

**ORDINANCE #69294**  
**Board Bill No. 191**

An ordinance pertaining to the Eastern Star Missionary Baptist Church, located at 3117 St. Louis Avenue (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 2012 marks the centennial of the church, which has been part of the City’s social and religious fabric for one hundred years; and

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

**CAPITAL**

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

**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.

**GOTHIC-STYLE SCREEN**

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

**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.

**NARTHEX**

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

**PILASTER**

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

**PORCELAIN TILE**

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

**RELIGIOUS ICONOGRAPHY**

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

**ROSETTE**

A rose-shaped decoration.

**SANCTUARY**

The area of worship in a Protestant church.

**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.

**VAULTED CEILING**

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

**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 and the sexton's residence extending from the north end of the eastern elevation of the church, although the latter is a secondary component.

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 church shall be maintained in place and not be altered through removal, paint, covering with other materials, or other physical changes.

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, or is not an appropriate alternative for a one-of-a-kind window that cannot be replicated.

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

Porcelain tile on the porch floors shall be kept.

### Interior:

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

the stained glass windows;

the vaulted ceilings, their plaster ornament and rosettes;

the plaster capitals of columns and pilasters;

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

the choir balcony and the rear balcony;

the wood staircases to the balconies; and

the porcelain tile on the floor of the narthex.

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

Landscaping:

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

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.*

The Eastern Star Missionary Baptist Church and subsequent congregations, if any, may add discreet features that relate to its identification, worship practices, 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. The current and 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 – stone and brick – 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 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 church and residence on the property in terms of materials and shall be secondary to the church 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 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: November 21, 2012**