
VISITATION PARK HISTORIC DISTRICT

Ordinance 56942 (Board Bill No. 266)

An ordinance to amend the Zoning Code of the City of St. Louis, including the District Map 1960 by designating a certain area bounded by an irregular line behind Union Boulevard on the east, Delmar Boulevard and Enright Avenue on the south, Belt Avenue on the west and the alley behind Cabanne Avenue on the north, and more fully described in the body of this ordinance, as a Historic District to be known as the Visitation Park Historic District, and providing a development plan including standards to be applied within the district and land use controls and zoning regulations; 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 district herein described as the Visitation Park Historic District 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, Chapter 914B provides for the creation of historic districts and sets out the necessary procedure to be followed in establishing such a district.

Be it ordained by the city of St. Louis as follows:

SECTION ONE.

Pursuant to and in accordance with Chapter 914B of the Zoning Code of the City of St. Louis, Historic District, the area set out below is hereby designated as a Historic District to be known as the Visitation Park Historic District and shall consist of the area described as follows:

Beginning at the point of intersection of the west line of Belt Avenue and the north line of the Bi-State Agency former Hodiament streetcar right-of-way; thence eastwardly along said right-of-way north line to its point of intersection, across Union Boulevard, with the north line of Raymond Avenue; thence eastwardly along said north line of Raymond Avenue to its point of intersection with the northward projection, across Raymond Avenue, of the east line of property now or formerly owned by Harry and Bessie Seigel; thence southwardly along said projection and said east Seigel property line and the east line of property now or formerly owned by Mano and Irma Bollini to its point of intersection with the north line of the 15 foot wide alley in City Block 5144; thence southwardly along the southward projection of said east property line to its point of intersection

with the north line of property now or formerly owned by the Board of Directors of the St. Louis Public Library; thence eastwardly along said north line to its point of intersection with the east line of said library property line and its southward projection, across Cabanne Avenue, to its point of intersection with the north line of property now or formerly owned by the St. Louis Board of Education, namely the Clark School; thence eastwardly along said north school property line to its point of intersection with the east line of said school property; thence southwardly along said east property line to its point of intersection with the north line of the 15 foot wide east-west alley in City Block 4848; thence westwardly along said north alley line to its point of intersection with the west line of the 15 foot wide north-south alley in City Block 4848; thence southwardly along said west alley line and its southward projection across Cates Avenue, to its point of intersection with the north line of property now or formerly owned by the St. Louis Board of Education, namely the Soldan High School; thence eastwardly along said north Soldan High School property line to its point of intersection with the east line of said high school property; thence southwardly along said east school property line to its point of intersection with the north line of the 15 foot wide east-west alley in City Block 4347; thence westwardly along said north alley line to its point of intersection with the west line of the 15 foot wide north-south alley in City Block 4847; thence southwardly along said west alley line to its point of intersection with the north line of Kensington Avenue; thence diagonally southwardly across Kensington Avenue, to the point of intersection of the south line of Kensington Avenue and the east line of property now or formerly owned by the Pilgrim Congregational Church; thence southwardly along said east church property line to its point of intersection with the north line of the 15 foot wide alley in City Block 4846; said line also being the south property line of said church property; thence westwardly along said north alley line to its point of intersection with the northward projection of the east line of property now or formerly owned by the Board for Inner City Missions of the United Church of Christ; thence southwardly along said projection and said east church property line and continuing southwardly along the east line of property now or formerly owned by the Parish Chapel of the Colored Methodist Episcopal Church in America to its point of intersection with the north line of Enright Avenue; thence diagonally eastwardly across Enright Avenue to its point of intersection of the south line of Enright Avenue and the east line of property now or formerly owned by the City of St. Louis, namely the West St. Louis Community Center; thence southwardly along said east City property line to its point of intersection with the north line of the 15 foot wide east-west alley in City Block 4845; thence westwardly along said north alley line to its point of intersection with the northward projection of the east line of property

now or formerly owned by Pearl Sherman and Saul Tichtenfeld, joint tenants; thence southwardly along said projection and said east property line to its point of intersection with the north line of Delmar Boulevard; thence westwardly along said north line of Delmar Boulevard and its westward projection across Union Boulevard to its point of intersection with the west line of Union Boulevard; thence northwardly along said west line of Union Boulevard, across all intervening streets and alleys, to its point of intersection with the south line of Enright Avenue; thence westwardly along said south line of Enright Avenue, across all intervening streets and alleys, to its point of intersection with the west line of Arlington Avenue; thence northwardly along said west line of Arlington Avenue to the north line of an east-west alley in City Block 5484; thence westwardly along said north line of an east-west alley in City Block 5484 to its point of intersection with the west line of Belt Avenue; thence northwardly along said west line of Belt Avenue across all intervening streets and alleys, to its point of intersection with the north line of the Bi-State Agency former Hodiament streetcar right-of-way, the point of beginning.

SECTION TWO.

The proposed standards [*Visitation Park Historic District 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 "Development Plan for the Visitation Park Historic District," approved by the Community Development Commission, January 23, 1975 and recorded in the Office of the Recorder of Deeds at Book.... page.... which is hereby adopted and herein incorporated herein by reference, and copies of which shall be filed for inspection in the Office of the Register and in the Office of the Building Commissioner.

SECTION THREE.

All parts of the "Development Plan for the Visitation Park Historic District" are hereby declared to be independent parts and notwithstanding any other evidence of the legislative intent it is hereby declared to be the controlling legislative intent that if any part of said Plan, or the application thereof to any property, 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 Plan would have been passed independently of such part so held to be invalid.

SECTION FOUR.

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 FIVE.

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.

Approved: March 21, 1975.