

ORDINANCE #67395
Board Bill No. 348

An ordinance to extend the boundaries of the Central West End Certified Local Historic District under provisions of Title Twenty-Four of the Code of the City of St. Louis, a complete description of the boundaries of the District extension (the AREA) more fully described in the body of this ordinance, and providing for an adoption of the current development plan for the District including current Design Standards to be applied within the district, containing severability clauses and an emergency clause.

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

WHEREAS, the AREA herein described as the Central West End Historic District extension has architectural and historical value which should be preserved for the people of the City of St. Louis and the State of Missouri; and

WHEREAS, the Central West End Historic District is distinct for the manner in which its historic buildings relate to one another and to the street, for its cross section of architectural styles and for its uniformity of construction.

WHEREAS, the combination of these physical characteristics and the importance of the AREA in the historical development of the City of St. Louis serves as a compelling reason for its preservation.

WHEREAS, the establishment and enforcement of controls over exterior architectural features within the AREA will ensure the on-going historical value of the Central West Historic District. At the same time, such controls must reasonably accommodate contemporary design and lifestyles in order to maintain and improve the quality of life of those residing within the AREA.

WHEREAS, Part III, Section Thirteen of Ordinance 94689 provides for the Amendment of historic districts ordinances and District boundaries and sets out the necessary procedures to be followed in establishing such a district.

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

PART I

Section One. Pursuant to and in accordance with Part III, Section 13, of Ordinance 64689 of the City of St. Louis, the area set out below is hereby designated as an addition to the Central West End Historic District to be known as the Central West End Historic District Extension and shall consist of the area described as follows:

Starting at the intersection of Walton Avenue and the alley south of Olive Street and proceeding north along the center line of Walton Avenue to the center line of Olive Street, then proceeding east along the centerline of Olive Street to the intersection of Olive Street and the alley east of Walton, proceeding north along the centerline of the alley east of Walton to the intersection of the alley north of Olive Street, proceeding east along the alley north of Olive Street to the intersection of that alley with Taylor Avenue, proceeding east across Taylor Avenue and continuing east along the alley north of Olive across the intersection of the alley with Newstead Avenue and then continuing east along the alley to the intersection with Pendelton Avenue. At the intersection of the alley north of Olive Street with Pendelton Avenue, continuing south along the center line of Pendelton Avenue to the south side of Olive Street, then proceeding east along the south side of Olive Street to the intersection of Olive Street and Boyle Avenue, proceeding south along the west side of Boyle Avenue to the alley south of Olive Street and then west along the alley south of Olive Street to the beginning.

Section Two. The proposed standards to be applied within the district including, but not limited to demolition, facades, setbacks, height, scale, materials, color and texture, for all structures and the design details of all fences, streets and drives, street furniture, signs and landscape materials are set out in the Central West End Historic District Development Plan and Design Standards (the Standards) previously adopted by Ordinance 56768 (B.B. No. 9). The Standards, which have been reviewed and approved by the Preservation Board, the Board of Public Service and the Planning and Urban Design Commission and recorded in the Office of the Recorder of Deeds, are hereby adopted and incorporated herein by reference. Copies of said standards shall also be filed for inspection in the Office of the Register and in the Office of the Building Commissioner.

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

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

PART TWO DEVELOPMENT PLAN

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

Section Two. It is anticipated the establishment and enforcement of clear and consistent standards to govern the exterior architectural features within the Central West End Historic District extension will augment the benefits of the AREA's listing as part of a Certified Local Historic District as defined by Federal law by ensuring that all rehabilitation and/or new construction projects are executed to the same high standard and that the on-going historic and real estate value of properties within the Central West End Historic District extension will thus be maintained. At the same time, it is anticipate that these controls will reasonably accommodate contemporary design and lifestyles in order to maintain and improve the quality of life of those residing within the Benton Park Historic District.

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

- threaten the National Register status of the district and thus the use of the Federal and State Historic Preservation Tax Credit programs,
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- diminish the opportunity for increased tourism in the City's valuable historic areas, but also
- destroy the irreplaceable National treasure of this intact historic neighborhood with its highly detailed and richly ornamented brick buildings.

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

See attached Exhibit

Approved: February 9, 2007

ORDINANCE NO. 67395 - EXHIBIT

