
31 Comment: GAF Slateline or an equivalent fulfills this requirement.
  - 32 5. Asphalt or fiberglass composition shingles; standard 3 tab design of 235  
33 lb. per square minimum construction.
- 34 2. Slate or synthetic slate shall be used to replace missing or damaged shingles on  
35 mansard roofs where more than 50% of the original slate shingles are in existence.  
36 Comment: Mansard roofs with composition shingles existing at the time of  
37 implementation of these Standards may continue to be covered with new  
38 composition shingles though slate or synthetic slate shingles are more compatible  
39 with the original character of the building.
- 40 3. Patterns on Mansard Roofs:

- 1 1. Patterns created by the arrangement of slate of differing colors or  
2 configurations shall not be altered by the subtraction or addition of  
3 shingles.
- 4 2. Patterns may be painted where no pattern originally existed based on a  
5 Model Example.
- 6 3. Reconstructed mansard roofs may be patterned through the use of slate or  
7 synthetic slate shingles of differing colors or configurations. Such patterns  
8 shall be based on a Model Example.

#### 9 201.6 Brick Parapets

10 1. Brick parapets and the manner in which the roofing material meet them shall be  
11 constructed as follows:

- 12 1. When the inside face of the parapet is visible from a street, the roofing material  
13 shall be flashed and counter flashed with metal flashing set into the masonry  
14 parapet wall.
- 15 2. When the inside face of the parapet is not visible from a street, the roofing  
16 material shall be extended up the inside face of the parapet and fitted under the  
17 metal flashing or the parapet cap.

18 Comment: Typically case 1 occurs with sloping gabled roofs and case 2 occurs with flat  
19 roofs hidden by a parapet.

20 2. Parapets at the Public Facade(s) shall have coping as follows:

- 21 1. Sloping parapets at roofs shall have coping of brick similar to that of the parapet.  
22 Comment: Metal or plastic through-wall flashing should be used to prevent  
23 moisture from penetrating the masonry. A hard faced brick should be used for  
24 parapet coping.
- 25 2. Horizontal planes of a parapet (i.e. the top of a parapet which screens a flat roof,  
26 or of a step in a stepped parapet) shall be protected with glazed coping tile, or a  
27 metal cap.
  - 28 1. Glazed coping tile, when broken or missing shall be replaced by the same.
  - 29 2. Metal caps shall have a non-reflective metal finish.
  - 30 3. Felt, roofing paper or roll roofing is prohibited as a total replacement  
31 finish material at parapets.

#### 32 201.7 Dormers

- 33 1. Dormers shall not be removed or altered in configuration, location and detail  
34 except as otherwise expressly provided herein.
- 35 2. Reconstructed dormers and elements of a dormer shall be designed and positioned  
36 on roofs to replicate the dimensions, proportions, materials (except as noted in  
37 part 4 hereof) and details including ornament of the original dormer. where such  
38 dimensions, proportions, materials and details are not evident from present  
39 conditions, a Model Example shall be provided.

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

3 4. Dormer materials, including those at the sides, shall not be altered in appearance  
4 from the original except vinyl, aluminum, steel or masonite siding which appears  
5 as 4" wood siding may be used at the sides when the dormer is located above the  
6 second story of a building as provided in section 202.2. Asphalt shingles are  
7 prohibited on vertical sides of dormers.

8 Comment: Asphalt shingles are an inappropriate siding material for any vertical  
9 surface. They sag in summer heat and eventually fall off. The sides of dormers on  
10 slate roofs are typically slate, while the sides of dormers on asphalt shingle roofs  
11 are typically 4" exposed wood siding.

12 5. Ornament at Dormers

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

14 1. New ornament at dormers must be based on evidence of its prior existence  
15 on the dormer(s) or, if such evidence no longer exists, be based on a  
16 Model Example.

17 2. Ornament shall be constructed of materials historically used for such  
18 ornament or other materials which replicate such materials.

19 3. Ornament and dormer detailing shall be of a finished material.

20 201.8 Cornices

21 Comment: Cornices are a critical element of a building's historical and visual integrity.

22 1. Reconstructed cornices shall be designed to replicate the dimensions (including  
23 length of corner returns), proportion, materials and details of the original cornice.  
24 Where such dimensions, proportions, materials and details are not evident from  
25 the current conditions of the building, a Model Example shall be provided.

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

27 3. Cornice Materials:

28 1. Cornice materials shall not be altered from the original except as provided  
29 herein.

30 2. Replacement materials shall replicate the appearance of the original  
31 finished materials.

32 1. Brick and Ornamental Brick

33 1. Replacement brick within a cornice shall be brick of similar  
34 dimensions, color and surface characteristics as the  
35 original.

36 2. Replacement sections shall be one of the following:

37 1. New or used pressed brick of similar dimensions,  
38 color and surface characteristics and ornamental  
39 detailing as the original; or

40 2. Fiberglass reinforced concrete replicas with integral  
41 color and matching the original in color and surface  
42 characteristics and ornamental detailing.

- 1                                   2. Sheet Metal
- 2                                   Replacement sections of sheet metal within a cornice shall be of
- 3                                   one of the following:
- 4                                   1. Sheet metal similar to that to be replaced; or
- 5                                   2. Any of the materials indicated as appropriate for use within
- 6                                   wood cornices.
- 7                                   3. Wood
- 8                                   Replacement sections of wood within a cornice shall be of one of
- 9                                   the following:
- 10                                  1. Wood;
- 11                                  2. Fiberglass replicating the original wood; or
- 12                                  3. Synthetic molded replicas of the original wood.
- 13                                  4. Stone and Terra Cotta
- 14                                  Replacement sections of stone or terra cotta shall be of one the
- 15                                  following:
- 16                                  1. Stone or terra cotta of similar color, texture and dimension
- 17                                  as the original;
- 18                                  2. Precast concrete of similar color, texture and dimension as
- 19                                  the original;
- 20                                  3. Fiberglass reinforced concrete replicating the original; or
- 21                                  Molded synthetic replicas of the original stone or terra
- 22                                  cotta.
- 23                                  4. Built-in Gutters within a Cornice;
- 24                                    1. Wood and metal cornices with built-in gutters shall be reconstructed in
- 25                                    one of the following methods:
- 26                                    1. Reconstructed to match the original in profile and dimension. The
- 27                                    method of drainage shall be similar to the original.
- 28                                    2. Reconstructed with a standard sheet metal gutter section integrated
- 29                                    into the cornice profile and maintaining the original height and
- 30                                    projection of the original
- 31                                    2. Masonry cornices with built-in gutters shall be reconstructed to match the
- 32                                    original in design, profile, dimension and detail.
- 33                                  5. Cornice Finish All exterior surfaces of a cornice shall have a finished surface. A.
- 34                                  Wood within a cornice shall be painted. B. Sheet metal within a cornice shall be
- 35                                  painted except copper which shall be painted or allowed to obtain its natural
- 36                                  oxidized finish.

37   201.9 Roofing Accessories

- 38                   1. Gutters and Downspouts
- 39                   Repair and replacement of gutters and downspouts are defined as general
- 40                   maintenance and therefore not regulated by these Standards except as provided in
- 41                   section 201.8(4), gutters built into cornices.
- 42                   Comment: The following are recommendations for gutter and downspout
- 43                   replacement and repair.

- 1           1. New gutters and downspouts should be similar in location, shape, detail  
2           and size of the original or that of a Model Example.
- 3           2. New gutters and downspouts should be of one of the following materials:  
4           1. Copper; painted or allowed to oxidize;  
5           2. Galvanized metal, painted; or  
6           3. Aluminum; finished as a non-reflective surface whether factory-  
7           applied or painted.  
8           4. Plastic gutters and downspouts are not recommended at Public  
9           Facades.
- 10          2. Chimneys:  
11           1. Existing chimneys shall be retained.  
12           2. Chimneys not in use may be capped, but In no case is a chimney to be  
13           altered in dimension, including height.  
14           3. Reconstructed chimneys shall duplicate the original or be based upon a  
15           Model Example.
- 16          3. Roof Cresting  
17          Roof cresting shall be of the following materials:  
18           1. Wrought iron, east iron, copper or other non-reflective metal; or  
19           2. Plastic which replicates the appearance of the above. Plastic cresting shall  
20           be securely attached and rigid so as to be indistinguishable from metal  
21           cresting,
- 22          4. Piping and Vents at the Roof  
23          Piping and Vents at the roof are not regulated by these Standards because their  
24          location is primarily determined by interior design.  
25          Comment: It is recommended that interior plumbing be located so that plumbing  
26          vent stacks, attic ventilation devices, metal chimney flues and metal fireplace  
27          chimneys are not located on a portion of a roof which slopes toward a Public  
28          Facade.
- 29          5. Skylights and Roof Windows  
30          Skylight and roof window shall not be on a portion of a roof which slopes toward  
31          a Public Facade and shall not be visually dominant on any other portion of a roof.
- 32          6. Antennae and Satellite Dishes  
33          Radio or television antennae or satellite dishes shall not be visible from the street  
34          in front of a building and shall not be visually dominant from any other street.
- 35          7. Solar Collectors Solar collectors shall not be visible from a street.
- 36          8. Roof Decks  
37          Roof decks are allowed only above Private Facades of buildings and shall not be  
38          visually dominant from any street.
- 39          9. Roof-Top Air Conditioning Units
- 40          10. Roof-top air conditioning units shall not be visible from the street in front of a  
41          building and shall not be visually dominant from any other street.
- 42          11. Other  
43          Other items which are not original to a structure shall not be visible from a street  
44          unless based on a Model Example.

1 202 Exterior Walls

2 202.1 Exterior Masonry Walls

3 Comment: Painting of wood or metal elements, or repainting of masonry or tuckpointing  
4 masonry walls is general maintenance, does not require a permit, and is not regulated by  
5 these Standards.

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

7 1. Cleaning.

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

10 Comment: Blasting a masonry wall with abrasive materials destroys the  
11 hard outer surface of the masonry and thus exposes the softer core of the  
12 masonry to the elements. Blasting thus not only permanently damages the  
13 appearance of the brick, but also shortens the life of the individual brick  
14 and the building as a whole. Consult with the City Air Pollution Control  
15 office for advice.

16 2. Masonry shall only be cleaned of dirt or paint with non-acidic chemical  
17 solutions and water. Such solutions and water shall be sprayed at low to  
18 medium pressures never to exceed 400 pound per square inch.

19 Comment: It is recommended that the cleaning technique first be applied  
20 to a 3' x 3' sample area located in an unobtrusive area of the wall(s) to be  
21 cleaned to insure that the technique that is to be used in cleaning is non-  
22 damaging.

23 2. Painting.

24 1. The painting of unpainted masonry walls is prohibited. Except for  
25 approved hand painted signs.

26 Comment: Moisture builds up behind paint on masonry. This deteriorates  
27 the mortar joints.

28 2. Masonry walls which are currently painted may be repainted in  
29 accordance with the definition of repair and general maintenance.

30 3. Tuckpointing.

31 Comment: Tuckpointing is not regulated by these Standards. However, it is of the  
32 utmost importance in keeping the wall water-tight. Care must be taken, however,  
33 to retain the original appearance of the wall.

34 These recommendations provide a reasonable definition of tuckpointing in a  
35 workmanlike fashion as required by City Building Codes. Therefore, major  
36 deviations from these recommendations can result In actions by the Building  
37 Division to correct deficiencies.

38 Old mortar which is to be removed to provide adequate space for new  
39 mortar should be removed by hand, if possible, since power tools can  
40 easily chip and damage masonry.

1 The composition of the mortar mix should be soft. Mortar which is too  
2 hard may spall, chip, or break the adjacent masonry. A recommended mix  
3 is 1 part cement, 2 parts lime, and 7 parts sand.

4 The color of the mortar should match the majority of the mortar currently  
5 existing in the wall. The color of mortar is effected by pigments added into  
6 tile mortar mix; the type, size and quantity of sand in the mix; and the  
7 color of the cement used. The color of mortar which does not have color  
8 pigment added is affected by the color and coarseness of the sand.

9 Typically white silica sand will result in mortars of a lighter color while  
10 brown river sand will result in mortars of a darker color. Similarly, sand of  
11 a finer coarseness will result in mortars light in color while coarser sands  
12 will result in mortars of a darker color. In each instance, the color of the  
13 mortar will not be clearly identifiable until it has dried and been washed.  
14 Mortar normally dries in thirty days and may be washed of residue by  
15 plain water and a stiff bristle brush.

16 Mortar should be tooled to match the existing or original character of the  
17 joints. Common joints found within the Benton Park Historic District  
18 include concave, v-grooved, and flush-struck.

#### 19 4. Reconstructed Masonry Walls

20 Comment: Reconstructed masonry walls include the replacement of missing  
21 masonry within a wall and the reconstruction of a masonry wall which has  
22 collapsed.

##### 23 1. Construction

24 1. Reconstructed masonry wall shall be one of the following types of  
25 construction;

- 26 1. Solid brick masonry;
- 27 2. Concrete block back-up with masonry exterior; or
- 28 3. Masonry veneer on metal or wood studs.

29 Comment: City building codes may prohibit this type of  
30 construction near a property line.

31 2. Mortar thickness and coursing shall match the original.

##### 32 2. Material One of the following materials shall be used;

- 33 1. New or used masonry units which match the original in size,  
34 shape, color (variety and pattern of color), surface hardness and  
35 ornament.
- 36 2. The original ornamental masonry units (pressed brick and terra  
37 cotta) or replica units constructed of the materials outlined in  
38 Section 201.8: Cornices.

#### 39 5. Exposed Masonry Party Walls

40 Comment: Exposed masonry party walls were original interior walls which served  
41 as a fire barrier between adjacent buildings. Upon demolition of one of the  
42 buildings, one face of this wall constructed of soft interior brick is left exposed.  
43 Exposed masonry party walls present two problems: how best to protect the soft

1 brick wall from deterioration and how to improve the irregular face left by  
2 demolition.

3 Exposed masonry party walls shall be treated using one of the following methods:

- 4 1. Add a new veneer of brick to the wall. The new brick shall be similar in  
5 size and color to the original; Comment: Property rights may prohibit this  
6 option.
- 7 2. Clean the exposed wall of any debris, replace any deteriorated areas and  
8 tuckpoint the entire wall; or
- 9 3. Parge the wall with stucco which is colored or painted to match the color  
10 of the adjacent brickwork.

11 Comment: Such exposed walls can be structurally deficient. City Building  
12 Codes require corrective action in those cases.

### 13 202.2 Wood Siding

14 Comment: Wood siding is typically found at the sides of dormers, enclosed porches, rear  
15 additions and occasionally on an entire building within the Benton Park Historic District.

- 16 1. Wood siding shall be painted.
- 17 2. Replacement materials shall be one of the following:
  - 18 1. New wood siding which replicates the original in design, dimension and  
19 method of application;  
20 Comment: horizontal lap siding with a 4" exposure is the most common  
21 type of wood siding within the Benton Park Historic District.
  - 22 2. At the sides of a dormer which is above the second floor, aluminum, steel,  
23 vinyl, or masonite replicating 4" wood siding may be used as provided in  
24 201.6; or
  - 25 3. On private or semi-public facades, 4" vinyl siding or 12" masonite which  
26 appears as 4" siding may be used.
- 27 3. Use of the following replacement materials is restricted:
  - 28 1. Masonite in 12" widths configured to look like 4" exposed siding is  
29 prohibited at the Public Facade except as provided herein;
  - 30 2. Aluminum, steel or vinyl siding is prohibited at Public Facades except as  
31 provided herein; and
  - 32 3. Wood shingles are prohibited.

### 33 202.3 Stone and Portland Cement Facades

- 34 1. Painting
  - 35 1. Granite and marble facades which have not been painted shall not be  
36 painted.
  - 37 2. Limestone and sandstone facades may be painted. The color is not  
38 regulated by these Standards.
- 39 2. Missing pieces of stone and missing or severely damaged facades shall be  
40 replicated with stone, cement stucco, fiberglass or other material which replicates  
41 the original appearance of the stone.
  - 42 1. Cement stucco facades shall meet the following:

1. The cement stucco shall be scored to replicate the pattern of the original stonework.
  2. The setback of windows and doors shall be closely maintained.
  3. The detailing of corners and edges shall be as crisp as the original.
2. Synthetic stone veneers are prohibited.

## 203 Windows

Comment: Windows of historic buildings are a very important part of a building's historic character.

### 203.1 Windows at Public Facades

1. Windows in Public Facades shall be one of the following:
  1. The existing window repaired and retained.
  2. A replacement window which duplicates the original and meets the following requirements;
    1. Replacement windows or sashes shall be made of wood or finished aluminum.
    2. The profiles of muntins, sashes, frames and moldings shall match the original elements in dimension and configuration.
    3. The number of lites, their arrangement and proportion shall match the original or be based on a Model Example.
    4. The method of opening shall be the same as the original with the following except double-hung windows may be changed to single-hung.
  2. Reconstructed windows and sashes in a Public Facade shall be based on the following;
    1. An adjacent existing window in the same facade which is original; or
    2. If all windows on a facade are being replaced than they shall be based on a Model Example or the window detailed in.
  3. Glass Types at a Public Facade
    1. Glass in historic windows on a Public Facade shall be one of the following:
      1. Clear glass or other original glazing;
      2. Glass based on a Model Example; or
      3. Insulated glass with its exterior face set 3/8" back from the exterior face of the sash.
    2. The following glass types are prohibited in Public Facades:
      1. Tinted glass;
      2. Reflective glass;
      3. Glass block; and
      4. Plastic (plexiglass) except Lexan or an equivalent.
  4. Abandoned Windows in a Public Facade  
Windows which are to be abandoned on the interior shall be infilled by closing them with wooden shutters set 1/2" back from the face of the wall with the window opening left intact including the frame, sash, sub-sill and lintel.

1 5. Storm Windows and Screens at a Public Facade

2 Comment: Storm windows and screens may be installed at the interior or at the  
3 exterior. Interior installation is preferred because of the increased visibility of the  
4 exterior of the window and its details.

5 1. Materials

- 6 1. Exterior storm windows and screens shall be made of wood,  
7 aluminum or plastic. Wood shall be painted; aluminum shall be  
8 factory or field painted. Clear anodized aluminum is prohibited.  
9 2. Interior storm windows and screens are not regulated by these  
10 Standards.

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

- 12 1. The dimensions of the area of glass or screen shall be the same as  
13 the area of glass in the window being protected.  
14 2. The meeting rail of the storm or screen window shall be In line  
15 with the meeting rail of the window being protected. Additional  
16 meeting rails are prohibited.

17 Comment: An example of (2) is an arched-head opening where  
18 meeting rails cannot cross the arch.

19 6. New Window Openings Are Prohibited in a Public Facade

20 Except as required by City Health and Safety Codes,

- 21 1. No new window openings shall be created in a Public Facade.  
22 2. No existing window opening in a Public Facade shall be altered in length  
23 or width.

24 203.2 Windows at Semi-Public Facades

25 1. Windows at Semi-Public Facades shall comply with all of the restrictions outlined  
26 in Section 203.1 except as noted herein.

27 2. Replacement Windows in a Semi-Public Facade

28 1. Materials Replacement windows may be constructed of the following  
29 materials:

- 30 1. Wood;  
31 2. Vinyl-coated wood; or  
32 3. Finished (painted or otherwise coated with color) aluminum. Clear  
33 anodized aluminum Is prohibited.

34 2. Configuration

- 35 1. The profiles of muntins, sashes, frames and moldings shall match  
36 the original elements in dimension and configuration.  
37 2. The number of lites may be reduced to one over one.  
38 3. Square head replacement windows may replace original arched-  
39 head windows where the apex of the arch is legs than 6" above its  
40 base. However, the arch shall be maintained with a decorative  
41 element of wood, finished metal, or plastic which appears as wood.

42 3. Brick Molding

43 In all cases, the original brick molding shall be retained or duplicated.

1 3. In-filling Windows in a Semi-Public Façade.

2 Windows which are to be abandoned on the interior shall be infilled as follows:

- 3 1. Close the window with wooden shutters set ½" back from the face of the  
4 wall with the window opening left intact including the frame, sash, sub-sill  
5 and lintel.  
6 2. Brick in the opening with brick set 1½" to 2" back from the face of the  
7 wall with the window opening left intact including the sub-sill and lintel.  
8 The infill brick shall match the surrounding brick in size, color, texture,  
9 coursing and mortar composition, color, texture and tooling.

10 203.3 Windows at Private Facades

- 11 1. Windows at Private Facades shall comply with all of the restrictions outlined in  
12 Section 203.1 except as amended in Section 203.2 and herein.  
13 2. New Window openings in Private Facades:  
14 1. New openings where no window existed before, or where existing  
15 windows are to be made shorter or longer, shall meet the following;  
16 1. The proportion of the opening shall be the same as the adjacent  
17 openings;  
18 2. The masonry jambs shall be toothed-In, not saw-cut; and  
19 3. Sills and lintels shall match those adjacent.  
20 3. Glass types and materials on Private Facades are not regulated by these Standards.

21 204 Doors

22 Comment: Doors, like windows, are an integral part of a building's street facade. Primary  
23 entrance doors are one of the strongest first impressions of a building. Door types found  
24 in the Benton Park Historic District are limited to a few different types. Doors of earlier  
25 Federal style buildings are solid, simple in construction and without ornament except for  
26 four or six panels. Victorian doors are much more ornate, often with elaborate carvings,  
27 recessed panels or other architectural detailing and typically have a glazed area in the  
28 upper half to three quarters of the door.. Glass in a Victorian door is typically etched,  
29 beveled or leaded. Stormer doors often accompany Victorian doors and are of similar  
30 design though without any glazed area. As used herein the term "doors" includes stormer  
31 doors (see Section 101.21).

- 32 1. Doors shall be one of the following:  
33 1. The original wood door restored;  
34 2. A new wood door which replicates the original;  
35 3. A finished metal door of a style which replicates the original; or  
36 4. Based on a Model Example.  
37 2. The following types of doors are prohibited:  
38 1. Flush, hollow-core doors with or without applied moldings,  
39 2. Flush doors of any material.  
40 3. Doors shall have one of the following finishes:  
41 1. Paint  
42 2. When hardwood, a natural finish.

- 1 4. Stormers  
2 Stormer doors shall not be replaced with any other type of enclosure.  
3 5. Hardware  
4 New hardware shall be of a style, type and material appropriate to the door.  
5 6. Placement  
6 Setting doors forward or back from their original line of placement is prohibited.  
7 7. Abandoned Doors:  
8 1. Doors which are to be abandoned at the inside on a Public or Semi- Public  
9 Facade shall be closed with a door which replicates the original door or  
10 that of a Model Example set in the existing frame. The door frame and  
11 sub-sill shall be maintained.  
12 2. Doors which are to be abandoned at the inside on a Private Facade may be  
13 infilled with brick set 1½" to 2" back from the face of the wall with the  
14 opening left intact including the sub-sill and lintel.  
15 3. Doors at Private Facades may be converted to windows by shortening the  
16 vertical (height) but not the horizontal (width) dimension. Such new  
17 windows are subject to the replacement window standards set forth in  
18 Sections 203 hereof.

19 204.2 Transoms

- 20 1. Existing transoms shall be maintained as part of the entry at all Facades.  
21 2. Storm windows and screens for transoms shall comply with 201.5(5) hereof.

22 204.3 Storm and Screen Doors

23 Comment: Storm and screen doors, where they existed historically within the Benton  
24 Park Historic District, were wood. Therefore, wood is the preferred material.

- 25 1. Stormers  
26 Stormer doors shall not be replaced with any other type of enclosure.  
27 2. New storm doors shall meet the following:  
28 1. Simple and open in design and full lite;  
29 2. Of a finished material other than clear-anodized aluminum; and  
30 3. Be compatible with the design of the door behind.  
31 3. New screen doors shall meet the following:  
32 1. Simple and open in design;  
33 2. Of a finished material other than clear-anodized aluminum; and  
34 3. Be compatible with the design of the door behind.

35 204.4 Vehicular Doors

36 Comment: There are a number of historic vehicular entrances within the Benton Park  
37 Historic District Today, these entrances may still retain their original use or may have  
38 been converted to other uses.

- 39 1. The structural opening of an original vehicular door may be changed to  
40 accommodate entry of an automobile.

1        2. Vehicular Doors

2            Vehicular doors shall be of one of the following types;

- 3            1. The original door or a duplicate of the original door;
- 4            2. A door based on a Model Example;
- 5            3. A door constructed of car siding (tongue & groove; 2 3/4" x 5/8"); or
- 6            4. Flush or raised panel doors constructed of steel, wood or aluminum. Steel
- 7                            or aluminum doors must be painted. Wood may be stained or painted.

8        205 Foundations

9        Comment: Foundations within the Benton Park Historic District are typically white to

10        grey limestone.

11       205.1 Paint

- 12        1. Unpainted foundations shall not be painted.
- 13        2. Painted foundations may be repainted. See Routine Maintenance and Re-pair
- 14                            Definition (Section 101.19).

15       205.2 Replacement Materials

- 16        1. New or re-used stone which matches the original in color, type of stone, method
- 17                            of stone finish and size.
- 18        2. A veneer of the above applied to a back-up material such as concrete or concrete
- 19                            block.
- 20        3. Other masonry products such as cast-in-place concrete, split-faced concrete block
- 21                            or concrete block with an uneven face when the face replicates the original
- 22                            material.

23       205.3 Surface Treatments

- 24        1. Foundations at the Public Facade shall not be parged (skim-coated) with stucco,
- 25                            concrete, mortar or other cementitious materials.
- 26        2. Foundations which require tuckpointing should be tuckpointed to match the
- 27                            existing mortar in color, texture and composition.

28       205.4 Window Wells

29        Comment: A number of Federal style buildings have window wells in the Public Facade

30        at the street level. These wells need to be covered in order to protect the public.

31        Window wells shall be treated in one of the following methods:

- 32        1. Board and batten wood or tongue and groove car siding shall cover the opening
- 33                            and shall be painted.
- 34        2. Steel grating, grillwork or steel plate shall cover the opening and shall be painted.
- 35        3. Shorten the window opening and close over the well with the same finished
- 36                            material as the adjacent sidewalk except where prohibited by city building codes.

1 206 Appendages on Public and Semi-Public Facades

2 Comment: Only a few materials were his historically used in the Benton Park Historic  
3 District in the construction of porches, stoops and steps. These materials included stone,  
4 brick, wood and occasionally various types of metal. Appendages were often the focus of  
5 architectural detailing and add to the individual character of a building. Low decks were  
6 historically rare. However, they have become an integral part of modern urban living.

7 206.1 Reconstructed Appendages to Public and Semi-Public Facades

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

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

14 206.2 New Appendages to Public Facades are prohibited.

15 206.3 New Appendages to Semi-Public and Private Facades

- 16 1. New porches, stoops and steps at Semi-Public and Private Facades shall be based  
17 on a Model Example.
- 18 2. Decks are prohibited at Semi-Public Facades except when those occur at the rear  
19 of a building.
- 20 3. Decks, whether constructed at a Semi-Public Facade at the rear of a building or at  
21 a Private Facade, must not:
- 22 1. Obscure any architectural detail of the building such as windows, doors, or  
23 ornamental brick work; or
- 24 2. Be visually dominant because of mass, scale, or topology of the land.

25 206.4 Stone Elements on Appendages

- 26 1. Stone steps and porch elements shall be replaced as opposed to repaired only  
27 when needed to ensure public and occupant safety.
- 28 2. Steps and porch elements shall retain their original location and shall retain their  
29 original configuration.
- 30 3. Stonework shall not be painted or receive any adhesively applied finishes.
- 31 4. Replacement materials at Public Facades
- 32 1. For architectural elements see the acceptable replacement materials listed  
33 under stone cornices (Section 201.8(2)(4)).
- 34 2. Replacement steps shall be one of the following;
- 35 1. New or re-used stone duplicating In shape, size and coloration that  
36 which Is being replaced.
- 37 2. Concrete which replicates the stone in shape, size and coloration  
38 and will maintain Its shape, size and coloration over time.
- 39 5. Paint
- 40 1. Unpainted stone elements shall not be painted.

1 206.5 Wood Elements on Appendages

- 2 1. Reconstructed wood elements shall be of wood, except architectural details such  
3 as brackets which may be of the materials listed under replacement materials for  
4 wood cornices (Section 201.8(3)(2)(3)). A Model Example shall be used.  
5 2. Reconstructed wood handrails shall be one of the following:  
6 1. A wood handrail based on a Model Example  
7 2. The Benton Park type (Georgian) handrail common to St. Louis.  
8 3. Wood handrails shall receive one of the following finishes:  
9 1. Paint;  
10 2. An opaque stain; or  
11 3. Natural Wolmanized wood (acceptable on Private Facade, only).

12 206.6 Metal Elements on Appendages

13 Reconstructed metal handrails and architectural detailing shall be of one of the types of  
14 metals or other replacement materials listed under Section 207.1(2).

15 207 Accessories

16 207.1 Wrought and Cast Iron Accessories

17 Comment: Wrought and cast iron accessories, such as balcony railings and cresting, were  
18 once common in the Benton Park Historic District, particularly on the Federal style  
19 buildings. Black is the preferred color.

- 20 1. Existing wrought and cast iron accessories shall not be removed or altered in  
21 form. Comment: Owners are encouraged to reconstruct balconies where they once  
22 existed especially If the original brackets are still in place.  
23 2. Replacement Materials  
24 1. New or re-used metal accessories based on a Model Example, or  
25 2. Plastic or other molded or cast material which replicates the appearance of  
26 the original.

27 207.2 Shutters

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

29 Reconstructed Shutters:

- 30 1. Shall be horizontally slatted or based on a Model Example.  
31 2. Shall be of the size, shape and height of the original window opening.  
32 3. Shall be in the open position or operable. Comment: Closed shutters ore  
33 recommended as a means of abandoning a window (see Section 203.1(4)).

34 207.3 Security Bars and Doors

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

- 1 1. Existing historic security bars and ironwork in front of windows and doors shall  
2 be retained.  
3 2. New security bars and doors shall be based on a Model Example.  
4 3. Except as otherwise noted, security bars and doors are prohibited at Public  
5 Facades.  
6 Comment: Security bars and doors may be added to the interior of windows and  
7 doors. However, City Building Codes must be observed to preserve life and  
8 safety.

9 207.4 Awnings and Canopies

- 10 1. New awnings and canopies shall be based on a Model Example and shall be:  
11 1. The same shape and size as the window, door, or storefront behind.  
12 2. Constructed of a fabric material.  
13 2. New metal and fiberglass awnings and canopies are prohibited.  
14 Comment: Repair of existing metal and fiberglass awnings is permitted as  
15 Routine Maintenance and Repair (Section 101.19).  
16 3. Backlit awnings are prohibited.  
17 Comment: See section 207.7 (1)(d)(4) concerning signs on awnings. Also,  
18 awnings on commercial buildings may be additionally restricted by other City  
19 Codes.

20 207.5 Exterior Lighting

21 Comment: Light fixtures should be used to accent and highlight historic structures and to  
22 provide safety and security. Exterior lighting fixtures are generally not an original  
23 element of historic buildings and thus should be as simple and unobtrusive as possible.  
24 Exterior lighting shall not detract from any significant architectural features of a building.  
25 Landscape lighting shall not detract from any architecturally significant features of a  
26 building.

27 207.6 Street Addresses

28 Street addresses are not regulated by these Standards.  
29 Comment: Street addresses are regulated by other City Ordinances.

30 207.7 Signs

31 Comment: These Standards do not require existing signs which are well maintained to be  
32 replaced or removed. Commercial signs are defined as signs which advertise, direct, or  
33 attract attention to a commercial use or which serve a commercial purpose. Hand painted  
34 signs should be based on historical model.

35 1. Permanent Commercial Signs

- 36 1. Commercial signs at structures serving a residential purpose at the time of  
37 adoption of these Standards are prohibited unless a conditional use permit  
38 is obtained. If such a permit is obtained, the sign shall not be more than 2  
39 square feet in size.  
40 Comment: Section 207.7 (1)(2) shall apply instead of 207.7 (1)(1) if it can

1 be shown by Model Example that the structure is appropriate for  
2 commercial use. Applications for conditional use permits are available  
3 through the City Building Division.

- 4 2. Commercial signs at structures serving a commercial purpose at the time  
5 of adoption of these Standards shall not exceed 40 square feet on each  
6 public facade or 10 percent of the area of each public facade, whichever is  
7 smaller. Each side of a protruding sign counts toward the 40 square feet so  
8 they may not be more than 20 square feet or 5 percent of the surface area  
9 whichever is smaller.
- 10 3. Signs must be compatible with existing architectural details.
- 11 4. Signs shall be restricted to those identifying the names and/or businesses  
12 and principal products of the person or entity occupying the structure.
- 13 5. Signs may not be placed in the following locations:
  - 14 1. On a mansard;
  - 15 2. On a parapet;
  - 16 3. On a rooftop;
  - 17 4. On the slope of an awning;
  - 18 5. In a location which obscures significant architectural details such  
19 as cornices, windows, sills, or doors;
  - 20 6. On a pole; or
  - 21 7. On any site separate from the building.
  - 22 8. Signs may only be lit by fixed steady front lighting. Back lighting  
23 is prohibited.
  - 24 9. Signs must be fixed and silent.
  - 25 10. Signs painted on windows and interior signs, including those inside  
26 windows, are not regulated by these Standards.

## 27 2. Temporary Commercial Signs

- 28 1. Temporary signs shall only be allowed for 6 months following the date of  
29 substantial completion of construction, renovation, or restoration of a  
30 building.
- 31 2. Temporary signs shall not exceed 36 square feet.
- 32 3. Extensions of the 6 month time period are allowed if approved by the  
33 Heritage and Urban Design Commission.

## 34 3. Permanent Non-Commercial Signs

- 35 1. Signs shall be limited to the following:
  - 36 1. On walls - Metal or painted wood plaque, less than 100 sq. inches  
37 in size.
  - 38 2. At landscape elements including walls, fences, carriage stones and  
39 steps
  - 40 2. Integrally carved in stone or
  - 41 3. Metal or painted wood plaque, less than 100 sq. inches in size.

## 42 4. Sandwich boards shall meet the following:

- 43 1. They shall be less than 10 square feet on a side;
- 44 2. They shall be consistent with other City Ordinances;
- 45 3. There shall be no more than two per establishment;
- 46 4. They shall be outdoors only during business hours; and

1                   5. They shall not be electrified.

2   207.8 Utility Service Lines

3   Comment: Today's modern requirements for electricity and other necessary conveniences  
4   can detract from the character of historic buildings. In many cases, these modern day  
5   intrusions can be minimized by sensitive planning.

- 6           1. Where possible, all exterior electric meters shall be hidden from view by locating  
7           them In gangways between buildings or on a Private Facade.  
8           2. No exterior meters shall be attached to building foundations or to a Public Facade.  
9           3. All cable TV, telephone, or other wiring shall enter buildings In only one location.

10   208 Storefronts

11   Comment: Storefronts are of particular importance in the Benton Park Historic District.  
12   Owners are encouraged to restore storefronts to their original style.

13   208.1 Reconstructed Storefronts

14   Reconstructed storefronts shall meet the following:

- 15           1. The glazing shall be insulating glass.  
16           Comment: This material is required by City Building Codes.  
17           2. All exposed materials shall be painted, including wood and metal.  
18           3. Be based on a Model Example consistent with the building's original character.

19   208.2 Storefront Conversion

20   Storefronts which are being converted to residential use shall retain their original  
21   storefront character and shall not be altered in any way so as to disguise their original  
22   storefront use.

23   209 New Additions to Existing Buildings

- 24           1. No new additions shall be made to the Public or Semi-Public Facade(s) except  
25           that additions may be made to Semi-Public Facades occurring at the rear of  
26           buildings that predate 75 years of age.  
27           2. New additions constructed at Private Facades or at Semi-Public Facades at the  
28           rear of structures predating 75 years of age are subject to New Construction  
29           Standards for like facades. Comment: New additions constructed at Private  
30           Facades may lengthen an adjacent Public or Semi-Public Facade.

31   210 Carriage and Alley Houses

32   Comment: Carriage and alley houses contribute greatly to the character of the Benton  
33   Park Historic District. These buildings represent the Benton Park Historic District at its  
34   greatest density and add to the compact visual character of the cityscape. Some carriage  
35   and alley houses are rich in architectural detailing. The intent of these Standards is to  
36   protect and preserve the structural integrity of these two types of structures while  
37   recognizing that they are secondary structures.

1 210.1 Semi-Public and Private Facade

2 The facade of a carriage or alley house which faces the alley is defined herein as a Semi-  
3 Public facade. The remaining facades may be Semi-Public or private as defined in  
4 accordance with Section 101.17. Facades of carriage and alley houses are subject to the  
5 same regulations as the like facades of other buildings

6 211 Demolition

7 Comment: Buildings which are considered contributing on the National Register of  
8 Historic Places listing #85003232and/or 75 years old or older are considered historically  
9 significant to the character and integrity of the Benton Park Historic District. These  
10 buildings are an irreplaceable asset, and as such, their demolition is strictly limited.

11 Ordinance No. 61366 of the City of St. Louis is hereby adopted to govern demolitions of  
12 buildings located within the Benton Park Historic District, except that the following  
13 Sections of such Ordinance shall, for purposes of this Code only, be deemed revised,  
14 amended, or deleted as noted:

15 1. Section Two (i) is revised to state as follows:

16 "Structure" means any building or improvement of any kind for demolition of  
17 which a demolition permit is required and with respect to which an application for  
18 a demolition permit is filed.

19 2. Section Seven (3) is revised to state as follows:

20 (3)Condition: The Office shall make exterior inspections to determine whether a  
21 Structure is Sound. If a Structure or portion thereof proposed to be demolished is  
22 obviously not Sound, and the threat to the public health, safety, and welfare  
23 resulting therefrom cannot be eliminated with reasonable preventative measures,  
24 the application for demolition shall be approved except in unusual circumstances  
25 which shall be expressly noted. The remaining or salvageable portion(s) of the  
26 Structure shall be evaluated to determine the extent of reconstruction,  
27 rehabilitation, or restoration required to obtain a viable structure.

28 Sound Structures with apparent potential for adaptive reuse, reuse, and/or resale  
29 shall generally not be approved for demolition unless application of Criteria 1, 4,  
30 6, and 7 indicates demolition is appropriate.

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

33 Viability of walls which would be exposed by demolition and the possibility of  
34 diminished value resulting from the partial demolition of a building, or of one or  
35 more buildings in a group of buildings, will be considered.

36 Comment: Reasonable preventative measures as referenced herein, include, but  
37 are not limited to, the erection of temporary sup-ports, and the erection of  
38 temporary barriers or barricades to protect pedestrians from falling debris. The  
39 reasonableness of such preventative measures shall be determined by reference to

1 the Architectural Quality of the Structure as set forth in Section Seven (2), and the  
2 Urban Design factors set forth in Section Seven (5) (e.g. more extensive  
3 preventative measures will be deemed reasonable for a High Merit Structure than  
4 for a Merit Structure). Nothing contained herein shall be construed as relieving  
5 owners of buildings of their responsibility to undertake permanent measures to  
6 make such buildings safe.

7 3. Section Seven (4) Is revised to state as follows:

8 A. Rehabilitation Potential: If the Applicant offers substantial evidence that the  
9 Structure, in its entirety, is in such a condition that the only feasible rehabilitation  
10 thereof would be equivalent to total reconstruction, the application for demolition  
11 shall generally be approved.

12 B. Economic Hardship: The Office shall consider the economic hardship which  
13 may be experienced by the present owner If the application Is denied. Such  
14 consideration may include, among other things, the estimated cost of demolition,  
15 the estimated cost of rehabilitation or reuse, the feasibility of public or private  
16 financing, the effect of tax abatement, if applicable, and the potential for  
17 economic growth and development in the area.

18 4. Section Seven (6) 15 amended to add the following:

19 (F.) the proposed plan, although calling for demolition of one or more Structures,  
20 will result in the preservation of buildings which are (i) High Merit, Merit, or  
21 Contributing; and (ii) In need of substantial rehabilitation.

22 5. Section Seven (7) is deleted.

23 6. Section Seven (8) is renumbered Section Seven (7).

#### 24 212 Securing Vacant Buildings

25 Vacant buildings shall be protected from deterioration and vandalism as follows:

- 26 1. All windows and doors shall be covered by ½" exterior grade plywood if such  
27 windows and doors are incapable of securing the building. Comment: City Codes  
28 require that plywood used for this purpose be painted red.
- 29 2. The roof, gutter and downspouts shall carry the rain water to the ground.
- 30 3. Work necessary to protect the structural integrity of the building must be  
31 performed.

#### 32 213 Demolitions by Neglect

33 Demolition by Neglect is the willful neglect of a structure leading to its destruction by  
34 deterioration. A property owner found guilty of Demolition by Neglect shall be required  
35 to reconstruct the structure in accordance with pertinent guidelines and standards.

36

37 No owner of a structure in Benton Park shall by willful action or willful neglect, fail to  
38 provide sufficient and reasonable care, maintenance and upkeep appropriate to ensure

1 such structure's perpetuation and to prevent its destruction by deterioration. This  
2 provision shall be in addition to all other applicable Citizens' Service Bureau who shall  
3 initiate appropriate action thereon.

#### 4 ARTICLE 3: NEW BUILDINGS

##### 5 301 Public and Semi-Public Facades of New Construction

6 The Public and Semi-Public Facades of new construction shall be reviewed based on a  
7 Model Example taking into consideration the following:

##### 8 301.1 Site

9 A site plan shall describe the following:

##### 10 1. Alignment

- 11 1. New buildings shall have their Public Facade parallel to the Public Facade  
12 of the adjacent buildings.
- 13 2. If a new building is to be located between two existing buildings with  
14 different alignments to the street or in the event that there are no adjacent  
15 buildings, the building alignment shall be the same as that which is more  
16 dominant within that block on the same side of the street.
- 17 3. If a new building is to be located on a block which is completely empty,  
18 then the alignment shall be that which is most dominant within the  
19 adjacent blocks or across the street.

##### 20 2. Setback

- 21 1. New buildings shall have the same setback as adjacent buildings.
- 22 2. If a new building is to be located between two existing buildings with  
23 different setbacks to the street, or in the event that there are no adjacent  
24 buildings, then the building setback shall be the same as that which is  
25 more dominant within that block on the same side of the street.
- 26 3. If a new building is to be located on a block which is completely empty,  
27 then the setback which is most dominant within adjacent blocks or across  
28 the street shall be used.
- 29 4. Setback may be based on a Model Example.

##### 30 301.2 Mass

31 Mass is the visual displacement of space based on the building's height, width and depth.  
32 The mass of a new building shall be comparable to the mass of the adjacent buildings or  
33 to the common overall building mass within the block, and on the same side of the street.

##### 34 301.3 Scale

- 35 1. Scale is the perceived size of a building relative to adjacent structures and the  
36 perceived size of an element of a building relative to other architectural elements  
37 (e. g., the size of a door relative to a window).

- 1 2. A new building shall appear to be the same number of stories as other buildings  
2 within the block. Interior floor lines shall also appear to be at levels similar to  
3 those of adjacent buildings.
- 4 3. If a new building is to be located between two existing buildings with different  
5 scales, or in the event that there are no adjacent buildings, then the building scale  
6 shall be that which is more dominant within that block on the same side of the  
7 street.
- 8 4. If the new building is on a block which is completely empty, then the building  
9 scale shall be similar to that of buildings in adjacent blocks.  
10 Comment: Building height, shall be measured at the center of a building from the  
11 ground to the parapet or cornice on a flat roof building; to the crown molding on a  
12 building with a mansard; to the roof ridge on a building with a sloping roof.
- 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.

#### 17 301.4 Proportion

18 Proportion is a system of mathematical ratios which establish a consistent set of visual  
19 relationships between the parts of a building and to the building as a whole. The  
20 proportions of a new building shall be comparable to those of adjacent build buildings. If  
21 there are no buildings on the block then the proportions shall be comparable to those of  
22 adjacent blocks.

#### 23 301.5 Ratio of Solid to Void

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

#### 31 301.6 Facade Material and Material Color

- 32 1. Finish materials shall be one of the following:
  - 33 1. For walls:
    - 34 1. Kiln-fired brick (2-1/3" by 8" by 3-5/8")  
35 Comment: Brick within the Benton Park Historic District is  
36 typically laid in a running bond with natural grey, white or red  
37 mortar. Typical joints include concave, struck and v-groove. Most  
38 brick within the Benton Park Historic District is red or orange with  
39 only minor variations in coloration.
    - 40 2. Stone common to the Benton Park Historic District.
    - 41 3. Scored stucco and sandstone.

- 1 4. 4" lap wood siding or vinyl siding which appears as 4" wood
- 2 siding based on a Model Example.
- 3 2. For foundations:
- 4 1. Stone, new or reused, which matches that used in the Benton Park
- 5 Historic District;
- 6 2. Cast-in-place concrete with a stone veneer; or
- 7 3. Cast-in-place concrete, painted.
- 8 2. Finished facade materials shall be their natural color or the color of the natural
- 9 material which they replicate or if sandstone, painted. Limestone may be painted.
- 10 3. Glazing shall be clear, uncolored glass or based on a Model Example.

### 11 302 Private Facade of New Construction

12 Materials at private Facades of new construction shall be one of those listed in  
13 301.6(1)(1) except that wood or vinyl siding need not be based on a Model Example.

### 14 303 Garages and Carports in New Construction

15 Garages and Carports are not regulated except as follows:

- 16 1. Garages and carports shall be set within 10' of the alley line.
- 17 2. Vehicular access shall only be from the alley.
- 18 3. Garage doors shall be parallel to, and face, the alley.
- 19 4. Construction requirements per form:
- 20 1. Garages shall be sided with 4" cover siding of wood, vinyl or finished
- 21 aluminum, 4" beaded tongue and groove siding, brick or brick veneer.
- 22 Unfinished siding is prohibited.
- 23 2. Based on a Model Example.
- 24 5. Garage and carport roofs shall be as set forth in Section 201.
- 25 6. The mass and scale of garages and carports shall be appropriate for their use and
- 26 shall not visually dominate the main building.

### 27 304 Proposal Requirements for New Construction

#### 28 1. Site Plan

29 Site plan shall include the following:

- 30 1. The new construction as well as an outline plan of the structures to each
- 31 side of the site.
- 32 2. If the setback of the new construction follows that across the street or in an
- 33 adjacent block, then a portion of that side of the street or block shall be
- 34 shown.

#### 35 2. Site Section

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

- 1           3. Elevations  
2           All Facades shall be shown and shall include an outline of any existing, adjacent  
3           elevations. These elevations shall be accompanied by photographs.  
4           4. Floor Plans  
5           Floor plans are not required by these Standards, but are helpful in understanding  
6           why the exterior of the new construction is as designed. Comment: Floor plans are  
7           required by City Building Codes.

8       ARTICLE 4: SITE

9       401 Slope/Grade

10       The historic slope of a yard shall not be altered at the Public Facade unless it has at some  
11       time been altered and is to be restored to its original configuration.

12       402 Landscaping Walls

13       Comment: Landscaping walls essentially function as fences. Walls shall meet the  
14       following:

- 15           1. Not sit in front of a Public Facade.  
16           2. Be of a height of 48" or less.  
17           3. Be constructed of red brick and have a limestone or precast concrete cap or be  
18           constructed of stone.

19       402.1 Retaining Walls on Public Facades

- 20           1. New and reconstructed retaining walls shall be based on a Model Example.  
21           Comment: New and reconstructed retaining walls shall replicate the appearance of  
22           an historic wall. Thus stone or brick may be applied as a veneer to a concrete wall  
23           as long as the outward appearance meets the visual qualities of the Model  
24           Example.  
25           2. The following types of retaining walls are prohibited on Public Facades: A.  
26           Railroad ties; B. Landscape timbers; C. Concrete block of any type; D. Exposed  
27           cast-in-place or precast concrete;

28       403 Fences

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

33       403.1 Low Fences

- 34           1. Low fences are those fences with a height of 48" or less when measured from the  
35           ground.  
36           2. Low fences shall be of one of the following types:  
37           1. Wrought or cast iron;

- 1           2. Treated or rot-resistant wood picket fence consisting of posts, rails and
- 2           vertical pickets painted or treated with opaque stain; or
- 3           3. 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           4. Wire fences based on historical model.
- 6       3. Low fences shall be based on a Model Example. When located in front of a Public
- 7       Facade of the building, the Model Example fence shall be located in front of a
- 8       building of similar vintage to the property under consideration.
- 9       4. In no event shall a low fence obscure significant architectural features of a
- 10       building.

#### 11   403.2 High Fences

- 12       1. High fences are fences taller than 48", but less than 72" in height when measured
- 13       from the ground.
- 14       Comment: Fences higher than 72" are prohibited by City Building Codes.
- 15       2. High fences are restricted to the following locations:
- 16           1. At or behind the building line of a Public Facade.
- 17           2. Private or Semi-Public Facades
- 18       3. High fences shall be one of the following types:
- 19           1. Boards placed vertically, if the structure of the fence will not be visible
- 20           from the Public Facade.
- 21           2. Lattice of one consistent design, either placed at a 45 or 90 degree angle.
- 22           The lattice shall be completely within a frame constructed of posts and
- 23           rails.
- 24           3. Wrought or cast iron.
- 25           4. Stone or brick pillars in combination with one of the above when based on
- 26           a Model Example.
- 27           5. A reconstructed fence based on a Model Example.

#### 28   403.3 Prohibited Materials

29   The following types of fences are prohibited at all Facades:

- 30       1. Wire fences, except at Private Facades and based on historical model..
- 31       2. Chain link fences, except at Private Facades where they must be painted a dark
- 32       color, or clad in a dark colored vinyl.
- 33       3. Vinyl fences.
- 34       4. Concrete or block.

#### 35   404 Sidewalks and Steps

- 36       1. At the Public Facade sidewalks shall be one of the following:
- 37           1. Red brick.
- 38           2. Cast-in-place concrete with an exposed aggregate finish.
- 39           3. Bomanite or equivalent.
- 40           4. A combination of the above.

1           Comment: The sidewalk on the street is City property, but the responsibility of  
2           property owners. Repair of existing brick sidewalks is preferred. If repair is not  
3           possible, or there is no brick sidewalk, cast in place concrete with an aggregate  
4           finish is preferred.

- 5           2. Exterior handrails at steps located in a yard (not attached to a house) shall be  
6           based on a Model Example.
- 7           3. All sidewalks shall make allowances for street trees. If possible, a 4 foot tree lawn  
8           is required. If a tree lawn of at least 4 feet is not possible, then tree wells of at  
9           least 4 feet by 4 feet shall be placed at intervals determined by the City of St.  
10          Louis Forestry Division. Comment: It is preferred that tree wells be 5 feet by 5  
11          feet and tree lawns be 5 feet. All property owners are encouraged to plant, or  
12          allow other individuals or organizations to plant street trees at intervals  
13          determined by the City of St. Louis Forestry Division.

14        405 Landscape Lighting at Public Facades  
15        Landscape lighting shall not detract from any architecturally significant features of a  
16        building.

17        406 Swimming Pools  
18        Above-ground and in-ground pools shall not be visible from the street.  
19        Comment both City Health Department Code and City Building Code regulate  
20        construction and use of swimming pools.

21        407 Yard Structures

- 22           1. Storage sheds larger than 6x6 or taller than 84” are prohibited if visible from the  
23           street.

24        The following are prohibited:

- 25           1. Pre-fabricated metal structures  
26           2. Fiberglass structures.
- 27          2. Designs shall be of mass and scale appropriate to the space they occupy and  
28          constructed of such materials acceptable by this Code for new construction.  
29          Comment: The City Building Code regulates construction of yard structures.

30        **ARTICLE 5: SEVERABILITY**

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