

1 BOARD BILL NO. 191 INTRODUCED BY ALDERMEN FREEMAN M. BOSLEY, SR.,
2 AND CRAIG N. SCHMID

3 An ordinance pertaining to the Eastern Star Missionary Baptist Church, located at 3117 St. Louis
4 Avenue (the Property) having as subject matter the designation of the Property as a City of St.
5 Louis Landmark, containing definitions, design standards, a severability clause and an
6 emergency clause.

7 The Board of Aldermen hereby declares as follows:

8 WHEREAS the Property is important in the City of St. Louis because it is associated with two
9 prominent congregations and 2012 marks the centennial of the church, which has been part of the
10 City's social and religious fabric for one hundred years; and

11 WHEREAS the Property is a fine example of the architectural, religious and cultural
12 development of the City and is a prominent element in the St. Louis Avenue streetscape and the
13 Lindell Park are of the Jeff – Vander – Lou neighborhood; and

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

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

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

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

24 SECTION ONE. Definitions:

25 BALCONY

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

28 CAPITAL

29 The cap or crown to a column, usually heavily decorated.

30 CHARACTER-DEFINING FEATURE

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

32 CITY LANDMARK

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

37 COLUMNS

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

39 GLAZING

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

41 GOTHIC-STYLE SCREEN

42 An upright partition behind the altar in a church which uses Gothic architectural elements to
43 depict religious symbols or images.

44 MASONRY

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

47 MASSING

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

50 NARTHEX

51 A rectangular entrance hall between the porch and the nave (sanctuary) of the church.

52 PILASTER

53 An engaged pier or pillar, with a capital and base, projecting only slightly from a wall. It can be
54 used as a support or as a decorative feature.

55 PORCELAIN TILE

56 Ceramic (clay) tiles, glazed or unglazed, with a low water absorption rate.

57 RELIGIOUS ICONOGRAPHY

58 The traditional or conventional images or symbols associated with a religious subject.

59 ROSETTE

60 A rose-shaped decoration.

61 SANCTUARY

62 The area of worship in a Protestant church.

63 SCALE

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

67 SECONDARY

68 Second or inferior in importance.

69 STAINED GLASS

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

72 VAULTED CEILING

73 A curved, self-supporting ceiling that covers a space between two walls and rests on pillars.

74 WROUGHT IRON

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

78 SECTION TWO. USE, REHABILITATION AND NEW CONSTRUCTION STANDARDS

79 These standards are the National Park Service's Secretary of Interior's Standards for
80 Rehabilitation supplemented with guidance that reflects the conditions found at this property.

81 The historic components of the property include the church and the sexton's residence extending
82 from the north end of the eastern elevation of the church, although the latter is a secondary
83 component.

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

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

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

97 Façade and building exterior:

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

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

102 Windows and their glazing are important character-defining features of the church and shall not
103 be blocked or be filled with sash that does not replicate the original sash , or is not an appropriate
104 alternative for a one-of-a-kind window that cannot be replicated.

105 Original and historic exterior doors shall be kept in use and protected with stain or paint.

106 Porcelain tile on the porch floors shall be kept.

107 Interior:

108 The historic architectural character of the interior of the narthex and sanctuary are established by
109 these elements that shall not be significantly altered:

110 the stained glass windows;

111 the vaulted ceilings, their plaster ornament and rosettes;

112 the plaster capitals of columns and pilasters;

113 the Gothic-style wood screen at the front of the church;

114 the choir balcony and the rear balcony;

115 the wood staircases to the balconies; and

116 the porcelain tile on the floor of the narthex.

117 Other interior areas of the church and sexton's residence have character-defining features and the
118 church shall take this into consideration as it makes changes as to those spaces.

119 Landscaping:

120 The general extent and type of landscaping of the church property, that includes a parking lot to
121 the east set back from St. Louis Avenue, shall be maintained.

122 Signs:

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

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

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

131 The Eastern Star Missionary Baptist Church and subsequent congregations, if any, may add
132 discreet features that relate to its identification, worship practices, and religious iconography.
133 Such new elements shall appear appropriate in material, scale, and overall feeling for the existing
134 building.

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

137 At the time of designation, there are no components of the property that have acquired
138 significance. The current and subsequent owners of this church property are not required to
139 restore it to any condition that existed prior to landmark designation.

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

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

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

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

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

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

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

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

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

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

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

171 SECTION FIVE. Emergency clause.

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