

ORDINANCE #69109
Board Bill No. 261

An ordinance pertaining to the New Jerusalem Church of God in Christ at the Cathedral, located at 2047 East Grand Boulevard (the Property) having as subject matter the designation of the Property as a City of St. Louis Landmark, containing definitions, design standards, a severability clause and an emergency clause.

The Board of Aldermen hereby declares as follows:

WHEREAS the Property is important in the City of St. Louis because it is associated with two prominent congregations and has been part of the City's social and religious fabric for over 95 years; and

WHEREAS the Property is a fine example of the architectural, religious and cultural development of the City and is a critical visual element in the East Grand streetscape and the Hyde Park neighborhood; and

WHEREAS the City wishes to protect the design and physical integrity of the Property; and

WHEREAS the City of St. Louis Preservation Board of the Planning and Urban Design Agency was created to protect the design and physical integrity of sites and districts within the City limits; and

WHEREAS the Planning Commission and the Board of Public Service have reviewed the proposed landmark designation and standards and have found that it 1) is in conformity with the City's Strategic Land Use Plan and 2) will have a positive impact on the physical development of the city; and the Preservation Board has approved the petition and recommended that a designation bill be prepared.

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

SECTION ONE. Definitions:

BALCONY

An elevated platform surrounded by a railing that projects from an exterior or interior building wall.

BALDACHIN

A ceremonial canopy of stone, metal, or fabric over an altar, throne, or doorway.

CAMPANILE

A tower that supports or shelters a bell.

CAST STONE

An architectural concrete building unit manufactured to simulate natural cut stone.

CHARACTER-DEFINING FEATURE

Those elements of a property that strongly convey its architectural style and/or history.

CITY LANDMARK

Any site or sites designated for protection from alteration or demolition by the City of St. Louis Board of Aldermen. A City Landmark cannot be altered in design or construction, and demolition of the property cannot occur without the permission of the City of St. Louis Preservation Board or its successor agencies.

COLUMNS

A supporting pillar consisting of a base, a cylindrical shaft, and a capital.

GLAZING

Panes or sheets of glass set or made to be set in frames, as in windows, doors or mirrors.

MASONRY

Masonry is the family of building techniques which use stone, brick, ceramic, or concrete block units, usually separated by mortar beds and joints.

MASSING

Term used to describe the visual displacement of space based on the building's height, width and depth; the 3 dimensional impact of a structure.

NICHE

A recess in a wall, as for holding a statue or urn.

SCALE

Term used to describe the perceived size of a building relative to the height and width of adjacent structures. Also the perceived size of an element of a building relative to known architectural elements; for example, the size of a door relative to a window.

SECONDARY

Second or inferior in importance.

STAINED GLASS

Glass colored or stained by fusing with metallic oxides for decorative applications, as in windows.

TERRA COTTA

A hard semi-fired ceramic clay used building construction, generally for decorative elements.

WROUGHT IRON

Term used to describe a method of manufacturing iron parts or certain building elements. The iron is heated in a forge and shaped while soft, either by bending or hammering. Fences and gates often incorporate wrought iron elements.

SECTION TWO. USE, REHABILITATION AND NEW CONSTRUCTION STANDARDS

These standards are the National Park Service's Secretary of Interior's Standards for Rehabilitation supplemented with guidance that reflects the conditions found at this property. The historic components of the property include the church, campanile tower, and the administration building. The garage at the rear of the parking lot is an addition to the property and is not considered to be historic.

Character-defining features and aspects of the property addressed by these standards are those that strongly convey its architectural style and history. When these components of an historic property are altered, the building or structure can no longer convey its association with the past. Character-defining features vary from property to property, but generally include original building materials, decorative architectural elements, and features such as doors and windows. Character-defining features are likely to be located on the façade and other portions of the property visible from the street.

Standard #1. The property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard #2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Façade and building exterior:

All character-defining aspects of the exterior of the building shall be maintained in place and not be altered through removal, paint, covering with other materials, or other physical changes.

New components that change the character of the building shall be avoided, but if needed for functional reasons, shall be designed with care.

Masonry components – brick, cast stone and terra cotta – will not be painted.

Features and materials that must be replaced periodically, such as roofing, shall be the same as the historic or existing, or an appropriate replacement.

Windows and their glazing are important character-defining features of the church and shall not be blocked or be filled with sash that does not replicate the original sash.

Original and historic exterior doors shall be kept in use and protected with stain or paint. The three main doors on Grand Avenue appear to be replacement doors; if the doors are replaced again, they shall be selected to be compatible with the historic building.

Interior:

The historic architectural character of the interior of the sanctuary is established by these elements that shall not be significantly altered:

- the ceramic tile on portions of the floor;
- the glazed red brick on the lower walls;
- the niches for the confessionals inset into the lower walls;
- the columns painted to appear as marble and their Corinthian style capitals;
- the rear balcony and organ pipes rising behind it;
- the stained glass windows;
- the terra-cotta “Stations of the Cross” inset into the exterior walls; and
- the baldachin with crucifix.

Other interior areas of the church and administration building are secondary spaces that can be altered as the owner wishes.

Landscaping:

The general extent and type of landscaping of the church property that includes a parking lot to the east and a lawn on the west side between Grand Avenue and the rectory/administration building shall be maintained. Replacement or additional fencing shall be wrought-iron.

Signs:

Any signs applied to the building or installed on the grounds shall be compatible with the historic architectural character of the property. The following types of signs are not compatible:

- Roof-top signs, billboards, flashing or animated signs, signs with changing text, back-lighted signs, wall signs above the side wall window sills, large projecting signs that block windows, and loudspeaker music or speed for

advertising purposes.

Standard #3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Features removed by the Catholic Church or since the Most Holy Name of Jesus parish occupied the church, include the prominent crucifix at the apex of the pediment and lions on the main step cheek walls. The further loss of components of the building will be avoided.

The New Jerusalem Church of God in Christ at the Cathedral and subsequent congregations may add discreet features that relate to its identification and religious iconography. Such new elements shall appear appropriate in material, scale, and overall feeling for the existing building.

Standard #4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

At the time of designation, there are no components of the property that have acquired significance. Subsequent owners of this church property are not required to restore it to any condition that existed prior to landmark designation.

Standard #5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

The masonry exterior materials – brick, cast stone and terra cotta – shall be maintained in good condition. The masonry will not be painted or changed in any way that changes its visual character.

Standard #6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The windows and doors (other than the main façade doors) of the church are important historic character-defining features. If they deteriorate to the point of needing replacement, replacement units shall be carefully selected to replicate the design and other attributes of the historic elements.

Standard #7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The masonry materials of the exterior shall not be sandblasted or cleaned with harsh chemicals. Any cleaning project shall be approved by the Cultural Resources Office.

Standard #8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

The property owners shall consult with the Cultural Resources Office before undertaking a project that would include below-grade disturbance.

Standard #9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Any new construction shall be compatible with the existing buildings on the property in terms of materials and shall be secondary to the church and administration buildings in terms of size, scale, height, and architectural prominence. All plans for new construction shall be reviewed by the Cultural Resources Office.

Standard #10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

SECTION FOUR. SEVERABILITY CLAUSE

If any provision, sentence, clause, section, part, or application of the ordinance and the regulations and standards contained herein is for any reason held to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, parts, or applications of this ordinance, regulations and standards.

SECTION FIVE. Emergency clause.

This being an ordinance for the preservation of public peace, health, and safety, it is hereby declared to be an emergency measure within the meaning of Sections 19 and 20 of Article IV of the Charter of the City of St. Louis and therefore shall become effective immediately upon its passage and approval by the mayor.

Approved: March 19, 2012