

III.D.

Memorandum
Department of Planning & Public Works



To: Planning and Public Works Committee
From: Aimee Nassif, Senior Planner of Zoning Administration
Date: 11/5/2007
RE: Chesterfield Landmarks Preservation Commission

Summary

The Chesterfield Landmarks Preservation Commission (CLPC) is governed by the terms and conditions of City of Chesterfield Ordinance Number 1719. Ordinance Number 1719 allows for a maximum membership of nine (9) members but does not address the allowance of alternate membership. The CLPC is requesting that alternate members be permitted and included in their ordinance. After discussions with the current Chair of the CLPC, Staff is recommending the following amendment:

Sec. 23-52 Chesterfield Landmarks Preservation Commission, page 5

- A. Composition of the Chesterfield Landmarks Preservation Commission.** The Chesterfield Landmarks Preservation Commission shall consist of nine (9) members, no less than three (3) and no more than five (5) of whom shall be members selected from the Chesterfield Historical Commission and the remaining members selected for their expertise in the various disciplines involved in historic preservation, all of whom shall be residents of the City of Chesterfield, and all of whom shall be appointed by the Mayor with the approval of the City Council. **In addition, a maximum of five (5) alternate members may be appointed to serve in the absence or the disqualification of the regular members.** Also, a member of the City Council and of the Planning Commission may be appointed to serve as liaisons. The Council and Planning Commission representatives shall not vote and shall not hold office. The Mayor shall make every reasonable effort to appoint persons with a demonstrated interest in the history and preservation of the City of Chesterfield.

Other changes being recommended by Staff include:

Page 15 refers to a Building Inspector which is not a position in the City. The City of Chesterfield contracts out with St. Louis County for the issuance of building permits once the City has provided Municipal Zoning Authorization. Language has been amended to reflect the correct process.

- M. Interim Control.** ~~No building permit shall be issued by the Building Inspector~~ **No Municipal Zoning Authorization** shall be issued for alteration, construction, demolition, or removal of a potential Landmark or of any property or structure within a potential Historic District unless such alteration, removal or demolition is authorized by formal resolution of the City Council as necessary for public health, welfare or safety. In no event shall the delay be more than one hundred eighty (180) days.

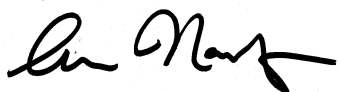
And again on page 16:

- B.** Applications for a Certificate of Appropriateness shall include accompanying plans and specifications affecting the exterior architectural appearance of a designated Landmark or a property within a designated Historic District; and applications for demolition permits shall include plans and specifications for the contemplated use of the property. ~~The Building Inspector~~ **Department of Planning and Public Works** shall forward applications for building and demolition permits to the Chesterfield Landmarks Preservation Commission within seven (7) days following the receipt of the application.

Finally, the current ordinance refers to the "Department of Public Works" on several occasions which Staff has amended to accurately reflect the "Department of Planning and Public Works. In addition, reference is also made to actions of the "Planning and Zoning Committee". This language has also been amended to refer to the "Planning and Public Works Committee."

Attached please find a copy of the proposed Ordinance.

Respectfully submitted,



Aimee E. Nassif
Senior Planner of Zoning Administration

Cc: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Planning and Public Works

CHESTERFIELD LANDMARKS PRESERVATION COMMISSION
Amdendment to Chapter 23, Article 3

ARTICLE III. CHESTERFIELD LANDMARKS PRESERVATION COMMISSION

Sec. 23-51 GENERAL PROVISIONS

A. Purpose. The purpose of this article is to promote the educational, cultural, economic, and general welfare of the community by:

1. Providing a mechanism to identify and preserve the distinctive historic, archaeological and architectural characteristics of Chesterfield which represent elements of the city's cultural, social, economic, political and architectural history;
2. Fostering civic pride in the beauty and noble accomplishments of the past as represented in Chesterfield's landmarks and historic districts;
3. Conserving and improving the value of property designated as landmarks or within historic districts;
4. Providing for economic benefits to encourage business and residential owners to locate and invest in historically significant properties;
5. Protecting and enhancing the attractiveness of the city to home buyers, tourists, visitors, and shoppers, and thereby supporting and promoting business, commerce and industry, and providing economic benefit to the city;
6. Fostering and encouraging preservation, restoration, and rehabilitation of the historic structures, areas and neighborhoods, and thereby preventing future urban blight;
7. Promoting the use of historic districts and landmarks for the education, pleasure, and welfare of the people of the city;
8. Promoting the identification, evaluation, protection and interpretation of the prehistoric and historic archaeological resources within the incorporated limits of the city.

B. Definitions. Unless specifically defined below, words or phrases in this ordinance shall be interpreted so as to give them the same meaning as they have in common usage and so as to give this ordinance its most reasonable application.

1. **Alteration** – any act or process that changes one or more historic, architectural or physical features of an area, site, landscape, place and/or structure, including, but not limited to, the erection, construction, reconstruction, or removal of any structure; the expansion or significant modification of agricultural activities; and clearing, grading or other modifications of an area, site, or landscape that changes its current condition.
2. **Area** – A specific geographic division of the City of Chesterfield.
3. **Board of Adjustment** – The board established pursuant to Ordinance 834.
4. **Certificate of Appropriateness** – A certificate issued by the Chesterfield Landmarks Preservation Commission indicating its approval of plans for alteration, construction, removal or demolition of a landmark or of a structure within a historic district.
5. **Certificate of Economic Hardship** – A certificate issued by the Chesterfield Landmarks Preservation Commission authorizing an alteration, construction, removal or demolition, even though a certificate of appropriateness has previously been denied.
6. **Construction** – The act of adding an addition to an existing structure or the erection of a new principal or accessory structure on a lot or property.
7. **Cultural Resources** – Districts, sites, structures, objects and evidence of some importance to a culture, a subculture, or a community for scientific, engineering, art tradition, religious or other reasons, significant in providing resource and environmental data necessary for the study and interpretation of past lifeways and for interpreting human behavior.
8. **Demolition** – Any act or process which destroys in part or in whole a Landmark or structure within a Historic District, or which threatens to destroy a Landmark or structure within a Historic District, or which destroys or threatens to destroy a potentially significant property or structure by failure to maintain it in a condition of good repair and maintenance.

9. **Design Guideline** – A standard of appropriate activity that will preserve the historic, architectural, scenic, or aesthetic character of a landmark or historic district.
10. **Exterior Architectural Appearance** - The architectural character and general composition of the exterior of a structure, including but not limited to the kind, color and texture of the building material and the type, design and character of all windows, doors, light fixtures, signs and appurtenant elements.
11. **Historic District** – An area designated as a “Historic District” by ordinance of the City Council which may include individual Landmarks, as well as other properties or structures which, while not of such historic and or architectural significance to be designated as Landmarks, nevertheless contribute to the overall visual characteristics and historical significance of the Historic District.
12. **Chesterfield Landmarks Preservation Commission** – Members of the Landmarks Preservation Commission.
13. **Historic Significance** – Character, interest or value as part of the development, heritage, or culture of the community, county, state or country; as the location of an important local, county, state or national event; or through identification with a person or persons who made an important contribution to the development of the community, county, state or country.
14. **Landmark** – A property or structure designated as a “Landmark” by ordinance of the City Council, pursuant to procedures prescribed herein, which is worthy of rehabilitation, restoration, interpretation and preservation because of its historic, architectural or archaeological significance to the City of Chesterfield.
15. **Minimum Maintenance** – The minimum regulations governing the conditions and maintenance of all existing structures, as set out in the BOCA Basic National Existing Structures Code, First Edition (1984), or any amendments adopted by the City of Chesterfield, as published by the BOCA Building Officials & Code Administrators International, Inc., and is adopted herein by reference, with certain amendments thereto, as such existing structures code shall be amended from time to time.
16. **Ordinary Maintenance** – Any work for which a building permit is not required by municipal ordinance, where the purpose and effect of such work is to correct any deterioration or decay of, or damage to, a structure or any part thereof and to restore the same, as nearly as may be

practical, to its condition prior to the occurrence of such deterioration, decay or damage, and does not involve change of materials nor of form.

17. **Owner of Records** – The person, corporation or other legal entity listed as owner on the records of the St. Louis County Recorder of Deeds.
18. **Public Improvement Project** – An action by the City of Chesterfield or any of its departments or agencies involving major modification or replacement of streets, sidewalks, curbs, street lights, street or sidewalk furniture, landscaping, parking, or other portions of the public infrastructure servicing commercial, residential, recreational or industrial development; or any undertakings effecting city parks or city owned structures.
19. **Removal** – Any relocation of a structure, object or artifact on its site or to another site.
20. **Repair** – Any change that is not construction, alteration, demolition or removal and is necessary or useful for continuing normal maintenance and upkeep.
21. **Site** – The traditional, documented or legendary location of an event, occurrence, action or structure significant in the life or lives of a person, persons, groups, or tribe, or any place with evidence of past human activity. Sites include, but are not limited to, cemeteries, burial grounds, occupation and work areas, evidence of farming or hunting and gathering, battlefields, settlements, estates, gardens, groves, river crossings, routes and trails, caves, quarries, mines or significant trees or other plant life.
22. **Stop Work Order** – An order directing an owner, occupant, contractor or subcontractor to halt an action for which a certificate of appropriateness is required, and notifying the owner, occupant, contractor or subcontractor of the application process for a certificate of appropriateness.
23. **Structure** – Anything constructed or erected, the use of which requires permanent or temporary location on or in the ground, including but without limiting the generality of the foregoing, buildings, fences, gazebos, advertising signs, billboards, backstops for tennis courts, radio and television antennae and towers, and swimming pools.
24. **Survey** – The systematic gathering of information on the architectural, historic, scenic, and archaeological significance of buildings, sites, structures, areas, or landscapes, through visual assessment in the field

and historical research for the purpose of identifying landmarks or districts worthy of preservation.

Sec. 23-52 Chesterfield Landmarks Preservation Commission

- A. Composition of the Chesterfield Landmarks Preservation Commission.** The Chesterfield Landmarks Preservation Commission shall consist of nine (9) members, no less than three (3) and no more than five (5) of whom shall be members selected from the Chesterfield Historical Commission and the remaining members selected for their expertise in the various disciplines involved in historic preservation, all of whom shall be residents of the City of Chesterfield, and all of whom shall be appointed by the Mayor with the approval of the City Council. In addition, a maximum of five (5) alternate members may be appointed to serve in the absence or the disqualification of the regular members. Also, a member of the City Council and of the Planning Commission may be appointed to serve as liaisons. The Council and Planning Commission representatives shall not vote and shall not hold office. The Mayor shall make every reasonable effort to appoint persons with a demonstrated interest in the history and preservation of the City of Chesterfield.
- B. Terms.** The terms of office of the members of the Chesterfield Landmarks Preservation Commission shall be for three (3) years, excepting that the membership of the first Chesterfield Landmarks Preservation Commission appointed shall serve respectively for terms of three for one year; three for two years; and three for three years. Vacancies shall be filled for the unexpired term only. Action to fill vacancies shall be initiated within 60 days. The Chesterfield Landmarks Preservation Commission shall hold at least four (4) meetings per year and any member of the Chesterfield Landmarks Preservation Commission who fails to attend at least fifty percent (50%) of all meetings, regular and special, in any calendar year, may thereby vacate the membership as provided by the by-laws or policies established.
- C. Officers.** Officers shall consist of a chairman, a vice-chairman, and a secretary elected by the Chesterfield Landmarks Preservation Commission who shall each serve a term of one (1) year and shall be eligible for reelection; but no member shall serve as chairman for more than two (2) consecutive years. The Council and Planning Commission representatives shall not be eligible for office. The chairman shall preside over meetings. In the absence of the chairman, the vice-chairman shall perform the duties of the chairman. If both are absent, those present shall elect a temporary chairman. The secretary of the Chesterfield Landmarks Preservation Commission shall have the following duties:

1. Take minutes of each Chesterfield Landmarks Preservation Commission meeting;
2. Be responsible for publication and distribution of copies of the minutes, reports, and decisions to the members of the Chesterfield Landmarks Preservation Commission;
3. Give notice as provided herein by law for all public hearings conducted by the Chesterfield Landmarks Preservation Commission;
4. Advise the Mayor of vacancies on the Chesterfield Landmarks Preservation Commission and expiring terms of members; and
5. Prepare to submit to the Council a complete record of the proceedings before the Chesterfield Landmarks Preservation Commission on any matter requiring Council consideration.

D. Meetings. A quorum shall consist of more than half (1/2) of the number of appointed members. All decisions or actions of the Chesterfield Landmarks Preservation Commission shall be made by a majority vote of those members present and voting at any meeting where a quorum exists. Meetings shall be held at regularly scheduled times to be established by resolution of the Chesterfield Landmarks Preservation Commission at the beginning of each calendar year or at any time upon the call of the chairman, but no less than four (4) times each year. No member of the Chesterfield Landmarks Preservation Commission shall vote on any matter that may materially or apparently affect the property, income, or business of that member and shall abide by any other city policies as to conflict of interest. No action shall be taken by the Chesterfield Landmarks Preservation Commission that could in any manner deprive or restrict the owner of property in use, modification, maintenance, disposition, or demolition until such owner shall first have had the opportunity to be heard at a public meeting of the Chesterfield Landmarks Preservation Commission, as provided herein. The chairman, and in his absence, the acting chairman, may administer oaths and compel the attendance of witnesses. All meetings of the Chesterfield Landmarks Preservation Commission shall be open to the public except as allowed by state law. The Chesterfield Landmarks Preservation Commission shall keep minutes of its proceedings, showing the vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the Office of the City Clerk and shall be public record.

E. Funding. The City Council may appropriate funds, within the budget limitations, for the operation of the Chesterfield Landmarks Preservation Commission. The Chesterfield Landmarks Preservation Commission

may, with the consent of the City Council, apply for, receive or expend any federal, state or private grant, grant-in-aid, gift or bequest, in furtherance of the general purposes of this ordinance.

F. Compensation. The members shall serve without compensation but shall be reimbursed for expenses they incur while on commission business, provided such expenses have been authorized by the City Council in advance.

G. Powers and Duties. The Chesterfield Landmarks Preservation Commission shall have the following powers and duties:

1. To adopt its own by-laws and procedural regulations, provided that such regulations are consistent with this chapter and the Revised Statutes of the State of Missouri;
2. To conduct an ongoing survey for the identification of historically, archaeologically and architecturally significant properties, structures, sites and areas that exemplify the cultural, social, economic, political, or architectural history of the nation, state or city; and to maintain the research information in an inventory accessible to the public;
3. To investigate and recommend to the Planning Commission and to the City Council the adoption of ordinances designating properties or structures having special cultural, historic, archaeological, community or architectural value as "Landmarks;"
4. To investigate and recommend to the Planning Commission and the City Council the adoption of ordinances designating areas as having special cultural, historic, archaeological, community, or architectural value as "Historic Districts;"
5. To keep a register of all properties and structures which have been designated as Landmarks or Historic Districts, including all information required for each designation;
6. To confer recognition upon the owners of Landmarks and property or structures within Historic Districts by means of certificates, plaques, or markers; and to make recommendations for the design and implementation of specific markings of the streets and routes leading from one Landmark or Historic District to another;
7. To advise and assist owners of Landmarks and property or structures within Historic Districts on physical and financial aspects of preservation, renovation, rehabilitation, and reuse, and on procedures for inclusion on the National Register of Historic Places;

8. To nominate Landmarks and Historic Districts to the Chesterfield Historic Register, and to the National Register of Historic Places, and to review and comment on any nominations to the National Register of Historic Places;
9. To inform and educate the citizens of the City of Chesterfield concerning the historic, archaeological and architectural heritage of the City through publication or sponsorship of maps, newsletters, brochures, pamphlets, programs and seminars by the City, the Chesterfield Landmarks Preservation Commission, or other appropriate parties;
10. To hold public hearings upon 30 days notice published by the Department of Planning and Public Works, and to review applications for construction, alteration, removal or demolition affecting proposed or designated landmarks or structures within Historic Districts and issue or deny Certificates of Appropriateness for such actions. Applicants may be required to submit plans, drawings, elevations, specifications, and other information as may be necessary to make decisions;
11. To hold public hearings on each proposed nomination of a Landmark and of a Historic District and on the guidelines developed for each nomination.
12. To request the Director of Planning and Public Works to issue stop work orders for any construction, alteration, removal or demolition undertaken without a Certificate of Appropriateness or to stop work that violates the conditions of a certificate;
13. To review all applications for demolition permits within the corporate limits of the city to determine impact to significant cultural resources, including those not yet nominated as Landmarks or as contributing properties within a Historic District;
14. To consider applications for Certificates of Economic Hardship that would allow the performance of work for which a Certificate of Appropriateness has been denied;
15. To develop specific design guidelines based on the Secretary of the Interior's Standards for Rehabilitation for the alteration, construction, or removal of Landmarks or property and structures within Historic Districts;

16. To review applications for proposed zoning amendments, applications for special use permits, or applications for zoning variances that affect proposed or designated Landmarks or Historic Districts.
17. To administer on behalf of the City of Chesterfield any property of historical significance or full or partial interest in real property, including easements, that the City of Chesterfield may have or accept as a gift or otherwise, upon approval by the City Council;
18. To accept and administer on behalf of the City of Chesterfield, upon approval of the Council, such gifts, grants and money as may be appropriate for the purposes of this ordinance. Such money may be expended for publishing maps and brochures or for hiring of staff persons or consultants or performing other functions for the purpose of carrying out the duties and powers of the Chesterfield Landmarks Preservation Commission and the purposes of this ordinance;
19. To call upon the City Administrator for assistance from available city staff members as well as other experts for technical advice;
20. To retain such specialists or consultants or to appoint such citizen advisory committees as may be required from time to time, with the approval of the City Council or Planning & Public Works Committee of Council.
21. To testify before all boards and commissions, including the Planning Commission and the Board of Adjustment, on any matter affecting historically, archaeologically, culturally and architecturally significant property, structures, sites and areas;
22. To make recommendations to the City Council concerning budgetary appropriations to further the general purposes of this ordinance;
23. To work with the city in the development of a preservation component in the Comprehensive Plan of the City of Chesterfield and to recommend it to the Planning Commission and to the City Council;
24. To periodically review the Chesterfield Zoning Ordinance and to recommend to the Planning Commission and the City Council any amendments appropriate for the protection and continued use of Landmarks or property, sites and structures within Historic Districts; and
25. To undertake any other action or activity necessary or appropriate to the implementation of its powers and duties or to the implementation of

the purpose of this ordinance. However, any such action shall not be binding upon the City without City Council approval.

Sec. 23-53 Surveys and Research.

A. The Chesterfield Landmarks Preservation Commission shall undertake an ongoing survey and research effort in the City of Chesterfield to identify neighborhoods, areas, sites, structures, and objects that have historic, cultural, archaeological, architectural or aesthetic importance, interest or value. Before the Chesterfield Landmarks Preservation Commission shall on its own initiative nominate any landmark or district for designation, it shall develop a plan and schedule for conducting a comprehensive survey of the City of Chesterfield to identify significant resources. As part of the survey, the Chesterfield Landmarks Preservation Commission shall review and evaluate any prior surveys and studies by any unit of government or private organization and compile appropriate descriptions, facts and photographs. The Chesterfield Landmarks Preservation Commission shall systematically identify potential Landmarks and Historic Districts and adopt procedures to nominate them based upon the following criteria:

1. The potential Landmarks and Historic Districts in one identifiable neighborhood or distinct geographical area of the City of Chesterfield;
2. The potential Landmarks and Historic Districts associated with a particular person, event or historical period;
3. The potential Landmarks and Historic Districts of a particular architectural style or school, or of a particular architect, engineer, builder, designer or craftsman;
4. The potential Landmarks and Historic Districts containing historic and prehistoric archaeological resources with the potential to contribute to the understanding of historic and prehistoric cultures;
5. Such other criteria as may be adopted by the Chesterfield Landmarks Preservation Commission to assure systematic survey and nomination of all potential Landmarks and Historic Districts within the City of Chesterfield.

Sec. 23-54 Nominations of Landmarks and Historic Districts.

A. **General.** Nominations shall be made to the Chesterfield Landmarks Preservation Commission on a form prepared by it and may only be submitted by the owner of record of the nominated property or structure, by a member of the Chesterfield Landmarks Preservation Commission, or by elected members of the City Council. Nominations shall be submitted

to the City Clerk, who will within seven (7) days of receipt mail a notification of intent to nominate to the owner of record of the nominated property. Forms and criteria for nomination will be available at the Office of the City Clerk.

B. Criteria for Consideration of Nomination. The Chesterfield Landmarks Preservation Commission shall, upon such investigation as it deems necessary, make a determination as to whether a nominated property, structure, site, area or district meets one or more of the following criteria:

1. Its character, interest, or value as part of the development, heritage, or cultural characteristics of the community, county, state or country;
2. Its overall settling and harmony as a collection of buildings, structures, objects where the overall collection forms a unit;
3. Its potential to be returned to an accurate historic appearance regardless of alterations or insensitive treatment that can be demonstrated to be reversible;
4. Its location as a site of significant local, county, state, or national event;
5. Its identification with a person or persons who significantly contributed to the development of the community, county, state or country;
6. Its embodiment of distinguishing characteristics of an architectural type valuable for the study of a period, type, method of construction, or use of indigenous materials;
7. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state or country;
8. Its embodiment of design, detailing, materials, or craftsmanship that render it architecturally significant;
9. Its embodiment of design elements that make it structurally or architecturally innovative;
10. Its unique location or singular physical characteristic that make it an established or familiar visual feature of the neighborhood, community or city;
11. Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to farmhouses, gas stations, or other

commercial structures, with a high level of integrity or architectural significance;

12. Its suitability for preservation or restoration; and

13. Its potential to yield information important to history and prehistory.

Any structure, property, or area that meets one or more of the above criteria shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration.

C. Public Hearing on Landmarks and Historic Districts. Upon receipt of a completed nomination of a Landmark or Historic District, the Chesterfield Landmarks Preservation Commission shall schedule within thirty (30) days, a public hearing through the Department of Planning and Public Works to solicit input and comment on the proposed nomination and guidelines for Certificates of Appropriateness.

D. Report and Recommendation of Chesterfield Landmarks Preservation Commission. The Chesterfield Landmarks Preservation Commission shall within ninety (90) days from receipt of a completed nomination in proper form adopt by resolution a recommendation that the nominated Landmark or Historic District does or does not meet the criteria for designation in Section 23-54 of this ordinance. The resolution shall be accompanied by a report to the Planning Commission containing the following information:

1. Explanations of the significance or lack of significance of the nominated Landmark or Historic District as it relates to the criteria for designation;
2. Explanation of the integrity or lack of integrity of the nominated Landmark or Historic District;

In the case of a nominated Landmark found to meet the criteria for designation:

1. The significant exterior architectural features of the nominated Landmark that should be protected;
2. The types of construction, alteration, demolition and removal other than those requiring a building or demolition permit, that should be reviewed for appropriateness pursuant to the provisions of Section 23-55 through 23-59 of this ordinance;

3. Archaeological significance and recommendations for interpretation and protection.

In the case of a nominated Historic District found to meet the criteria for designation:

1. The types of significant exterior architectural features of the structures within the nominated Historic District that should be protected;
 2. The types of alterations and demolitions that should be reviewed for appropriateness pursuant to the provisions of Section 23-55 through 23-59 of this ordinance;
 3. The type and significance of historic and prehistoric archaeological sites within the nominated Historic District;
 4. Proposals for design guidelines of Chesterfield Landmarks Preservation Commission review of Certificates of Appropriateness within the nominated Landmark or Historic District.
 5. The relationship of the nominated Landmark or Historic District to the ongoing effort of the Chesterfield Landmarks Preservation Commission to identify and nominate all potential cultural resources that meet the criteria for designation;
 6. Recommendations as to appropriate permitted uses, special uses, height and area regulations, minimum dwelling size, floor area, sign regulations, lot size, and parking regulations necessary or appropriate to the preservation of the nominated Landmark or Historic District, including recommendations for buffer zones to protect and preserve visual integrity;
 7. A map showing the location of the nominated Landmark and/or the boundaries of the nominated Historic District.
- E. Recommendations and Report.** The recommendations and report of the Chesterfield Landmarks Preservation Commission shall be sent to the Planning Commission within seven (7) days following the vote on the resolution and shall be available to the public in the office of the City Clerk.
- F. Notification of Nomination.** The Planning Commission shall schedule and hold a hearing on the nomination following receipt of a report and recommendation from the Chesterfield Landmarks Preservation Commission that a nominated Landmark or Historic District meets the criteria for designation. The meeting shall be scheduled, held and conducted in the same manner as other meetings to consider applications

for zoning amendments or ordinance amendments. Notice of the date, time, place and purpose of the meeting and a copy of the completed nomination form shall be sent by regular mail to the owner(s) of record and to the nominators.

- G. Public Hearing.** Oral or written testimony concerning the significance of the nominated Landmark or Historic District shall be taken at the public hearing before the Planning Commission from any person concerning the nomination. The Chesterfield Landmarks Preservation Commission may present expert testimony or present its own evidence regarding the compliance of the nominated Landmark or Historic District with the criteria for consideration of a nomination set forth in Section 23-54 of this ordinance. The owner of any nominated Landmark or of any property within a nominated Historic District shall be allowed reasonable opportunity to present evidence regarding significance and shall be afforded the right of representation by counsel and reasonable opportunity to cross-examine expert witnesses. The hearing shall be closed upon completion of testimony.
- H. Determination by Planning Commission.** Within sixty (60) days following close of the public hearing, the Planning Commission shall make a determination upon the evidence whether the nominated Landmark or Historic District does or does not meet the criteria for designation. Such a determination shall be made upon a motion and vote of the Planning Commission and shall be accompanied by a report stating the findings of the Planning Commission concerning the relationship between the criteria for designation in Section 23-54 of this ordinance and the nominated Landmark or Historic District and all other information required by Section 23-54 of this ordinance.
- I. Notification of Determination.** Notice of determination of the Planning Commission, including a copy of the report, shall be sent by regular mail to the owner of record of a nominated Landmark and of all property within a nominated Historic District and to the nominator within seven (7) days following adoption of the resolution. Within fourteen (14) days following a determination by Planning Commission that the nominated Landmark or Historic District does meet the criteria for designation, a copy of the resolution and report accompanied by a recommendation that the nominated Landmark or Historic District be designated shall be sent to the City Council.
- J. Appeal.** A determination by the Planning Commission that the nominated Landmark or Historic District does or does not meet the criteria for designation shall be a final administrative decision reviewable under the Missouri Administrative Procedure and Review Act, unless that the nominator or any owner of the nominated Landmark or Property within the

nominated Historic District, within fifteen (15) days after the postmarked date of the notice of the determination file with the City Clerk a written appeal to the City Council.

- K. Action by City Council.** The City Council may within thirty (30) days after receiving the recommendation that the nominated Landmark or Historic District be designated or receiving a written appeal, either reject the recommendation or written appeal by formal resolution or designate the Landmark or Historic District by an ordinance. The City Council may hold a public hearing before enacting the resolution or ordinance and a written statement explaining the reasons for the action of the City Council shall accompany ordinance. The City Clerk shall provide written notification of the action of the City Council by regular mail to the nominator, the appellant, and the owner(s) of record of the nominated Landmark or of all property within a nominated Historic District. The notice shall include a copy of the designation ordinance or resolution passed by the City Council and shall be sent within seven (7) days of the City Council action. A copy of each designation ordinance shall be sent to the Chesterfield Landmarks Preservation Commission, Planning Commission, and Director of Planning and Public Works.
- L. The Designation Ordinance.** Upon designation, the Landmark or Historic District shall be classified as a "District H—Historic," and the designating ordinance shall prescribe the significant exterior architectural features; the types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit that should be reviewed for appropriateness; the design guidelines for applying the criteria for review of appropriateness; permitted uses; special uses; height and area regulation; minimum dwelling size; floor area; lot size; sign regulation; and parking regulations. The official zoning map of the City of Chesterfield shall be amended to show the location of the District H—Historic" as an overlay zone.
- M. Interim Control.** No Municipal Zoning Authorization shall be issued for alteration, construction, demolition, or removal of a potential Landmark or of any property or structure within a potential Historic District unless such alteration, removal or demolition is authorized by formal resolution of the City Council as necessary for public health, welfare or safety. In no event shall the delay be more than one hundred eighty (180) days.
- N. Amendment and Rescission of Designation.** Designation may be amended or rescinded upon petition to the Chesterfield Landmarks Preservation Commission and compliance with the same procedure and according to the same criteria set forth herein for designation.

Sec. 23-55 Applications for Certificates of Appropriateness.

- A. An application for a Certificate of Appropriateness must be made prior to applying for a demolition permit or a building permit affecting the exterior architectural appearance of any Landmark or any structure within a Historic District including but not limited to the following:
1. Any construction, alteration, or removal requiring a building permit from the City of Chesterfield;
 2. Any demolition in whole or in part requiring a demolition permit from the City of Chesterfield;
 3. Any construction, alteration, demolition or removal affecting a significant exterior architectural feature or appearance as specified in the ordinance designating the Landmark or Historic District.
 4. Any construction, alteration or removal involving earth-disturbing activities that might affect archaeological resources.
 5. Any actions to correct a violation of a minimum maintenance standard.
- B. Applications for a Certificate of Appropriateness shall include accompanying plans and specifications affecting the exterior architectural appearance of a designated Landmark or a property within a designated Historic District; and applications for demolition permits shall include plans and specifications for the contemplated use of the property. The Department of Planning and Public Works shall forward applications for building and demolition permits to the Chesterfield Landmarks Preservation Commission within seven (7) days following the receipt of the application. A building or demolition permit shall not be issued until the Chesterfield Landmarks Preservation Commission has issued a Certificate of Appropriateness. Any applicant may request a meeting with the Chesterfield Landmarks Preservation Commission before the application is reviewed by the Chesterfield Landmarks Preservation Commission or during the review of the application. Application for review of construction, alteration, demolition, or removal not requiring a building permit for which a Certificate of Appropriateness is required shall be made on a form prepared by the Chesterfield Landmarks Preservation Commission and available at the Office of the City Clerk. The Chesterfield Landmarks Preservation Commission shall consider the completed application at its next regular meeting.

- C. Stop Work Order.** Whenever the Chesterfield Landmarks Preservation Commission has reason to believe that an action for which a Certificate of Appropriateness is required has been initiated, or is about to be initiated, or that a violation of the conditions of a permit has occurred, it shall request that the Director of Planning and Public Works make every reasonable effort to contact the owners, occupants, contractors or subcontractor and inform them of proper procedures. If the Chesterfield Landmarks Preservation Commission determines that a stop work order is necessary to halt an action, it shall request the Director of Planning and Public Works to send a copy of the stop work order by certified mail return receipt requested to the owners, occupants, contractors and subcontractors, and notify them of the process of applying for a Certificate of Appropriateness. A copy of the proper application form shall be included in the notice. If necessary, a second or subsequent stop work order may be issued for the same project.

Sec. 23-56 Determinations by the Chesterfield Landmarks Preservation Commission.

- A. The Chesterfield Landmarks Preservation Commission shall review the application for a building or demolition permit or for a Certificate of Appropriateness and issue or deny the permit within forty-five (45) days of receipt of the application. Written notice of the approval or denial of the application for a Certificate of Appropriateness shall be provided the applicant and the Director of Planning and Public Works within seven (7) days following the determination and shall be accompanied by a Certificate of Appropriateness in the case of an approval.
- B. A Certificate of Appropriateness shall become void unless construction is commenced within six (6) months of the date of issuance. Certificates of Appropriateness shall be issued for a period of eighteen months and are renewable. If the project is not completed according to the guidelines provided in the Certificate of Appropriateness, the project shall be deemed in violation of this ordinance.
- C. Denial of a Certificate of Appropriateness.** A statement of the reasons for the denial shall accompany a denial of a Certificate of Appropriateness. The Chesterfield Landmarks Preservation Commission shall make recommendations to the applicant concerning changes, if any, in the proposed action that would cause the Chesterfield Landmarks Preservation Commission to reconsider its denial and shall confer with the applicant and attempt to resolve as quickly as possible the differences between the owner and the Chesterfield Landmarks Preservation Commission. The applicant may resubmit an amended application or reapply for a building or demolition permit that complies with the recommendations of the Chesterfield Landmarks Preservation Commission.

Sec. 23-57 Review of Public Improvement and Land Acquisition Projects.

- A. The Chesterfield Landmarks Preservation Commission shall review public improvement and land acquisition projects by the City of Chesterfield or any of its departments or agencies in the following manner:
1. The Chesterfield Landmarks Preservation Commission shall review and comment upon any public improvement project proposed by the City of Chesterfield or any of its agencies or departments within any Historic District, on the site or within two hundred (200) feet of any Landmarks, or within two hundred (200) feet of any boundary of a Historic District. The Department of Planning and Public Works shall send a completed preliminary design for a public improvement project that meet these criteria to the Chesterfield Landmarks Preservation Commission simultaneous with its submission to the City Council for approval. The Chesterfield Landmarks Preservation Commission shall have at least thirty (30) days to complete its review and report to the City Council, except when the Department of Planning and Public Works, if necessary to accelerate the design review process, may specify a time less than thirty (30) days within which the Chesterfield Landmarks Preservation Commission shall complete its review and report to the Council.
 2. The Chesterfield Landmarks Preservation Commission shall review and comment upon any proposed acquisition of a Landmark or of land or buildings within a Historic District by the City of Chesterfield or any of its agencies or departments. The City Council or the Department of Planning and Public Works shall, at the earliest possible date that will not interfere with acquisition negotiations, send the Chesterfield Landmarks Preservation Commission information concerning the location, size, purchase price, current use, and proposed use of the land or building to be acquired, and specify the date by which the Chesterfield Landmarks Preservation Commission shall report to the City Council.
 3. The Chesterfield Landmarks Preservation Commission shall review the public improvement of land acquisition projects to determine its effect upon the historic, archaeological or architectural character of the Landmark or Historic District and report to the City Council within any time specified by the City Council or the Department of Planning and Public Works but not to exceed forty-five (45) days. The report by the Chesterfield Landmarks Preservation Commission shall include any recommendations for changes to the preliminary design or land acquisition that will lessen or alleviate any adverse effect of the proposed project upon the historic, archaeological or architectural

character of the Landmark or Historic District. The City Council shall take into consideration the report of the Chesterfield Landmarks Preservation Commission.

Sec. 23-58 Standards for Review.

- A. In considering an application for building or demolition permit or for a Certificate of Appropriateness, the Chesterfield Landmarks Preservation Commission shall be guided in principal by the Secretary of the Interior's Standards, as follows, in addition to any design guidelines in the ordinance designating the Landmark or Historic District. Applications, standards for review, and design guidelines shall be available in the Office of the City Clerk for distribution to the public.
1. A 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.
 2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
 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.
 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration require 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.
 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.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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.
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.

Sec. 23-59 Design Guidelines.

- A. Design guidelines for applying the criteria for review of Certificate of Appropriateness shall, at a minimum, consider the following architectural criteria:
 1. **Height** – The height of any proposed alteration or construction should be compatible with the style and character of the Landmark and with surrounding structures in a Historic District.
 2. **Proportions of Windows and Doors** – The proportions and relationships between doors and windows should be compatible with the architectural style and character of the Landmark and with surrounding structures within a Historic District.
 3. **Relationship of Building Masses and Spaces** – The setback and relationship of a structure within a Historic District to the open space between it and adjoining structures should be compatible.
 4. **Roof Shape** – The design of the roof should be compatible with the architectural character and appearance of the Landmark and of surrounding structures in Historic Districts.
 5. **Landscaping** – Landscaping should be compatible with the architectural character and appearance of the Landmark and of surrounding structures and landscapes in a Historic District.
 6. **Scale** – The scale of the structure after alteration, construction or partial demolition should be compatible with its architectural style and character and with surrounding structures in a Historic District.

7. **Directional Expression** – Facades in Historic Districts should blend with other structures with regard to directional expression. Structures in a Historic District should be compatible with the dominant horizontal or vertical expression of the surrounding structures. The directional expression of a Landmark after alteration, construction or partial demolition should be compatible with its original architectural style and character.
8. **Architectural Details** – Architectural details including materials, colors, and textures should be treated so as to make a Landmark compatible with its original architectural style and character and to preserve and enhance the architectural style or character of a Landmark or Historic District.
9. **Signage** – The character of signs should be in keeping with the historic architectural character of a Landmark or Historic District. Character of a sign includes the number, size, area, scale, location, type, (e.g. offsite advertising signs and on-site business signs), letter size or style, and intensity and type of illumination.
10. **Minimum Maintenance** – Significant exterior architectural features should be kept in a condition of good repair and maintenance. All structural and mechanical systems should be maintained in a condition and state of repair that will prevent decay, deterioration or damage to significant architectural features, or otherwise adversely affect the historic or architectural character of structures within a Historic District.

Sec. 23-60 Certificate of Economic Hardship.

- A. Application for a Certificate of Economic Hardship shall be made on a form prepared by the Chesterfield Landmarks Preservation Commission only after a Certificate of Appropriateness has been denied. The Chesterfield Landmarks Preservation Commission shall schedule a public hearing through the Department of Planning and Public Works concerning the application and provide public notice and individual notice to the applicant, owners of record, and owners adjacent to the property in the same manner as in Section 23-54, and any person may testify at the hearing concerning economic hardship. All testimony, objections thereto, and rulings at such public hearings shall be recorded by electronic means.
- B. The Chesterfield Landmarks Preservation Commission may solicit expert testimony (costs to be approved in Planning & Public Works Committee in advance) or require that the applicant for a certificate of economic hardship make submissions concerning any or all of the following information before it makes a determination on the application:

1. Estimate of the cost of the proposed construction, alteration, demolition or removal and an estimate of any additional cost that would be incurred to comply with the recommendations of the Chesterfield Landmarks Preservation Commission for changes necessary for the issuance of a Certificate of Appropriateness;
2. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any structures on the property and their suitability for rehabilitation;
3. Estimated market value of the property in its current condition; after completion of the proposed construction, alteration, demolition or removal; after any changes recommended by the Chesterfield Landmarks Preservation Commission and, in the case of a proposed demolition, after renovation of the property for continued use;
4. In the case of a proposed demolition, an estimate from an architect, developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure.

Sec. 23-61 Maintenance of Landmarks Properties.

- A. Ordinary Maintenance Exclusion.** Nothing in the section shall be construed to prevent the ordinary maintenance or repair of any exterior elements of any building or structure described in Section 23-51.
- B. Definition of Ordinary Maintenance.** Any work, for which a building permit is not required by law, where the purpose and effect of such work is to correct any deterioration or decay of or damage to a structure or any part thereof and to restore the same, as nearly as may be practicable to its condition prior to the occurrence of such deterioration, decay or damage.
- C. Minimum Maintenance Requirement.** All buildings and structures designated by city ordinance as "H" shall be preserved against decay and deterioration and free from certain structural defects in the following manner, by the owner thereof or such other person or persons who may have the legal custody and control thereof shall repair such building if it is found to have any of the following defects:
 1. The deterioration of exterior walls or other vertical supports;
 2. The deterioration of roofs or other horizontal members;
 3. The deterioration of external chimneys;

4. The deterioration or crumbling of exterior plasters and mortars;
 5. The deterioration or ineffective waterproofing of exterior walls, roofs, and foundations, including broken windows or doors;
 6. The peeling of paint, rotting, holes and other forms of decay;
 7. The lack of maintenance of surrounding environment, e.g., fences, gates, sidewalks, steps, signs, accessory structures, and landscaping;
 8. The deterioration of any feature so as to create or permit the creation of any hazardous or unsafe condition or conditions.
- D. If minimum maintenance is not being maintained, the owner of the property or other person having legal custody thereof shall be notified by the Department of Planning and Public Works of the specific conditions not being met. The notice shall be by certified mail and shall specify each item in the property or Landmark that fails to meet minimum maintenance requirements. The owner or other person having legal custody of the property shall have thirty (30) days from the receipt of notice to comply with the minimum maintenance requirements. The Chesterfield Landmarks Preservation Commission, for good cause shown, may extend the thirty (30) day period. If after the original thirty (30) day period or any extension granted by the Department of Planning and Public Works, the owner or person having legal custody of the property should fail to meet the minimum maintenance requirements, the owner or person having legal custody of the property shall be in violation of this section and punished in accordance with Section 23-65.

Sec. 23-62 Review of Applications for Zoning Amendments, Special Use Permits, and Variances.

- A. The Department of Planning and Public Works shall refer applications for zoning amendments, special use permits, and variances for a Landmark or structures within a Historic District to the Chesterfield Landmarks Preservation Commission. The Department of Planning and Public Works shall send applications for special use or zoning variations to the Commission for comment within fifteen (15) days after the first public hearing by the Planning Commission, or at least seven (7) days before the date of any hearing of the Board of Adjustment.
- B. The Chesterfield Landmarks Preservation Commission may review these applications using any format which it deems appropriate, provided, however, that the applicant shall be notified of the time and place of such

review and shall be given the opportunity to appear and be heard. Within fifteen (15) days after receipt of said application, the Chesterfield Landmarks Preservation Commission shall forward its comments to the Department of Planning and Public Works for presentation to the Planning Commission for their consideration in reviewing the application.

Sec. 23-63 Appeals.

If the Chesterfield Landmarks Preservation Commission denies an application for a Certificate of Appropriateness, the Chesterfield Landmarks Preservation Commission shall work with the applicant to arrive at a mutually satisfactory alternative to the proposed activities. If agreement cannot be reached within three (3) months, the applicant may file with the City Clerk a written appeal to the Board of Adjustment. In acting upon the appeal, the Board may grant a variance from the strict interpretation of this ordinance when such will not materially affect the health or safety of the applicant and general public.

Sec. 23-64 Public Safety Exclusion.

None of the provisions of this ordinance shall be construed to prevent any measures of construction, alteration, or demolition necessary to correct or abate the unsafe or dangerous condition of any structure, other feature or part thereof, where such condition has been declared unsafe or dangerous by the Department of Planning and Public Works, and where the proposed measures have been declared necessary, by such department or departments, to correct the said condition; provided, however, that only such work as is reasonably necessary to correct the unsafe or dangerous condition may be performed pursuant to this section. In the event any structure or other feature shall be damaged by fire or other calamity, or by Act of God or by the public enemy, to such an extent that in the opinion of the aforesaid department or departments it cannot reasonably be repaired and restored, it may be removed in conformity with normal permit procedures and applicable laws.

Sec. 23-65 Fees and Penalties.

The Board shall establish an appropriate system of processing fees for the review of nominations and Certificates of Appropriateness. Any person convicted of violating the provisions of this ordinance shall be punished by a fine no greater than five hundred dollars (\$500.00) or confinement in the city jail for a period not to exceed sixty (60) days, or both fine and confinement. Each day each violation shall continue to exist shall constitute a separate violation.

It shall be unlawful to not maintain designated Landmarks or structures within designated Historic Districts within the minimum requirements of Section 23-61 of this ordinance.

Sec. 23-66 Review of Applications

The preliminary approval, pursuant to the City of Chesterfield Zoning Ordinance is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendations to the City Council, which are set out in the Attachment "A", which is attached hereto and made a part of.