



**CULTURAL RESOURCES OFFICE  
 PRESERVATION BOARD  
 REGULAR MEETING  
 MONDAY DECEMBER 19, 2011  
 1015 LOCUST ST. #1200  
 4:00 P.M.**  
[www.stlouis-mo.gov/cultural-resources](http://www.stlouis-mo.gov/cultural-resources)

Approval of November 28, 2011 minutes  
 Approval of the current agenda

**PRELIMINARY REVIEWS**

**Page**

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A. 4341 WESTMINSTER PLACE	CENTRAL WEST END HISTORIC DISTRICT	1
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**APPEALS OF DENIALS**

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B. 1001-03 S. GRAND AVENUE (OFFICE BUILDING)	PRESERVATION REVIEW DISTRICT	7
C. 1001-03 S. GRAND AVENUE (SMOKESTACK)	NATIONAL REGISTER OF HISTORIC PLACES	
D. 3826-80 CHOUTEAU AVENUE (MILK PLANT)	(applies to all four applications)	
E. 1101 MOTARD STREET (GARAGE)		

**CONTINUED APPEAL FROM LAST AGENDA**

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F. 2007 ANN AVENUE	FOX PARK HISTORIC DISTRICT
	NOTE: APPEAL WITHDRAWN. CULTURAL RESOURCES OFFICE HAS RESOLVED PENDING ISSUES WITH APPELLANT

**PUBLIC HEARING**

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G. 2047 E. GRAND AVENUE	LANDMARK DESIGNATION	18
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CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

**A.**

**DATE:** December 19, 2011  
**FROM:** Jan Cameron, Cultural Resources Office  
**SUBJECT:** Preliminary Review: install solar panels on the front and side slopes of roof  
**ADDRESS:** 4341 Westminster Place  
**JURISDICTION:** Central West End Certified Local Historic District — Ward 26



**4341 WESTMINSTER PLACE**

**OWNER/APPLICANT:**

Brian Bub

**RECOMMENDATION:**

That the Preservation Board grant preliminary approval for a variance to the historic district standards to allow the installation of the solar panels as proposed, with the stipulation that the new roof be a medium-to-dark gray color.





ROOF FROM FRONT OF HOUSE

**BACKGROUND:**

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The Cultural Resources Office received a preliminary review application on November 30, 2011, for the installation of solar panels on three sides of a low-hipped roof at 4341 Westminster Place, a contributing resource to the Central West End Local District, and also to Fullerton's Westminster Place National Register District. Because the Central West End Rehabilitation Standards do not directly address the installation of solar panels, the project was scheduled for review before the Preservation Board.

**RELEVANT LEGISLATION:**

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Excerpt from Ordinance #56768, the Central West End Historic District:

**RESIDENTIAL** (Proposed "A", "B", "C", "D" and "E" Zoning Districts)

...2. STRUCTURES: New Construction or Alterations to existing structures:

...C. Exterior Materials

In the Central West End brick masonry, stone masonry or stucco are dominant with terra cotta and wood used for trim and other architectural features. All new building materials shall be compatible in type and texture with the dominant materials of adjacent buildings. Artificial masonry such as "Permastone" is not permitted. A submission of all building material samples including mortar shall be required prior to approval.

**Does not comply.** Proposed solar panels to be installed on three sides of the hipped roof are glass and their reflective quality is incompatible with historic roofing materials.

D. Details

Architectural details on existing structures shall be maintained in a similar size, detail and material. Where they are badly deteriorated, similar details salvaged from other buildings may be substituted. Both new and replacement window

and doorframes shall be limited to wood or color finished aluminum. Raw or unfinished aluminum is not acceptable. Awnings of canvas only are acceptable.

**Does not comply.** The owner proposes to replace the existing, non-original roof shingles as part of the project. The proposed panels will obscure these new roof shingles, which, although not original to the building, are an acceptable replacement material under the historic standards. The solar panels will also introduce a second roof plane 4 inches above that of the existing slope.

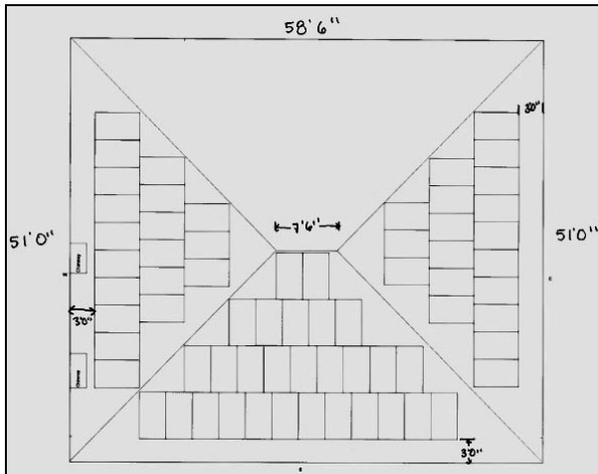


AERIAL VIEW OF 4341 WESTMINSTER PLACE

E. Roof Shapes

When one roof shape is employed in a predominance of existing buildings in a block, any proposed new construction or alteration should be viewed with respect to its compatibility with the existing adjacent buildings.

**Does not comply.** The proposed panel installation will alter somewhat the general roof profile on three sides, with glazed arrays laid in stepped triangles (see diagram below).



ROOF PLAN SHOWING PROPOSED PANEL INSTALLATION

## Hyundai Solar Modu

### | MG-Series |

- ◆ Multi-crystalline type  
HIS-M223MG | HIS-M225MG | HIS-M228MG | HIS-M233MG | HIS-M235MG | HIS-M238MG
- ◆ Mono-crystalline type  
HIS-S235MG | HIS-S238MG | HIS-S240MG | HIS-S243 | HIS-S245MG | HIS-S248MG | HIS-S250MG

Mechanical Characteristics	
Dimensions	983 mm (38.7" ) (W) × 1645 mm (64.76" ) (L) × 45 mm
Weight	Approx. 39.0 kg (41.9 lbs)
Solar cells	60 cells in series (6 × 10 matrix)
J-Boxed cables	4 mm <sup>2</sup> (12AWG) cables with polarized, weatherproof connectors, IEC certified, Length 1.0 m (39.4" )
Inverter SW	IP65, weatherproof, IEC certified
Bypass diodes	3 bypass diodes to prevent power decrease by partial shade
Laminated glass	Front: High transmission low-iron tempered glass, 3.2 mm (0.126" )
Frame	Clear anodized aluminum alloy type 6063

panel 1.37" thick  
footflang 1.456"  
I-beam 1.094  
3.92"

PROPOSED PANEL SYSTEM

F. Roof Materials

Roof materials shall be slate, tile, copper or asphalt shingles where the roof is visible from the street.

**Partly complies.** The owner intends to replace the existing roofing with similar material before installation of the panels. The new roof shingles will be of an acceptable material under the standards; however, the solar panels will cover a good portion of the roofing.

**COMMUNITY CONSULTATION:**

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The Cultural Resources Office has not received any comments from the Alderman. The Planning and Development Committee of the Central West End Association has indicated their support of the project, stating that it will not “compromise the historic nature of [the] building or surrounding community.”



VIEW OF ROOF SEEN FROM EAST ON WESTMINSTER



VIEW OF ROOF SEEN FROM SOUTHEAST



VIEW OF ROOF FROM SOUTHEAST ON WESTMINSTER



VIEW OF ROOF FROM EAST

**COMMENTS:**

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4341 Westminster Place is a three-story building, making its cornice line much higher than the surrounding buildings on Westminster Place. The hipped roof also has an extremely low pitch, so that the roof is difficult to see from ground level. The proposed panels will be withheld a minimum of three feet from each roof edge, will replicate the roof's pitch, and project only 4 inches above it. The Cultural Resources Office staff has confirmed that the panels will scarcely be visible from anywhere on Fullerton's Westminster Place, although when the trees are not in leaf, the lower edge of the panels possibly may be perceptible when standing on the south sidewalk, a distance east and west of the building. The roof is slightly visible from the Westminster Place gates at S. Boyle Avenue to the east, and at one spot from Olive Street to the north (see photos below). Again, there are mature trees that will further screen these views and in no way can the panels be considered prominently visible from any location. The staff considers therefore that the roof at 4341 Westminster Place is not street-visible and supports granting a variance from the historic district standards. The Office recommends, however, that due to the roof's slight visibility from the east end of Westminster Place, the new roof should be a medium-to-dark gray, so that the panels visually blend into the roof color.



**VIEW OF ROOF FROM EAST GATES ON BOYLE**



**VIEW OF ROOF FROM NORTHEAST ON BOYLE**

**CONCLUSION:**

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The Cultural Resources Office recommends that the Preservation Board grant a variance to the historic district standards and allow the installation of the solar panels, because of their lack of visibility; and with the condition that the roof be a medium-to-dark gray color.



**VIEW OF ROOF FROM NORTH ON OLIVE**

**CONTACT:**

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CITY OF ST. LOUIS  
**PLANNING & URBAN  
 DESIGN AGENCY**  
 CULTURAL RESOURCES OFFICE  
 FRANCIS G. SLAY, Mayor

**B-E.**

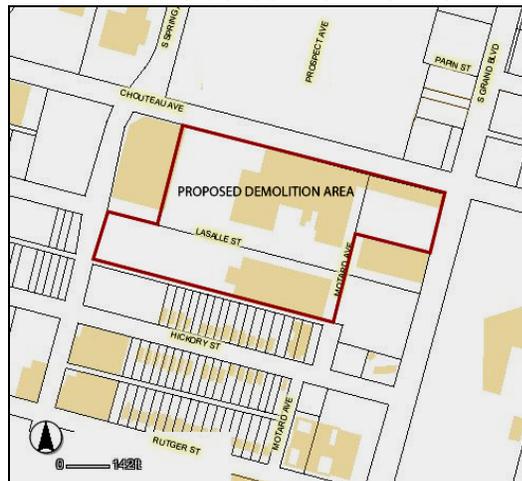
**DATE:** DECEMBER 19, 2011  
**FROM:** Betsy Bradley, Director, Cultural Resources Office  
**SUBJECT:** Appeal of four denials to demolish three buildings and the smokestack at the former Pevely Dairy Company Plant  
**ADDRESS:** B. Office Building at 1001-03 S. Grand D. Milk Plant at 3626-80 Chouteau  
 C. Smokestack at 1001-03 S. Grand E. Garage at 1101 Motard  
**JURISDICTION:** Preservation Review District, National Register of Historic Places — Ward 17



PEVELY OFFICE BUILDING, 1101-03 S. GRAND, WITH MILK PLANT AT 3626 CHOUTEAU IN DISTANCE

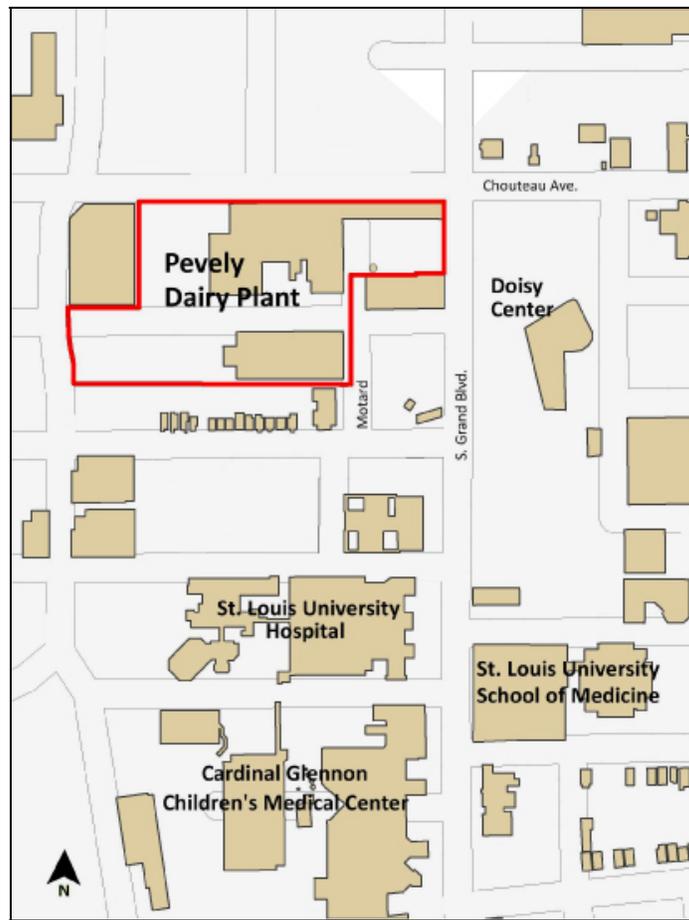
**OWNER/APPLICANT:**  
 St. Louis University

**RECOMMENDATION:**  
 That the Preservation Board uphold the denials of the demolition permits for the office building at 1001-03 S. Grand and smokestack, also at 1001-03 S. Grand, and approve the demolition permits for the milk plant at 3626-80 Chouteau and garage at 1101 Motard.



**BACKGROUND:**

On November 18, 2009 the group of three buildings and smokestack that comprise the former Pevely Dairy Company Plant was listed in the National Register of Historic Places. The owner of the property at that time was Prairie Farms Dairy Inc. The listing, no doubt, was meant to enable the use of rehabilitation tax credits for a mixed-use redevelopment project proposed for the property by Bruce Development and Rick Yackey announced in April 2010. That project did not go forward. Within the last year St. Louis University acquired the three parcels that currently comprise the former Pevely Dairy Company Plant. The Cultural Resources Office received three applications, each for the demolition of a building, on October 26, 2011. The applications indicated that the three lots affected would be open space. The Director denied all of the applications due to the National Register listing and soundness of the buildings. The owner is appealing the denials. The Cultural Resources Office received an application for the demolition of the smokestack on November 17, 2011. This application was also denied, again because of the National Register listing and soundness of the structure, and the owner is appealing that decision as well. This report addresses the proposed demolition of all of the buildings and the smokestack. These appeals, originally scheduled for the November 28, 2011 Preservation Board meeting, were deferred from that agenda at the request of the University.



**SITE PLAN PEVELY DAIRY COMPANY PLANT**



**B. 1001-03 S. GRAND, OFFICE BUILDING, SOUTH SIDE**



**D. 3626-80 CHOUTEAU , MILK PLANT, FACING SOUTHWEST**



**E. 1101 MOTARD, GARAGE, FACING WEST**



**C. 1001-03 S. GRAND, SMOKESTACK, FACING SOUTHWEST**

**RELEVANT LEGISLATION:**

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St. Louis City Ordinance #64689

*PART X - DEMOLITION REVIEWS*

*SECTION FIFTY-EIGHT.*

*Whenever an application is made for a permit to demolish a Structure which is i) individually listed on the National Register, ii) within a National Register District, iii) for which National Register Designation is pending or iv) which is within a Preservation Review District established pursuant to Sections Fifty-Five to Fifty-Six of this ordinance, the building commissioner shall submit a copy of such application to the Cultural Resources Office within three days after said application is received by his Office.*

**The former Pevely Dairy Company Plant, which is comprised of the office building and smokestack on the parcel with the address 1001-03 S. Grand, the milk plant at 3626-80 Chouteau and garage at 1101 Motard, is listed in the National Register of Historic Places.**

**The properties listed above are located in a Preservation Review District.**

St. Louis City Ordinance #64832

*SECTION ONE. Preservation Review Districts are hereby established for the areas of the City of St. Louis described in Exhibit A.*

*SECTION FIVE. Demolition permit - Board decision.*

*All demolition permit application reviews pursuant to this chapter shall be made by the Director of the Office who shall either approve or disapprove of all such applications based upon the criteria of this ordinance. All appeals from the decision of the Director shall be made to the Preservation Board. Decisions of the Board or Office shall be in writing, shall be mailed to the applicant immediately upon completion and shall indicate the application by the Board or Office of the following criteria, which are listed in order of importance, as the basis for the decision:*

*A. Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance or adopted by the Planning and Urban Design Commission shall be approved except in unusual circumstances which shall be expressly noted.*

**Not applicable. A Chapter 100 plan that includes the properties proposed for demolition expired in 2006.**

*B. Architectural Quality. Structure's architectural merit, uniqueness, and/or historic value shall be evaluated and the structure classified as high merit, merit, qualifying, or noncontributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of sound high merit structures shall not be approved by the Office. Demolition of merit or qualifying structures shall not be approved except in unusual circumstances which shall be expressly noted.*

**The resource listed in the National Register includes three contributing buildings: the office building at 1001-03 S. Grand; the milk plant at 3626-80 Chouteau; and the garage at 1101 Motard. In addition, the National Register property includes one**

contributing object, the Pevely smokestack, which is located on the parcel with the address 1101-03 S. Grand. The National Register nomination states that the former Pevely Dairy Plant is locally significant under National Register Criterion A in the area of industry. The nomination notes that the facility, which served as the company's headquarters and production plant, as well as the local distribution center, demonstrates changing standards and trends in product sanitation processes, milk packaging and sanitizing, and product delivery.

The office building (1915) at 1001 S. Grand that housed several aspects of the operation exhibits the engineering aesthetic that is evident in many industrial buildings, including those housing management and sales functions. The reinforced concrete loft building has a common "daylight factory" form with façade grid patterns with window openings filled originally with industrial steel sash. The formal entrance on Grand and the terra-cotta cornice acknowledge its urban location and the milk bottles that flank it mark the entrance to the retail space. A metal frame on the roof top supports the red letters spelling "PEVELY."

The milk plant (1916, 1943, 1945) has a more utilitarian presence and has two large additions that were completed after the period of significance for the complex, in 1975 and 1997. The garage (1928), its arched roof replicating the shape of its steel trusses that provide a clear interior span for vehicle maneuvering, is also utilitarian and industrial in appearance. Its brick walls have large windows filled with industrial steel sash. The Pevely smokestack (1943), constructed with radial masonry units, has "PEVELY" lettered four times in white brick, to be seen from all directions. The smokestack is a classic example of the type of masonry chimneys built in industrial complexes that were both functional and iconic.

Two categories of buildings defined in Ordinance 64689 are pertinent. High Merit buildings are those that are "contributing as a major structure to an existing or potential City or National Register historic district; or, deserving of consideration for single site historic or Landmark Site designation." Merit buildings are those that are "contributing to an existing or potential City or National Register historic district or having a unique architectural style."

The Cultural Resources Office recommends that the office building be considered a High Merit building as it is the major one of this group of buildings, without which the National Register listing would likely not have been possible. The smokestack, garage, and milk plant are recommended to be considered Merit buildings as they contribute to an existing National Register property, but are not particularly distinctive examples of industrial structures. In summary, the Cultural Resources Office agrees with the National Register nomination that recognizes the primarily historical, rather than architectural, significance of this group of buildings.

- C. *Condition. The Office shall make exterior inspections to determine whether a structure is sound. If a structure or portion thereof proposed to be demolished is obviously not sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the structure shall be*

*evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable structure.*

1. *Sound structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subsections A, D, F and G, four, six and seven indicates demolition is appropriate.*  
**There is no evidence upon visual inspection that the three buildings and the smokestack are not sound. The three buildings have varying potential for reuse. The smokestack has a primarily iconic function as a visual landmark.**
2. *Structurally attached or groups of buildings. The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated. Viability of walls which would be exposed by demolition and the possibility of diminished value resulting from the partial demolition of a building, or of one or more buildings in a group of buildings, will be considered.*

**The entire complex is proposed for demolition.**

#### *D. Neighborhood Effect and Reuse Potential.*

1. *Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.*

**The vicinity of the Pevely Plant has changed significantly during the last several years as new educational and medical institutional uses have replaced industrial ones. The property at 1021-1029, the Missouri Belting Co. facility, located immediately south of the Pevely Plant on Grand, is illustrative of the former dominant use and is currently vacant. The Bee-Line trucking freight station buildings north of Chouteau and the Pevely Dairy Plant have just been demolished. This property is one of the University's acquisitions in the area during the last few years.**

**Other nearby buildings are in good repair. The Imagine Academy of Environmental Science and Math is located immediately west of the Pevely Plant complex at the corner of Chouteau and Spring. The University's recently built Edward A. Doisy Research Center stands on the east side of S. Grand, opposite the property now under consideration. Two fast food restaurants in modern buildings occupy the northeast quadrant of the S. Grand and Chouteau intersection. Neighborhood potential is not identified as a detriment to reuse of the former Pevely buildings.**

2. *Reuse Potential: The potential of the structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.*

**While all of the buildings in the complex have potential for reuse, the office building at the corner of S. Grand and Chouteau may be the most easily adapted for new uses. There are many examples of the reuse of reinforced**

concrete loft buildings in the city. Yet the long, narrow office building has unalterable and limiting aspects to it, including its location at the edges of the sidewalks of two busy streets. The garage, with its truss roof and lack of interior columns, would lend itself to uses that require unobstructed space. The milk plant may present the most challenges for reuse, as it was built with varying floor heights to house extensive machinery and a processing operation.

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

**No evidence of economic hardship has been submitted.**

*E. Urban Design. The Office shall evaluate the following urban design factors:*

1. *The effect of a proposed partial demolition on attached or row buildings.*  
**The office building and milk plant are attached. Though both are proposed for demolition, it seems likely that one could be demolished and the other one kept standing.**

2. *The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of structures within the block.*  
**The section of South Grand between Lafayette Avenue and the viaduct over the rail yards north of Chouteau has been quite varied in function and therefore has a variety of building types and no strong sense of continuity and rhythm. Although comments can be made on this topic, the block face is not the primary factor in the urban design of the area.**

**The west block face on Grand north of Hickory was a row of three industrial loft buildings until recently. The demolition in 2009 of the Pevely ice cream factory building at 1101 S. Grand after a fire was a loss to the continuity of the blockfront. The four-story Pevely office building holds the corner at Grand and Chouteau. The smokestack is positioned back from the Grand Avenue edge of the property and is not perceived first and foremost as a component of the block face.**

**On Chouteau Avenue, the adjoining office building and milk plant create a long, solid blockfront that extends for approximately half of the block. Though alterations have reduced the visual attractiveness of the milk plant, the Chouteau façade of the plant has the potential to be part of a strong and coherent block face. A parking area separates the Imagine Academy, occupying a former industrial bakery building, at the corner of Chouteau and Spring, from the Pevely portion of the blockfront.**

**The garage on Motard is visible from Grand only since the loss of the Pevely ice cream factory. A modern building stands adjacent to the Garage on the short Motard blockfront.**

3. *Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.*

**This aspect of urban design has strong bearing on the consideration of these demolition applications. The corner office building and chimney have a distinctive industrial character. The location of the complex at the intersection of two heavily-traveled thoroughfares and its geography make the Pevely plant a highly-visible component in the landscape and a visual landmark. The loss of the office building and smokestack would noticeably alter the present integrity, balance, and density of the plant site, the northern portion of the block, and a prominent intersection.**

4. *The elimination of uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.*

**The three parcels that comprise the Pevely Plant are zoned “J” Industrial District and have the Strategic Land Use category of Opportunity Area.**

- F. *Proposed Subsequent Construction. Notwithstanding the provisions of any ordinance to the contrary, the Office shall evaluate proposed subsequent construction on the site of proposed demolition based upon whether:*

1. *The applicant has demonstrated site control by ownership or an option contract;*  
**Yes.**
2. *The proposed construction would equal or exceed the contribution of the structure to the integrity of the existing streetscape and block face. Proposal for creation of vacant land by demolition(s) in question will be evaluated as to appropriateness on that particular site, within that specific block. Parking lots will be given favorable consideration when directly adjoining/abutting facilities require additional off-street parking;*

**The initial demolition applications indicated that the lots would become open space. The University is now proposing to develop an Ambulatory Care Center on the site of the former Pevely Dairy Plant. The Cultural Resources Office has not seen any site plans for this project. University representatives will present the project at the Board meeting.**

3. *The proposed construction will be architecturally compatible with the existing block face as to building setbacks, scale, articulation and rhythm, overall architectural character and general use of exterior materials or colors;*

**The St. Louis University presentation at the Board meeting will address this topic.**

4. *The proposed use complies with current zoning requirements;*  
**The property is zoned “J” Industrial District, which allows for a range of uses.**

5. *The proposed new construction would commence within twelve (12) months from the application date.*

**The St. Louis University presentation at the Board meeting will address this topic.**

*G. Commonly Controlled Property. If a demolition application concerns property adjoining occupied property and if common control of both properties is documented, favorable consideration will generally be given to appropriate reuse proposals. Appropriate uses shall include those allowed under the current zoning classification, reuse for expansion of an existing conforming, commercial or industrial use or a use consistent with a presently conforming, adjoining use group. Potential for substantial expansion of an existing adjacent commercial use will be given due consideration.*

**St. Louis University owns adjacent property and is proposing to expand its medical center. The new use would be consistent with a presently conforming adjoining use group.**

*H. Accessory Structures. Accessory structures (garages, sheds, etc.) and ancillary structures will be processed for immediate resolution. Proposed demolition of frame garages or accessory structures internal to commercial or industrial sites will, in most cases, be approved unless that structure demonstrates high significance under the other criteria listed herein, which shall be expressly noted.*

**None of the buildings are categorized as accessory structures in the National Register nomination or by the Cultural Resources Office.**

#### **COMMENTS:**

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The Ordinance governing the review of proposed demolitions in Preservation Review Districts and National Register-listed properties provides an extensive analytical framework within which to consider the proposed actions. In the evaluation of this complex of buildings, it becomes clear that the structures differ in architectural quality and prominence in the built environment. The office building stands out as a sound, High Merit building, one adaptable for new uses; its retention and reuse would maintain some of the existing character of the blockfront, streetscape and neighborhood. Maintaining the smokestack on the property is seen as desirable due to its iconic role in the city’s skyline. The office building and smokestack provide important context for each other.

Often historic preservationists ask why a combination of new buildings and new use of historic buildings is not pursued in a redevelopment project. This is a valid question in this instance and it may be that such a solution is possible. The challenge in this approach is adapting historic buildings for the uses needed by the property owner. The approval of the demolition permits for the two Merit buildings, the garage and the milk plant, would provide additional areas for the siting of the proposed facility and would constitute an acceptable amount of change to the

urban design of the area. Reusing the most significant historic resource, the office building, and keeping the smokestack standing beside it, would be an alternative that reflects the intent of the demolition review districts, the premise of which is that the historic building stock is an asset of the city and its reuse should be encouraged.

**COMMUNITY CONSULTATION:**

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The Cultural Resources Office has received emails from over 20 individuals opposed to the demolitions of the former Pevely Dairy Plant buildings. Several messages urge the retention of only the corner office building and the smokestack. One person has expressed support for the demolitions.

**CONCLUSION:**

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The proposed subsequent construction of the Ambulatory Care Center cannot be evaluated at the time these comments were prepared and needs to be considered once presented at the Preservation Board meeting. The Cultural Resources Office recommends that the Preservation Board approve the demolition of the milk plant at 3626-80 Chouteau and the garage at 1101 Motard, as the loss of these Merit buildings would have an acceptable effect on the urban design and the streetscape. The Cultural Resources Office also recommends that the Preservation Board uphold the denial of the demolition of the office building as it is a sound, High Merit resource and has reuse potential, and the iconic smokestack. These two structures on the parcel with the address 1001-03 S. Grand, are prominent in the streetscape and their loss would have a noticeable effect on the physical fabric of the neighborhood and urban design.

**CONTACT:**

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CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

**G.**

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**DATE:** December 19, 2011  
**FROM:** Betsy Bradley, Director, Cultural Resources Office  
**SUBJECT:** City Landmark Designation for the New Jerusalem Church of God in Christ at the Cathedral  
**ADDRESS:** 2047 E. Grand Avenue  
**Jurisdiction:** City Landmark Petition — Ward 3



**NEW JERUSALEM CHURCH OF GOD IN CHRIST AT THE CATHEDRAL**

**RECOMMENDATION:**

That the Preservation Board hold a public hearing, approve the petition as submitted by the property owner and direct that a Landmark designation bill with a Landmark preservation plan be prepared for consideration by the Board of Aldermen.



**BACKGROUND:**

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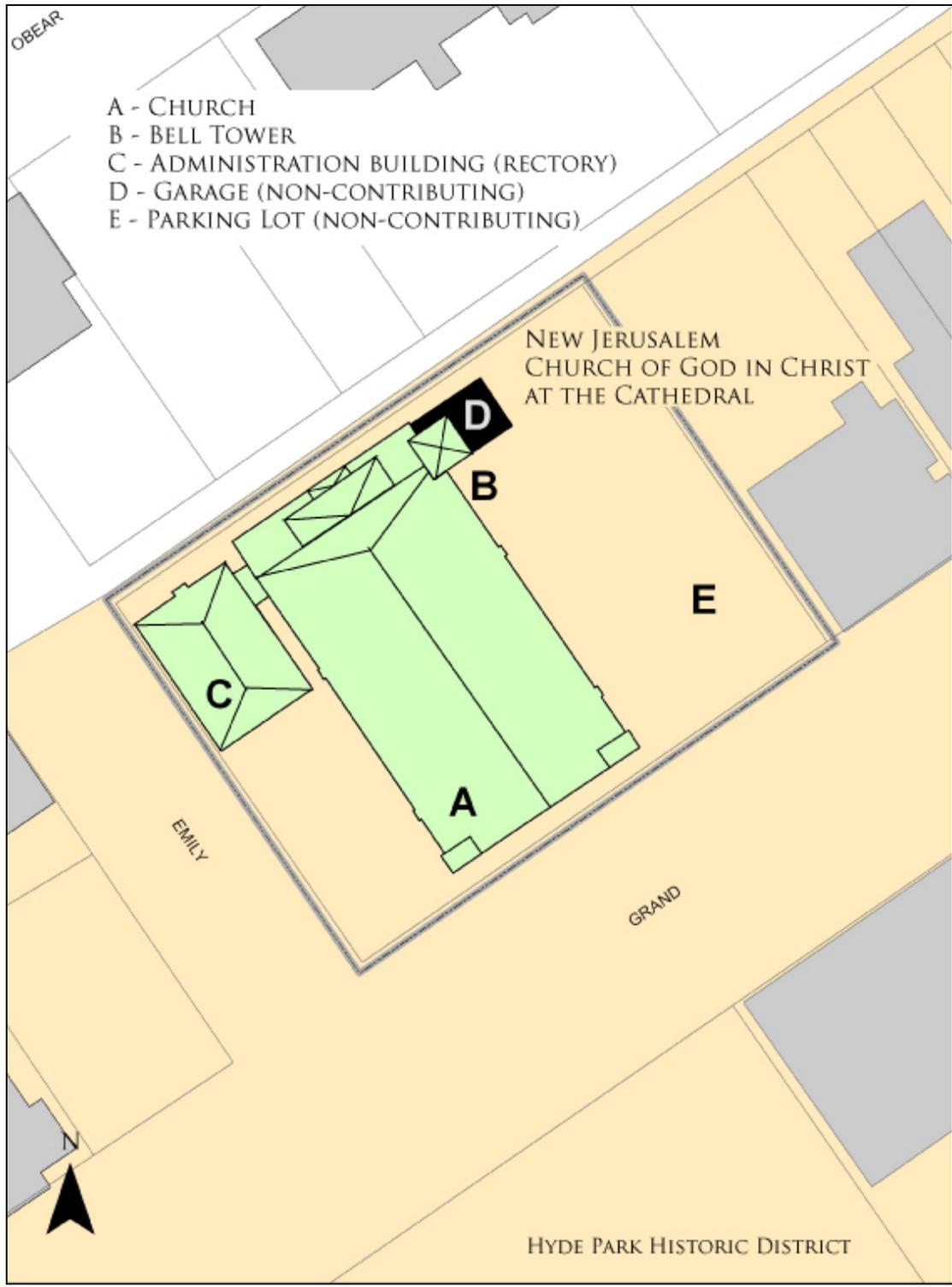
Reverend Solomon L. Williams contacted the Cultural Resources Office requesting that the church at 2047 E. Grand Avenue be designated as a city Landmark. Congregation member Honoraee Stevenson provided some historical information about the property that was built as the Most Holy Name of Jesus Catholic parish church. Betsy Bradley visited the site, discussed landmark designation with Reverend Williams and completed the Landmark Petition and Preservation Plan. The church is located near the northwest corner of the Hyde Park Historic District, a fact to note but one that has no bearing on recognizing the church as an individual Landmark.



**NEW JERUSALEM CHURCH OF GOD IN CHRIST AT THE CATHEDRAL, FACING NORTHWEST**



**E. GRAND AVENUE FAÇADE, NEW JERUSALEM CHURCH OF GOD IN CHRIST AT THE CATHEDRAL**



SITE PLAN, NEW JERUSALEM CHURCH OF GOD IN CHRIST AT THE CATHEDRAL

**RELEVANT LEGISLATION:**

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**Ordinance 64689**

*PART IVB - DESIGNATION OF LANDMARKS OR LANDMARK SITES*

*SECTION TWENTY-NINE. Generally - Landmark/Landmark Site Designation.*

- A. Notwithstanding its present zoning district designation, any site or Improvement together with the immediately adjacent premises may be designated a Landmark and/or Landmark Site, by ordinance, provided that the Preservation Board finds that the site or Improvement meets one or more of the criteria set out in Section Sixteen.*
- B. A Site or Improvement may be submitted for designation as a Landmark and/or Landmark Site as provided in Sections Thirty through Thirty-Seven.*

*SECTION THIRTY. Petition filing requirements - Landmark/Landmark Site Designation.*

*A petition shall be filed in the Office of the Preservation Board on such forms and in such manner as the Preservation Board may prescribe. Such petition may be initiated by the Owner or Owners of the site or Improvement proposed for designation, by the alderman within whose ward the site or Improvement is situated, or by the Cultural Resources Office on behalf of and at the request of the Preservation Board. The staff of the Cultural Resources Office shall cooperate with the petitioner in the preparation of the petition and shall, upon the petitioner's request, furnish data, reports, graphics and other information and assistance necessary for the preparation of such petition. Each such petition shall include, but not be limited to:*

- A. A general location map and legal description of the site or Improvement proposed for designation by metes and bounds or other legal description that readily identifies the site or Improvement;*
- B. A statement documenting the historic, architectural, cultural, archeological or aesthetic significance of the site or Improvement together with an architectural survey map that evaluates the significance of each Improvement and/or topographic feature within the proposed site. The statement shall describe the current economic conditions and environs of the site or Improvement and shall describe the advantages to adjacent property Owners and to the City which may be anticipated as a consequence of designation;*
- C. A plat at an appropriate scale indicating the existing uses of all Improvements and premises within the proposed site;*
- D. A general plan for the site or Improvement indicating all planned or proposed (public or private) restoration, development and demolition within the site;*
- E. Proposed Landmark standards to be applied to the site or Improvement, including, but not limited to, Design and Construction Standards for building facades, setbacks, height, scale, material, color and texture, trim, roof design and landscaping; standards for the design details of all fences, streets and drives, street furniture, signs and landscape materials; and standards for demolition of Exterior Architectural Features;*

F. *A statement of amendment (if any) to the existing zoning classifications and boundaries necessary to conform to the proposed plan.*

**A completed Landmark Petition has been filed with the Cultural Resources Office and is attached to the agenda.**

*SECTION THIRTY-ONE. Distribution and review of petition - Landmark/Landmark Site Designation.*

A. *Within five (5) days after a petition for designation of a Landmark or Landmark Site has been filed as above provided, the Preservation Board shall transmit copies of the petition together with all exhibits and documents appurtenant thereto to the Planning Commission and the Board of Public Service, and if the Owner or Owners of record of the site or Improvement are not the petitioner, also to the Owner or Owners of record.*

B. *Within forty-five (45) days after such transmittal, the Planning Commission and the Board of Public Service shall review the petition and shall transmit to the Preservation Board such advice and recommendations as they deem appropriate as to: (i) the proposed designation's conformity with the Comprehensive Plan for the City and any applicable neighborhood and development plans; and (ii) the degree to which the proposed designation advances the physical development of the City. (Ordinance 64925)*

**The Planning Commission considered the proposed Landmark designation at its December 7, 2011 meeting. The Commission found that the proposed City Landmark designation to be in conformity with the City's Strategic Land Use Plan and made the determination that the proposed designation will have a positive impact on the physical development of the City. The Board of Public Service has also communicated its support of the Landmark designation and Landmark plan.**

*SECTION THIRTY-TWO. Hearing on petition - Landmark/Landmark Site Designation.*

*The Preservation Board shall, prior to making its determination with respect to the petition, permit the Owner of record and any other interested party an opportunity to appear before the Preservation Board and be heard. In its discretion, the Preservation Board may hold a public hearing regarding the proposed designation.*

**This agenda item is scheduled for the purposes of holding the public hearing.**

*SECTION THIRTY-THREE. Determination - Landmark/Landmark Site Designation.*

A. *After review and consideration of the petition, recommendations of the Board of Public Service and the Planning Commission, and comments received from the Owner(s) and other interested parties, the Preservation Board shall:*

- 1. Approve the petition as submitted; or*
- 2. Approve the petition with such modifications or conditions as the Preservation Board shall deem appropriate; or*
- 3. Disapprove the petition.*

B. *Such determination shall be in writing and shall be made within one hundred twenty (120) days after filing of the petition, or if a public hearing is held, then within sixty (60) days after*

*such public hearing; provided that the Preservation Board may vote to extend such time period to permit additional studies or reports to be completed or for other good and proper cause. The Preservation Board shall promptly notify the petitioner, the mayor, the Planning Commission, the Board of Public Service, the clerk of the Board of Aldermen, and the Owner(s) of record of the Preservation Board's determination.*

**This agenda item is scheduled for the purposes of the Preservation Board to make a recommendation after holding the public hearing.**

SECTION THIRTY-FOUR. Preparation of designation bill upon approval of petition - Landmark/Landmark Site Designation.

In the event of approval of a petition for designation of a Landmark and/or Landmark Site, the Preservation Board shall cause to be prepared a Landmark or Landmark Site designation bill with a Landmark preservation plan for consideration by the Board of Aldermen. The designation bill shall include, but not be limited to, the elements of the petition as described in Section Thirty. The Landmark preservation plan shall contain Landmark standards for the regulation of construction and alteration of Exterior Architectural Features of or within the Landmark or Landmark Site and shall provide for the preservation of the significant features or characteristics of the site or Improvement which are the basis for the Landmark designation. Within forty-five (45) days after the Preservation Board's approval of the petition, a copy of such designation bill together with the Landmark preservation plan and Landmark standards shall be transmitted to the clerk of the Board of Aldermen, to the Planning Commission, to the mayor, and to the Owner(s) of record.

#### **LANDMARK OVERVIEW:**

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The New Jerusalem Church of God in Christ at the Cathedral property consists of a church and its attached bell tower, and the former rectory now used as an administration building. It has been home to two congregations and a part of the city's social and religious fabric for over 95 years and represents the layering of historical eras in our built environment. The property was constructed for the Most Holy Name of Jesus Parish in 1916 and occupied by the parish until 1992. Reverend Williams acquired the complex for the New Jerusalem Church of God in Christ. The clause, "at the cathedral" was added to the church's name to acknowledge the importance of the building to its current congregation.

The complex of church, bell tower and administration building meets the definition of a landmark as a natural site or improvement that has a significant historical interest or value as part of the development, heritage or cultural characteristics of the City. As the home of two important religious congregations in the northern Hyde Park neighborhood, it also satisfies the ordinance criteria for a cultural resource under Criterion A, possessing a significant character or value as part of the development, heritage or cultural characteristics of the City. The complex equally fulfills the definition of a cultural resource under Criterion C because, with its prominent and elaborate façade on East Grand Avenue and its outstanding 125-foot campanile or bell tower, its singular physical characteristics represent an established and familiar visual feature of the Hyde Park neighborhood and the City. The church's architectural presence makes it a

major landmark in the East Grand Avenue streetscape. The bell tower rises less than a block from the Grand Avenue (White) Water Tower and the Bissell Street Water Tower, its prominence standing as a religious counterpart to the two historic towers.

The Landmark Plan is to continue to use the property as the home of the New Jerusalem Church of God in Christ at the Cathedral. The Preservation Plan is based on the Secretary of Interior's Standards and emphasizes the retention of the character-defining characteristics of the exterior and interior of the sanctuary of the church in an overall rehabilitation treatment approach. These standards do not conflict with the general guidance provided in the Hyde Park Historic District Rehabilitation and New Construction Standards.

**CONTACT:**

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