

1 BOARD BILL NO. 261 INTRODUCED BY ALDERMAN FREEMAN BOSLEY, SR.

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

6 The Board of Aldermen hereby declares as follows:

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

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

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

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

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

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

23 SECTION ONE. Definitions:

24 BALCONY

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

27 BALDACHIN

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

29 CAMPANILE

30 A tower that supports or shelters a bell.

31 CAST STONE

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

33 CHARACTER-DEFINING FEATURE

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

35 CITY LANDMARK

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

40 COLUMNS

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

42 GLAZING

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

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 NICHE

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

52 SCALE

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

56 SECONDARY

57 Second or inferior in importance.

58 STAINED GLASS

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

61 TERRA COTTA

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

63 WROUGHT IRON

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

67 SECTION TWO. USE, REHABILITATION AND NEW CONSTRUCTION STANDARDS

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

70 The historic components of the property include the church, campanile tower, and the  
71 administration building. The garage at the rear of the parking lot is an addition to the property  
72 and is not considered to be historic.

73 Character-defining features and aspects of the property addressed by these standards are those  
74 that strongly convey its architectural style and history. When these components of an historic  
75 property are altered, the building or structure can no longer convey its association with the past.

76 Character-defining features vary from property to property, but generally include original  
77 building materials, decorative architectural elements, and features such as doors and windows.

78 Character-defining features are likely to be located on the façade and other portions of the  
79 property visible from the street.

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

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

86 **Façade and building exterior:**

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

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

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

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

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

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

98 The three main doors on Grand Avenue appear to be replacement doors; if the doors are  
99 replaced again, they shall be selected to be compatible with the historic building.

100 **Interior:**

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

103 the ceramic tile on portions of the floor;

104 the glazed red brick on the lower walls;

105 the niches for the confessionals inset into the lower walls;  
106 the columns painted to appear as marble and their Corinthian style capitals;  
107 the rear balcony and organ pipes rising behind it;  
108 the stained glass windows;  
109 the terra-cotta “Stations of the Cross” inset into the exterior walls; and  
110 the baldachin with crucifix.

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

113 **Landscaping:**

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

118 **Signs:**

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

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

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

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

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

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

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

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

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

147 *Standard #6. Deteriorated historic features shall be repaired rather than replaced. Where the*  
148 *severity of deterioration requires replacement of a distinctive feature, the new feature shall*

149 *match the old in design, color, texture, and other visual qualities and, where possible, materials.*  
150 *Replacement of missing features shall be substantiated by documentary, physical, or pictorial*  
151 *evidence.*

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

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

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

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

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

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

169 Any new construction shall be compatible with the existing buildings on the property in  
170 terms of materials and shall be secondary to the church and administration buildings in

171 terms of size, scale, height, and architectural prominence. All plans for new construction  
172 shall be reviewed by the Cultural Resources Office.

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

176 SECTION FOUR. SEVERABILITY CLAUSE

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

182 SECTION FIVE. Emergency clause.

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