

1 BOARD BILL NO. 267 INTRODUCED BY ALDERWOMAN CHRISTINE INGRASSIA

2 An ordinance pertaining to the Compton Hill Missionary Baptist Church, located at 3141 LaSalle  
3 Street (the Property) having as subject matter the designation of the Property as a City of St.  
4 Louis Landmark, containing definitions, design standards, a severability clause and an  
5 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 the  
8 Compton Hill Missionary Baptist Church congregation established during the 1860s and which  
9 has occupied a brick church building at 3141 LaSalle Street since circa 1892; and

10 WHEREAS the Property represents the heritage of the black community of Compton Hill, one of  
11 the several distinct black neighborhoods of the City established during the 19<sup>th</sup> century; and

12 WHEREAS, with its new front, designed by black architect John R. Steele in 1944, the  
13 church building and the congregation's history convey significant aspects of the city's  
14 heritage and cultural legacy; and

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

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

19 WHEREAS the Planning Commission and the Board of Public Service have reviewed the  
20 proposed landmark designation and standards and have found that it 1) is in conformity with the  
21 City's Strategic Land Use Plan and 2) will have a positive impact on the physical development of

22 the city; and the Preservation Board has approved the petition and recommended that a  
23 designation bill be prepared.

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

25 SECTION ONE. Definitions:

26 ACQUIRED SIGNIFICANCE

27 Importance achieved from an element, although not original to a property, but with sufficient  
28 historical or architectural meaning, to become valued as much as the original portion.

29 CHARACTER-DEFINING FEATURES

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

31 CITY LANDMARK

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

36 FAÇADE

37 The main, usually street-facing, wall of a building which conveys its style and on which  
38 character-defining features are evident.

39 GLAZING

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

41 MASONRY

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

44 MASSING

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

47 MONUMENT SIGN

48 A free-standing sign that is limited in height relative to the building that it identifies.

49 RELIGIOUS ICONOGRAPHY

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

51 SANCTUARY

52 The area of worship in a Protestant church.

53 SCALE

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

57 SECONDARY

58 Second or inferior in importance.

59 WINDOW FRAMES

60 The wood elements that are attached to the wall and that hold window sash and conceal the joint  
61 between window sash and wall framing.

62 SECTION TWO. USE, REHABILITATION AND NEW CONSTRUCTION STANDARDS

63 These standards are the National Park Service’s Secretary of Interior’s Standards for  
64 Rehabilitation supplemented with guidance that reflects the conditions found at this City  
65 Landmark.

66 This City Landmark consists of the two parcels on which the church building and its additions  
67 stand. Other parcels owned by the Compton Hill Missionary Baptist Church are not included in  
68 the extent of the Landmark.

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

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

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

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

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

82 Façade and building exterior:

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

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

88 Windows and their glazing are important character-defining features of the church and shall  
89 not be blocked. Window sash replacement shall replicate the original sash or be an  
90 appropriate alternative, such as a memorial window.

91 Interior:

92 While some changes have likely been made to the sanctuary, such as the size of the altar  
93 platform, its character is established by it being a single, open space with two aisles between  
94 rows of pews that face the altar platform. This arrangement shall not be altered significantly.

95 The congregation has renewed features as needed to maintain the sanctuary to a high-  
96 standard. One element that appears to date from the first church located on the site is the set  
97 of wood window frames on the interior; these frames shall be retained and repaired as  
98 needed.

99 Landscaping:

100 The general extent and type of landscaping of the church property, that includes a retaining  
101 wall, steps to the main entrance, and a ramp to Memorial Hall shall be maintained. Parking  
102 lots on the property shall be paved but need not be maintained as parking lots.

103 Signs:

104 Two monument signs are located on the landmark site. Any signs applied to the building or  
105 installed on the grounds shall be compatible with the historic architectural character of the  
106 property. The following types of signs are not compatible:

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

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

113 The Compton Hill Missionary Baptist Church and subsequent congregations, if any, may add  
114 discreet features that relate to its identification, worship practices, and religious iconography.  
115 Such new elements shall appear appropriate in material, scale, and overall feeling for the  
116 existing building.

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

119 The historic configuration of the church at the time of Landmark designation are the original  
120 portion of the church and the 1944 addition and main façade. At the time of designation,  
121 there are no other components of the property that have acquired significance. The additions  
122 to the main church building document the growth and permanency of the church  
123 congregation, yet do not have any historical or architectural significance in their own right.

124 They may be altered or replaced.

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

127 The masonry exterior materials of brick and stone shall be maintained in good condition. The  
128 masonry above the foundation will not be painted or changed in any way that alters its visual

129 character. Removal of any existing paint, using an appropriate method that safeguards the  
130 historic material, is encouraged.

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

136 The windows and doors of the church are important historic character-defining features. If  
137 they deteriorate to the point of needing replacement, replacement units shall be carefully  
138 selected and shall replicate the shape and appearance of the existing windows.

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

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

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

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

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

152 Any new construction shall be compatible with the church and residence on the property in  
153 terms of materials and shall be secondary to the church in terms of size, scale, height, and  
154 architectural prominence. The location of the existing additions at the rear of the church has  
155 established a pattern that shall be altered only after careful consideration of the effect of an  
156 addition on the main portion of the church. All plans for new construction shall be reviewed  
157 by the Cultural Resources Office.

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

161 SECTION THREE. SEVERABILITY CLAUSE

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

167 SECTION FOUR. Emergency clause.

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