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# SHAW NEIGHBORHOOD HISTORIC DISTRICT REHABILITATION AND NEW CONSTRUCTION STANDARDS

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## *Restoration and Development Plan for Shaw Neighborhood*

### A. Residential Areas

#### 1. Parking:

Off-street parking must be behind the building line. Rear alley access to parking areas should be encouraged, especially for multi-family dwelling units. New curb cuts are not desirable and must be approved by the Heritage and Urban Design Commission.

#### 2. Landscaping:

Trees and lawns must be maintained and street plantings are encouraged at approximately 35-foot intervals on all streets.

#### 3. Zoning:

No zoning changes are presently proposed, and any future proposed changes should be made with prior notification of the Alderman, who is encouraged to inform the Heritage and Urban Design Commission and the relevant active neighborhood organizations. Rezoning to increase density should be discouraged.

#### 4. Density:

Whenever possible, dwelling units originally intended for a lower density occupancy, should be restored to that density.

#### 5. Preservation:

The preservation, restoration or rehabilitation of all historic structures, as contained on the Map and designated as having national, state, city, or neighborhood significance or architectural merit is encouraged and shall be guided by the historic district standards set out in Section Six hereof. All construction, demolition, or alteration of exterior architectural features with respect to any improvement within the Shaw Neighborhood Historic District is subject to the provisions of Ordinance 57986 (÷÷24.12.010 to 24.20.020, Rev. Code St. Louis, 1980. Anno.)

### B. Major Thoroughfares (Magnolia, Grand, Tower Grove, Shaw, 39th Street) Magnolia, Grand, Tower Grove, Shaw and 39th Street are major thoroughfares, which pass through and around the historic district. Guidelines follow for each of these major thoroughfares presented with the intention of preserving the historic district as a neighborhood.

#### 1. Magnolia and Tower Grove Avenues:

- a. Traffic.  
Magnolia and Tower Grove, as they adjoin the district, will remain major thoroughfares, with special care devoted to the maintenance of the residential and parklike character.
- b. Landscaping and Street Changes:  
See District Standards, specifically Sections G, H, I, J, K and L.
- c. Zoning:  
No zoning changes are proposed beyond the scope of the standards for the district.
- d. Preservation:  
The preservation, restoration or rehabilitation of all historic structures, as contained on the Map and designated as having national, state, city, or neighborhood significance is encouraged and shall be guided by the use restoration standard for the district. All construction, demolition, or alteration of exterior architectural features with respect to any improvement within the Shaw Neighborhood Historic District is subject to the provisions of Ordinance 57986 (÷÷24.12.010 to 24.20.020, Rev. Code St. Louis, 1980, Anno.)

## 2. Shaw Boulevard

- a. Traffic:  
Shaw Boulevard, between Grand Avenue and Tower Grove ¼  
Special care to maintain the existing residential and local business character of the streetscape.
- b. Landscaping and Street Changes:  
See District standards specifically Sections G, H, I, J, K and L.
- c. Zoning:  
No zoning changes are proposed beyond the scope of the previously stated standards for the district.
- d. Preservation:  
The preservation, restoration, or rehabilitation of all historic structures, as contained on the map and designated as having national, state, city or neighborhood significance is encouraged and shall be guided by the use restoration standard for the district. All construction, demolition, or alteration of exterior architectural features with respect to any improvement within the Shaw Neighborhood Historic District is subject to the provisions of Ordinance 57986 (÷÷24.12.010 to 24.20.020, Rev. Code St. Louis, 1980, Anno.) The maintenance of the small neighborhood commercial occupant in the existing commercial structures is encouraged.

3. Thirty-Ninth Street:

a. Traffic:

Thirty-Ninth street, between Magnolia and DeTonty will remain a major north/south thoroughfare with special care in the maintenance of the delicate balance between small neighborhood commercial and business occupants and the residential areas.

b. Landscaping and Street Changes

See District Standards, specifically Sections G, H, I, J, K and L

c. Zoning:

No zoning changes are proposed beyond the scope of the standards for the district.

d. Preservation:

The preservation, restoration, or rehabilitation of all historic structures, as contained on the map and designated as having national, state, city or neighborhood significance is encouraged and shall be guided by the use restoration standard for the district. All construction, demolition, or alteration of exterior architectural features with respect to any improvement within the Shaw Neighborhood Historic District is subject to the provisions of Ordinance 57986 (÷÷24.12.010 to 24.20.020, Rev. Code St. Louis, 1980, Anno.) The maintenance of the small neighborhood commercial occupant in the existing commercial structures is encouraged.

4. Grand Boulevard.

Generally, the preservation of existing structures along Grand Boulevard is encouraged. While preservation of the existing structures is encouraged, if, due to economic hardship, demolition of existing structures is required, any new construction, (residential, commercial, or any combination thereof), shall be of scale and character to complement both existing structures, the Grand Boulevard structures that exist in the Compton Hill Historic District on the east side of Grand Boulevard and the architectural character of the Shaw Historic District.

a. Traffic:

Grand Boulevard, between DeTonty and Magnolia will remain a major north/south thoroughfare with special care devoted to the maintenance of the existing historic structures, to maintain a balance between the property in the Shaw Historic District adjoining Grand Boulevard and the present substantially developed properties east of Grand Boulevard contained within the Compton Hill Historic District.

- b. Landscaping and Street Changes.  
See District Standards, specifically Sections G, H, I, J, K and L.
- c. Zoning:  
No zoning changes are proposed beyond the scope of the standards for the district.
- d. Preservation:  
The preservation, restoration, or rehabilitation of all historic structures, as contained on the map and designated as having national, state, city or neighborhood significance is encouraged and shall be guided by the use restoration standard for the district. All construction, demolition, or alteration of exterior architectural features with respect to any improvement within the Shaw Neighborhood Historic District is subject to the provisions of Ordinance 57986 (÷÷24.12.010 to 24.20.020, Rev. Code St. Louis, 1980, Anno.) The maintenance of the small neighborhood commercial occupant in the existing commercial structures is encouraged.

**Section Six. The following historic district standards for the Shaw Neighborhood Historic District are hereby adopted:**

*Introduction*

**The Shaw Neighborhood has a high degree of visual continuity due to a short period and coordinated pattern of development. Building from this continuity and based on its ordering elements (established setbacks, scale, materials, etc.), the following standards are concerned with the total appearance of the area. It is not the intention of these regulations to in any way discourage contemporary design which through careful attention to scale, materials, siting and landscaping is harmonious with the existing historic structures. The design of any proposed construction or extensive alteration must be reviewed considering existing structures on the street. Regarding existing buildings, the recognition, maintenance and enhancement of their historical characteristics is encouraged.**

**The following are specific standards to control the use of structures and to establish criteria by which alterations to existing buildings as well as new construction can be reviewed. Some of the guidelines are precise whereas other are, by necessity, more general, allowing a range of alternative solutions, all of which are compatible with the existing neighborhood.**

**These standards shall not be construed to prevent the ordinary maintenance or repair of any exterior feature in the Historic District which does not involve a change in design, material or outward appearance. All construction, demolition, or alteration of exterior architectural features with respect to any improvement within the Shaw Neighborhood Historic District is subject to the**

provisions of Ordinance 57986 (Sections 24.12.010 to 24.20.020, Rev. Code St. Louis, 1980 Anno.)

**In the event an element of these proposed use, construction and restoration standards is not consistent with the zoning ordinance for the City of St. Louis, other City Codes or ordinances, or with restrictive covenants, the more restrictive shall apply. Willful attempts to undermine preservation by allowing buildings to deteriorate will place the property owner in immediate and continued danger of citation under the City's Housing Code or the City's Nonresidential Standard Code.**

**Additionally, it is the intent of this ordinance to decrease the density of housing units within the neighborhood without demolishing buildings. Whenever feasible, buildings should remain with the same amount or less living units as the building was originally designed.**

***Residential Appearance and Use Standards***

5. Use:

A building or premises shall be utilized only for the uses permitted in the zoning district within which the building or premises is located. Buildings should not be converted from single-family to multi-family. Two-family structures should not be converted to more than two units. Four family buildings should not be converted to more than six units with no units having less than six hundred net rentable square feet.

6. Structures:

New construction or alterations to existing structures: All designs for new construction or major alterations to the front of the buildings that require a building permit must be approved by the Heritage and Urban Design Commission, as well as by the existing approving agencies, as required by City Ordinances. Standards that do not require building permits serve as guidelines within the district. Restrictions set forth below apply only to fronts and other portions of the building visible from the street and on corner properties (excluding garages), those sides exposed to the street. See Section 2(M).

A. Height:

New buildings or altered existing buildings, including all appurtenances, must be constructed within 15% of the average height of existing residential buildings on the block. Wherever feasible, floor to floor heights should approximate the existing building in the block. When feasible, new residential structures shall have their first floor elevation approximately the same distance above the front-grade as the existing buildings in the block.

- B. Location:  
Location and spacing of new buildings should be consistent with existing patterns on the block. Width of new buildings should be consistent with existing buildings. New buildings should be positioned to conform to the existing uniform setback.
- C. Exterior Materials:  
Materials on the fronts and other portions of new or renovated buildings visible from the street and on corner properties, those sides of the building exposed to the street (excluding garages) are to be compatible with the predominant original building materials: wood, brick, stone. Aluminum steel, any type of siding, and artificial masonry such as PermaStone or z-brick, are not allowed. Stucco material is not allowed except where the stucco was the original building material.
- D. Details:  
Architectural details on existing structures, such as columns, dormer, porches and bay windows, should be maintained in their original form, if at all possible. Architectural details on new buildings shall be compatible with existing details in terms of design and scale. Doors, dormers, windows and the openings on both new and renovated structures should be in the same vertical and horizontal proportions and style as in the original structures. Both new or replacement windows and door frames shall be limited to wood or color finished aluminum. Glass blocks are not permitted. Raw or unfinished aluminum is not acceptable for storm doors and windows. Iron bars or other types of protective devices covering doors or windows (excluding basement windows) are not permitted. Gutters should be made of color-finished aluminum, sheet metal or other non-corrosive material. Gutters should not be made of raw or unfinished aluminum or steel. Mortar must be of a color compatible with the original mortar of the building. Aluminum or metal awnings visible from the street are not permitted. Canvas or canvas type awnings are permitted. Previously unpainted masonry shall not be painted.
- E. Roof Shapes:  
When there is a strong or dominant roof shape in a block, proposed new construction or alterations shall be compatible with existing buildings.
- F. Roof Materials:  
Roof materials should be of slate, tile, copper, or asphalt shingles where the roof is visible from the street (brightly colored asphalt shingles are not acceptable). Design of skylights or solar panels,

satellite receiving units, where prominently visible from the street should be compatible with existing building design.

G. Walls, Fences, and Enclosures:

Yard dividers, walls, enclosures, or fences in front of building line are not permitted. Fences or walls on or behind the building line, when prominently visible from the street, should be of wood, stone, brick, brick-faced concrete, ornamental iron or dark painted chain link. All side fences shall be limited to six feet in height.

H. Landscaping:

The installation of street trees is encouraged. In front of new buildings, street trees may be required. Front lawn hedges shall not exceed four feet in height along public sidewalks. If there is a predominance of particular types or qualities of landscaping materials, any new plantings should be compatible considering mass and continuity.

I. Paving and Ground Cover Material:

Where there is a predominant use of a particular ground cover (such as grass) or paving material, any new or added material should be compatible with the streetscape. Loose rock and asphalt are not acceptable for public walkways (sidewalks) nor for ground cover bordering public walkways (sidewalks).

J. Street Furniture and Utilities:

Street furniture for new or existing residential structures should be compatible with the character of the neighborhood. Where possible, all new utility lines shall be underground.

K. Off-street parking should be provided for new or renovated properties when feasible at an amount of one parking space per unit. Parking to be provided in rear of property when possible. If parking is visible from street, it must be screened with appropriate material as described in section 2G.

L. No permanent advertising or signage may be affixed to building or placed in yard of residential properties.

M. The standards found in Section 2C and 2D are not applicable to garages or out buildings to be constructed or renovated behind the rear edge of the main building and not visible from the street. The general overall appearance of the building must be visually compatible with the surrounding structures.

***Commercial and Non-Residential Uses***

14. Use:

A building or premises shall be utilized only for the uses permitted in the zoning district within which the building or premises is located, except none of the following uses shall be permitted: drive-in restaurants, car lots, trucking lots and gas stations.

15. Structures:

New construction or alterations to existing structures: Restrictions set forth below apply only to fronts and other portions of the building visible from the street and on corner properties (excluding garages). those sides exposed to the street.

A. Height:

- a. On blocks where buildings are the same height, new or renovated structures are to be equal to that height.
- b. On blocks with varying heights, new or renovated structures should be compatible with these heights.
- c. No building shall be less than 2 stories.

B. Location, Spacing, Width and Setback:

Location, spacing, and width of new buildings should be consistent with existing patterns of the block. If there is a uniform setback on a block, new buildings should be positioned accordingly.

C. Exterior Materials:

Materials for new or renovated structures are to be compatible with the predominant original building materials and texture of these materials and shall include wood, brick and natural stone. The use of any concrete block and imitation, artificial or simulated materials is not acceptable. Aluminum or other types of siding are only acceptable when they are to be used in the place of wood siding and are the approximate same gauge as original wood siding. Raw aluminum or steel are not acceptable. All building material samples including mortar, shall be submitted prior to approval

D. Details:

Architectural details on structures shall be maintained in similar size, detail and material. Architectural details on new or renovated buildings shall be compatible with existing details in terms of design, materials and scale.



Doors, windows and other openings on both new and renovated structures should be in the same horizontal and vertical proportions and style as in the original structures. Both new or replacement windows and door frames shall be limited to wood or color finished aluminum. Raw or unfinished aluminum is not acceptable for storm doors and windows. Awnings are to be of canvas or canvas-like only. Shutters on new or renovated buildings should be made of wood and be the same size as the windows. Gutters should be of color finished aluminum, sheet metal or other non-corrosive metal. Gutters shall not be made of raw or unfinished aluminum or steel. Balconies and porches on new or renovated structures should be compatible with original balconies and porches. Existing storefronts should maintain original size, details and materials. New storefronts are to be compatible with the existing storefronts relative to size, materials and details.

E. Roof Shapes:

On blocks where a roof shape and lines are dominant, new or renovated structures should have the same roof shape and lines. On blocks where there are different roof shapes and designs, new or renovated structures should have roof shapes and lines that are compatible to the existing. Materials for new or renovated structures are to be compatible with the predominant original materials in the neighborhood. Aluminum or plastic siding, corrugated sheet metal, tar-paper and bright colored asphalt shingles on mansard roofs are not acceptable where visible from the street. A consistent material should be used on any given roof.

F. Walls. Fences and Enclosures:

Materials and construction of new or renovated fences, when visible from the street, should be compatible with the character of the neighborhood. Materials shall include wood, stone, brick, wrought iron or evergreen hedge. Chain link or wire fabrics are not recommended when visible from the street. If used, painting them black or dark green is then recommended. Height of fences should not exceed six feet. Barbed wire is not allowed.

G. Landscaping:

If there is a predominance of particular types or qualities of landscaping materials, any new planting should be compatible by considering massing and continuity. The

installation of street trees is encouraged and in some instances may be required.

H. Paving or Ground Cover Material:

Where there is a predominant use of a particular ground cover or paving, any new or added material should be compatible with the streetscape. Asphalt paving, loose rock or crushed gravel and large expanses of untreated concrete are not acceptable.

I. Street Furniture and Utilities:

Street furniture for new or existing commercial structures should be compatible with the character of the neighborhood. Where possible, all existing and new utility lines should be placed underground or in the alleys.

J. Parking and Loading Docks:

Parking for commercial use should be either behind the structure or along the side and shall be screened from the street(s), alley and any adjacent residential use. Loading docks are to be placed on the alley side of the building unless access is impossible and must be placed on the street side of the building.

K. Signs:

Signs within the commercial district shall be in accordance with the zoning ordinance except that in no case will the following be allowed:

- a. Non-appurtenant advertising signs.
- b. Pylon signs in excess of 25' in height.
- c. Wall signs above the second floor window sill level. Wall signs should be designed to complement the existing building and never cover windows or other architectural elements. Where more than one wall sign exists on a single structure or a series of related structures, all signs should be basically similar in character and placement. Office buildings without first floor retail establishments shall have no more than one wall sign per facade located below the second floor window sill line designating only the name and address of the building.
- d. Roof top signs.
- e. Projecting signs are not acceptable if they obstruct the view of adjacent signs, obstruct windows or

other architectural elements or extend above the second floor window sill level. Only one projecting sign is allowed per street frontage for each establishment.

- f. Flashing or rotating elements.
- g. Painted wall signs.
- h. No more than three signs on a corner building.

L. Landscaping.

If there is a predominance of particular types or qualities of landscape materials, any new planting should be compatible by considering massing and continuity. The installation of street trees by request to the City is encouraged and in some instances will be required for all new developments.