BILL NO. 2644 **ORDINANCE NO. 2461**

AN ORDINANCE ESTABLISHING A HISTORIC DESIGNATION UPON A STRUCTURE LOCATED AT ONE WIEGAND DRIVE AND 16905 BAXTER ROAD UNDER THE PROCESS ESTABLISHED BY CITY OF CHESTERFIELD ORDINANCE NUMBER 2414. (P.Z. 12-2008 Landmarks Preservation Commission {Kroeger Slaughterhouse/Wiegand Studio})

WHEREAS, the area that is now the incorporated City of Chesterfield was originally settled by immigrants in 1791; the settlement/town of "Chesterfield" was founded and platted by Justus Post in 1817, and recorded in 1838; and,

WHEREAS, the City of Chesterfield has many structures, sites and areas that embody a sense of time and place unique to the City, or which exemplify and reflect the cultural, social, economic, political or architectural history of the nation, the State of Missouri, or the City; and,

WHEREAS, the City of Chesterfield Ordinance Number 2414 establishes the responsibilities and duties of the Landmarks Preservation Commission which includes identifying and preserving historic structures and making recommendations on such structures, site, and areas within the City of Chesterfield; and,

WHEREAS, a structure located at One Wiegand Drive and 16905 Baxter Road has been nominated for Historic Designation to be included on the Chesterfield Historic Register.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The City of Chesterfield Zoning Ordinance and the Official Zoning District Maps, which are part thereof, are hereby amended by establishing a "H-Historic" designation for the property located at One Wiegand Drive and 16905 Baxter Road.

Section 2. 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 City Council which are established herein.

Section 3. Requirements for Certificate of Appropriateness

Any alteration, construction, removal or demolition of a structure on this site shall require a Certificate of Appropriateness from the Landmarks Preservation Commission as set forth in Ordinance 2414. Consideration shall be given as to the following terms and conditions, but shall not be limited to:

A. Significant Exterior Architectural Features: The significant exterior architectural features that shall be reviewed for appropriateness for this site in the event that a permit is requested for construction, alteration, or removal, as follows:

1. The original brick structure was built in 1926.
2. Four additions have been subsequently constructed over the last 50 years.
3. The external materials include brick, tin, wood and glass.

B. The Certificate of Appropriateness shall be applied as set forth in Ordinance 2414 and shall contain all information as required in said Ordinance.

C. Applications for demolition permits shall include plans and specifications for the contemplated use of the property.

D. Any applicant may request a meeting with the Chesterfield Landmarks Preservation Commission before or during the application review process.

Section 4. Design Guidelines

All properties with a Historic Designation applying for a Certificate of Appropriateness shall adhere to the design guidelines established in Ordinance 2414.

Section 5. Miscellaneous

A. Roofing and other screening material changes shall be as approved by the Landmarks Preservation Commission.

B. Any changes to lighting shall include a lighting plan, with specific product information, and shall be reviewed in conjunction with a Certificate of Appropriateness.

C. Failure to comply with any and all of the conditions of this Ordinance shall be adequate cause for the revocation of any permits by the issuing department or the Chesterfield Landmarks Preservation Commission.

D. Non-compliance with the specific requirements and conditions set forth in this Ordinance or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject but not limited to the penalty provisions as set forth in Zoning Ordinance and Ordinance 2414.

Section 6. Effective Date.

This Ordinance shall be effective immediately upon its publication, pursuant to applicable legal and procedural requirements.

Passed and approved this 16th day of June, 2008.

MAYOR

ATTEST:

CITY CLERK

First Reading Held: June 2, 2008