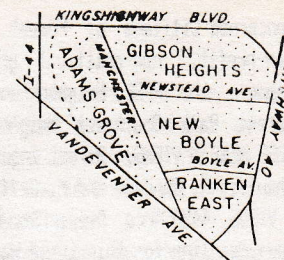


# FPSE NEWS & VIEWS

FOUNDED — JUNE 1988  
CIRCULATION — 1800  
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## ANNIVERSARY EDITION



FOREST PARK SOUTHEAST  
"IN THE CENTER OF ST. LOUIS"

## FPSE HISTORY, NIGHT OUT PARTY, MANCHESTER

### STREET CLOSINGS

by K. CHAUFFE

The FPSE Housing Corporation has proposing to close several streets in preparation for the predicted increase in traffic when the Kingshighway Viaduct is rebuilt. Proposed to be closed are Oakland at Newstead, Arco at Manchester and Gibson just west of Villa Lighting Co.'s parking lot. According to the Corp.'s traffic plan, closing these intersections will prevent traffic from using the residential streets north of Manchester as a short cut to and from the Tower Grove overpass, the closest way south from Kingshighway. The Housing Corp. sent letters to residents and property owners along the sections to be closed informing of the proposal, but received only a few replies.

In late August or September, the Housing Corp. will hold a neighborhood-wide meeting to discuss these street closings. In preparation for the meeting residents should consider how the closings will affect them. Questions they may wish to discuss with neighbors might include: Will closing one street simply shift traffic to the adjacent residential street? Will closures significantly affect emergency service? Will the changes accomplish a reduction of traffic on the residential streets?

### ENERGY PROGRAM

by R. JONES

Laclede Gas is offering an energy program for qualifying homeowners. The gas company will finance at 5% interest, up to \$2000 for the following energy improvements:

1. Extra attic insulation
2. Custom built insulated storm doors
3. Custom built storm windows

The loan can be paid back over a maximum of 7.5 years, with payments varying from \$8 to \$26 per month, added directly to the gas bill.

When insulation is added to the attic to the standard R-30; the savings on heating and cooling can be substantial. Combined with new windows and doors to stop air leaks, the program is a very cost effective way to minimize energy loss.

For more information, call me, Rob Jones, at 664-5838 or 434-1844.

### MANCHESTER REVITALIZATION

by M. JEFFERIES

Manchester has been chosen as one of ten obsolete business districts to receive special assistance from the city. Of the \$18,000,000 from HUD (Housing and Urban Development), \$5,000,000 will be used to retire a previous debt and \$13,000,000 can be divided among the obsolete districts, according to CDA sources. The money does not have to be divided evenly. Manchester's share is not known at this time.

Additional, but limited funds, are also available. Alderman Roddy is expected to apply his capital improvement budget to Manchester and various grants may be obtained from companies, such as Southwestern Bell. Grants can be used for a 50-50 facade program, planting trees and other improvements. In the facade program, the grant matches dollar-for-dollar the cost to improve and restore a buildings front. Owners pay only half the cost of the restorations.

### FPSE HISTORY THE EARLY YEARS

by M. JEFFERIES

FPSE's history begins in the 1840's when Colonel Samuel McRee began to amass a large track of land to the west of St. Louis. At the time the city limit was located east of what would become Grand Ave. McRee eventually accumulated almost a 1000 acres between Grand and Kingshighway. Upon his early death in the cholera epidemic of 1849, the land passed to his wife, Mary McRee.

In the 1840s only two roads cut across the McRee land, Old Manchester Road, now Vandeventer Ave. and New Manchester Road, the present Manchester Ave. In 1850 the Pacific Railroad purchased a corridor of land through the area just south of Vandeventer Ave. This was later expanded to become the rail yard that forms the southern boundary of FPSE.

The Civil War abruptly ended the first attempt at development, but in 1867, Mary McRee

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### NIGHT OUT PARTY

by R. SANDALL

Come join the fun on August 7 at National Night Out. 4400 Arco will be closed to traffic so as to provide a place for everyone to party. Festivities begin at 6pm and continue till 9.

The theme of the evening will be "IN THE GOOD OLD SUMMER TIME". Celebrate Gibson Heights' centennial (1890-1990), with 1890's food, clothes and games. Come participate in the costume contests for adults and children, bingo, hoops, and other games. Lemonade, cake, hot dogs and watermelon will be sold. Bring a plain T-shirt and have the neighborhood logo printed on it for free, complements of HANDPRINTS. There will be booths and information about various neighborhood organizations.

Everyone is invited to have a piece of the CENTENNIAL CAKE, meet the surprise guest and sign the CENTURY BOOK, part of the planned Gibson Heights time capsule (see TIME CAPSULE).

Remember to wear a 1890's costume and enter the contest. For more information call Kate at 533-6704. Residents on the 4400 block of Arco are requested not to park on the street on August 7 from 5 to 9:30.

### CONSERV NEWS

by K. CHAUFFE

Topics: Inspections and Expansion, Trees, Busch's Wedge & Manchester Businessmen

According to ConServ Officer Carol Rulo, Alderman Roddy will request a door-to-door building code inspection of Adams Grove and the area east of Newstead Ave. Inspections should begin in early August and will include buildings, fences, garages and derelict cars. Letters were sent to property owners in early July notifying them of upcoming inspections. Property owners will have 30 days to correct violations. Inspections are part of the ConServ District expansion. Rulo stated that low interest loans and assistance for hardship cases are available. In addition, she can grant time extensions. "Call me if there is a problem. My number is 622-4628", Rulo stated.

Considerable opposition to the inspections

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Concerned Citizens of Forest Park Southeast, a non-profit, non-political group working to improve the FPSE Neighborhood, publishes The Forest Park Southeast Neighborhood Newspaper, FPSE NEWS & VIEWS. Direct inquiries to editors K. Chauffe, R. Sandall and M. Jefferies at FPSE NEWS & VIEWS, 4420 Arco Ave., St. Louis, Mo. 63110. News deadline for this issue was June 30, 1990.

## BORN ON THE 4TH OF JULY

FPSE NEWS & VIEWS is now into its third year of publishing. Concerned Citizens of Forest Park Southeast organized the paper in June 1988 and distributed the first issue on July 4. Since the beginning, the goal of the paper has been to inform and challenge its readers.

Over the past year the paper has maintained a regular bimonthly schedule, despite changes in staff, harassment by a few individuals, attempts by local politicians to discredit the paper and silence news sources, and the increasing cost of publication. Changes in the editorial policy have produced changes in the paper. Although the number of letters sent to the paper has decreased since N&V began requiring the author's name be published, the number of contributors has continued to grow. Most concerned residents now regularly use FPSE NEWS & VIEWS as their major source of neighborhood information.

## IMPORTANT ISSUES

by A. LIEBER

Editor's Note: Statistics in this article were provided by the Committee to Elect Gaylard Williams.

Where does FPSE stand on the issues? What are the important issues in FPSE? These are two of the questions facing any candidate hoping to win votes from the residents of our neighborhood.

In March 1990 the Committee to Elect Gaylard Williams surveyed a random sample of area households in an attempt to answer these questions. Respondents were given a choice of issues and asked to choose the 3 most important to them. They could list other issues of concern.

Funding for schools was the most important issue for 67% of the respondents. A clean environment (33%) and jobs (32%) ranked second, followed by the need for early childhood education (30%). Pro-Choice, aid for senior citizens and investment tax benefits all ranked about 24%. Pro-Life was last, only 16.5% considering it an important issue. In response to two separate questions, 64% feel that Missouri taxes are high and 57% favor busing to achieve racial balances in schools.

## NSN REPORT

Crime statistics continue to show a decline. Only 7 crimes were reported in Gibson Heights in May, a decrease of 70% from May 1989 and a 50% decline from this April. These statistics are even more noteworthy in that the number of crimes normally increases during summer.

NSN Foot Patrols continue to concentrate on public drinking and youths loitering on corners, especially Taylor, Arco and Newstead.

Cans For Cops, a recycling effort that allows residents to bring aluminum cans to Circus Recycling Center on Kingshighway and have the money credited to NSN, has earned \$20.52. If you have cans, but no way to take them to the recycling center, call 652-2711 for assistance.

## TIME CAPSULE

by K. CHAUFFE

Imagine the scene 100 years from now, 2090. A group of FPSE residents are gathered together to celebrate Gibson Heights' bicentennial and to open the time capsule from 1990. As the pocket lasers easily slice through the aged concrete, the inner canister is revealed. A sudden hush falls over the crowd. People on the outer edge of the group crane their necks to see what is happening.

For weeks before that day, people debated what would be found in the capsule. Newspaper reports from 1990 mentioned the time capsule, but did not give details of its contents. Some people doubted if anything would remain after so long.

Slowly the canister is opened and the contents exposed. From within come photographs of people and houses, letters, some stamps and coins, a CENTURY BOOK filled with names, and other small mementoes of people long since gone, but who have reached across a century to touch neighbors they never knew.

You can be a part of this by participating in the 1990-2090 TIME CAPSULE PROJECT. The project is looking for photographs of people and houses from anywhere in FPSE, letters from residents of 1990 to residents of 2090, stories about the neighborhood and descriptions of what you think FPSE will be like in 2090. Submitted material should be clearly labeled with your name and address. Letters may be sealed. Materials to be included in the capsule can be submitted at the History Booth at National Night Out, August 7th. Other dates and locations for submission of materials will be announced. Only one picture and letter per person can be accepted because of space limitations. Everyone is encouraged to sign the CENTURY BOOK before it is locked away till 2090.

Later this year, an official ceremony will be held for the burial of the canister and dedication of the time capsule site and memorial.

## VECTOR CONTROL MOSQUITOES & RATS

by K. CHAUFFE

There are nearly 400 known breeding grounds for mosquitoes in the St. Louis area and 1000s of unknown sites. Known places include ponds and marsh areas. These are checked every 5-7 days and sprayed, when necessary, to control mosquito breeding. The major problem is the unknown breeding sites from which 100,000s of mosquitoes can be produced each month. Mosquitoes can breed in any untreated standing water. In warm weather, the progression from egg through larva to adult mosquito can be as short as 7 days.

Only the female mosquito bites, but her bite can spread disease. Malaria, encephalitis and canine heart worms are only a few of the diseases spread by mosquitoes. The small quantity of blood obtained when the mosquito bites is only necessary for the development of the eggs. Mosquitoes normally feed on nectar.

Mosquitoes are controlled in two ways, spraying to kill the adults and by preventing reproducing. Eliminating standing water can greatly reduce the mosquito population. Empty all containers or change the water at least twice a week. This includes bird baths, flower vases, plastic wading ponds, gutters, etc. Invert containers which catch water and may become a breeding ground for mosquitoes.

Although the city maintains a program to spray for adult mosquitoes, there are only four fogging trucks for the entire city and the trucks can only operate in winds of less than 10mi/hr. If mosquitoes become a problem, call 622-4800.

### Rats

To survive, rats require food and shelter. If either is lacking, rats will go elsewhere. To eliminate food sources, place all garbage into the metal dumpsters, do not leave uneaten pet food outside at night, and locate bird feeders where rats can not reach them. Because rats can pass through a one-half inch diameter hole, check your foundation and tuckpoint any openings. Also, flash the bottom of basement doors with galvanized metal to prevent rats from gnawing their way through the door, and rehang loose fitting doors. If you see a rat, call 622-4800. The city will bait the area for free.

## QUOTE

"If there is any principle of the Constitution that more imperatively calls for attachment than any other it is the principle of free thought - not free thought for those who agree with us but freedom for the thought that we hate."

Justice Oliver Wendell Holmes

was voiced in the New Boyle Neighborhood Improv. Assoc. and a vote to request the inspections was postponed until the July meeting.

"Laclede Gas Co. has donated \$1500 for the plant-ing of trees along Chouteau and Newstead", an-nounce Rulo. Acting upon a suggestion by N&V Editor Karl Chauff, Rulo approached Laclede Gas with a plan to beautify Chouteau Ave. and at street level, shield FPSE from the view of the gas tank. Rulo stated, "The trees will be over 12 feet tall when planted this fall. Once they begin to grow, you won't even see the tank from the street." Rulo plans to work with the block units to raise additional funds for trees along the rest of Chouteau and other areas.

Anheuser-Busch has announced plans to demol-ish Delmonicos and to remediate (clean) their part of the contaminated Cadet-Manchester-Kingshighway wedge. Upon completion, the area is to be graded and seeded. Rulo stated that Busch has promised not to develop the property until they control the entire wedge. The eastern end of the property is not owned by Busch.

Two years ago the neighborhood defeated a plan endorsed by Busch to allow White Castle to open a 24-hour outlet on the property. A major argument in denying the permit was that White Castle would not control the entire wedge.

On July 12, the Manchester Businessmen Assoc. met with Crime Prevention Officer Mike Fleming, Neighborhood Safety Network's Lt. Ken Gable and Tom Schmidt of Burglar Alarm Systems to discuss crime prevention along Manchester Ave. The Assoc. is investigating the possibility of sponsoring a private neighborhood security patrol in co-operation with Neighborhood Safety Network. The combined effort could double the hours the patrols are in FPSE.

## FPSE PICNIC

by Pres. J. SCHERER

Attendance and ticket sales for the annual FPSE Housing Corp. picnic held on June 23 were very good. The Corp netted about \$900. The Balmly weather allowed everyone to enjoy the afternoon. The crowd began arriving at noon and proceeded to feast on delicious barbecue chicken, pork stakes, potato salad and cole slaw.

The younger crowd played badminton or challenged Big Dan and his Traveling Co-ed All-Stars to three innings of softball. There were three neighborhood teams and a pickup Third District Police team, each vying for the \$100 prize. Big Dan was victorious, beating each team. The Traveling All-Stars donated the \$100 to the Housing Corp.

Special thanks go to Kate Roth, Helen Sheets, Sam Velvano, Carole Rulo, the FPSEHC Board of Directors, Big Dan and everyone who bought a ticket.

Have you ever dreamed of owning your own business being your own boss, making your own decisions, working your own hours? I made all of this come true and with my own rainbow in the bargain.

At the time it was a stupendous undertaking and a great amount of responsibility. I did have a few rules to abide by. "You can't open your store on Mondays", my mother said, "It is Mrs. Robert's wash day." Mrs. Robert was our upstairs neighbor. My store was a sand store that my assistant, my younger sister Catherine, and I operated on the ledge of the cellar steps leading to our back yard. I was perhaps eight or nine years old at the time and lived on Wichita Ave.

There were many sand stores within a two block radius of our house. That was as far as I was allowed to venture at that age. I can not remember a boy operating a sand store, although he may have been a hired hand. It was strictly a girl's domain.

Initially, the sand was pure white. I have no recollection where my father obtained the sand, perhaps a hardware store. We begged all the old pans and pots my mother or neighbors would part with. Bluing, mustard, beet juice and

probably Easter egg dye were used for colouring the sand. Beautiful pastel shades of pink, yellow, blue and green emerged. The more shades the better. Then the sand was set out to dry in the sun for several hours.

Finally, after many days dyeing, the store was open for business. Samples of sand were displayed in small jar lids on the "counter". The large pans of sand were kept well hidden from the customers. Fancy buttons and pins were used for money. Sand was sold by the measure and each owner set her own price. Each store had its own rainbow of coloured sand in a fancy medicine bottle. The prettier the rainbow, the better the store. It took shrewd bargaining to get the best colours. I shopped every morning for an hour or two while my sister tended the store. The stores closed at noon for lunch. Afternoons were spent making a rainbow and colouring sand for the next day's business. We constantly improved as we honed our talents.

Eventually, this got old or the sand ran out. Soon it was the 4th of July, family picnics, lemonade stands and backyard shows. Those earned real money. Two or three pennies went a long way in the 1920s.

## BLOCK UNIT NEWS

by K. CHAUFFE

For economy of space ConServ, Rats and Mosquitoes - Vector Control, National Night Out, Housing Corp. & Neighborhood Safety Network are reported separately.

### GIBSON HEIGHTS NEIGHBORHOOD (BLOCK UNIT 6)

June: Joint Meeting Vote

Cate Dolan and George Eaton discussed the merits of joint meets with BU5. Dolan claimed that BU6 voted in April to hold joint meetings, whereas Eaton claimed the vote was to jointly meet only once. Eaton cited the large turnout in June as evidence that joint meetings were not needed to increase attendance, but Dolan noted that despite the crowd, there were still too few volunteers to form a committee for National Night Out. For the benefit of new members, she repeated that both units share the same problems and concerns and that much could be gained by holding joint meetings. Several members expressed confusion because Eaton spoke of joint meetings and merging the block units as a single issue, whereas Dolan was proposing only joint meetings. BU6 voted to meet jointly with BU5 every other month beginning September.

Karl Chauff reminded BU officers that the BU had voted to provide copies of the by-laws to all members. Pres. Sykes said that she would have them for the next meeting.

Election of a treasurer was postponed. BU6 will sponsor an event for National Night Out on August 7th.

### July: Street Closings & Telephones

Cate Dolan briefly outlined the Housing Corp.'s proposal to close Oakland at Newstead and Arco and Gibson at Manchester. Several members requested that the neighborhood-wide meeting on closings be postponed until late September so as to provide the BU with an opportunity to discuss the closings.

Police Stg. Edward from the 3rd. District encouraged residents to report any suspicious activity. He stressed the need for more pay telephones in the neighborhood, so that reports can be made quickly. Regarding complaints about police breaching a 911 caller's anonymity by going to the caller's house, Edward suggested calling CEI-1212 and remaining on the line until all information is provided. Unlike 911, this number does not trace the call. Edward urged people not to make light of problems when reporting. "Make the call sound as serious as it is. That's the best way to get prompt response," Edward stated.

### GIBSON HEIGHTS NEIGHBORS (BLOCK UNIT 5)

June: Merger & Crime Report

Phil Heagney reported that although BU5 had voted to meet jointly with BU6, they will have to consider counter proposals offered after BU 6 meets in July. Alderman Roddy mentioned his idea of adding maintenance costs to the tax bill of "abandoned" buildings, but did not elaborate. He

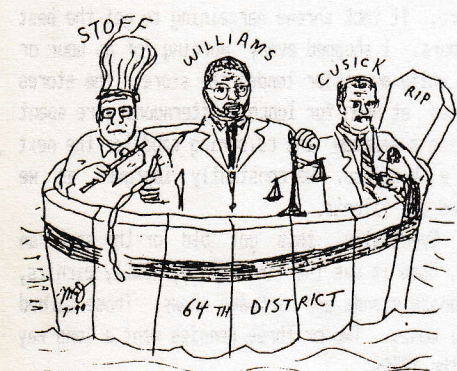
continued p.5

# MOTHER GOOSE LOOKS AT 64TH REP. ELECTION by K. CHAUFFE

August 7 is the primary for state representative. You have probably received literature from Democratic candidates Tim Cusick, Tom Stoff and Gaylard Williams, telling you everything they want you to know. There are no Republican candidates.

Rather than a detailed analysis of the candidates and where they stand on issues, NKV has chosen to provide a lighter look at the race. Below are several nursery rhymes, rewritten for the campaign. Included are some facts the candidates would like to keep secret.

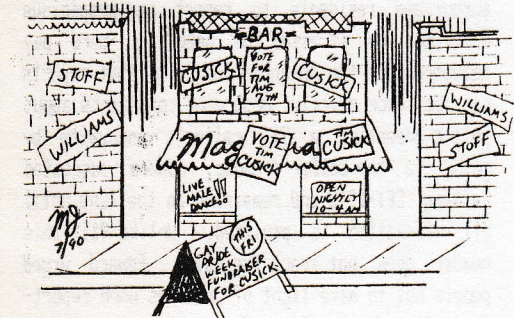
## THE CANDIDATES



Ruba dub dub,  
Three men in a tub,  
Each with his own candidacy,  
The butcher, the lawmaker and the  
restaurant/undertaker,  
Who will our next state representative be?

Before becoming state rep, Stoff was a butcher. Williams is a lawyer and Cusick is a licensed mortician and manages a restaurant.

## CUSICK, WHERE ARE YOU?



Tell me Tim Cusick,  
What have you to say?  
"Only that I'm a candidate,  
Who happens to be gay."  
We've not seen you campaigning,  
Neither near, nor far,  
"I only campaign at the gay bar."

Although Cusick claims to be a candidate who happens to be gay, he is taken as a gay who happens to be a candidate. The press coverage he gained was because he is a gay. He has become a one-issue candidate, not necessarily by choice.

However, holding most of his fund raisers in gay bars did not help dispell his one-issue image. Cusick has also been accused of being a "spoiler", run as a candidate only to split the vote and assure Stoff's re-election.

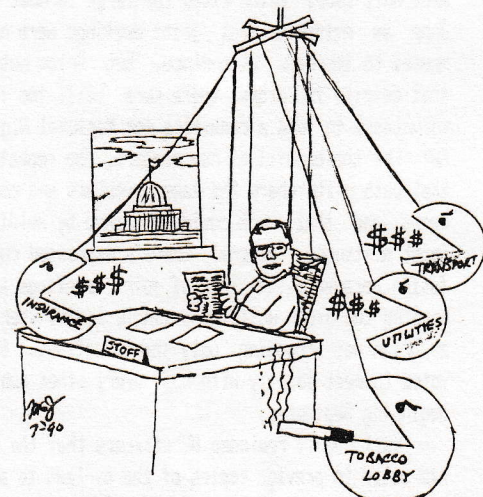
## WILLIAMS & THE METERS



Gaylard be nimble,  
Gaylard be quick,  
Get to the parking meter before it goes "Click".  
With the money you paid for tickets you've got,  
You could have bought your own parking lot.

Gaylard Williams gets lots of parking tickets downtown, but he pays them. He says his job does not always allow him to "feed the meter" every hour. "Parking for city employees is a well known problem. There is not enough space", Williams says, "and the tickets are a symptom of it." After his car was towed because of parking tickets, Williams filed suit against the city. He charges that the city's towing practice is in violation of a 1988 city ordinance requiring a hearing before a car can be towed. If elected representative, Williams' parking problems will be over. Reps. are provided with their own parking spaces.

## PACMEN'S STOFF



WHO'S REALLY PULLING THE STRINGS, HERE?

For years Stoff sat in the state hall,  
But when he campaigns, he says nothing at all,

Will Roddy's paid workers,  
And money from PAC men,  
Fool all the people,  
And elect Tom Stoff again?

Stoff's campaign literature tells us little about his voting record or where he stands on important issues, such as reproductive rights, education, etc. Stoff does not publicize that he accepts large contributions from special interest groups (called PACs), such as the Tobacco Institute, insurance companies, power companies and others. Of \$20,000 in contributions reported by Stoff in his June financial statement, about \$16,000 was donated by special interest groups, the highest percentage for any candidate.

Perhaps Will Rodgers was correct when he said that we have the best elected officials money can buy.

## CAMPAIGN SIGNS

It seems you're confronted wherever you walk,  
By signs telling you to vote for Tom Stoff.  
They're yellow and black, so they're easy to see.  
And you can earn extra money,  
If you won't display one for free.

Gaylard Williams' signs are bigger,  
They're white and they're blue.  
You can't rip them down, cause he uses glue.  
His signs though are scarce,  
Lost in a sea of Stoff yellow and black.  
Its hard to compete,  
When you've not sold out to the PACs.

Tim Cusick's signs are handmade,  
Crafted with great care and pain,  
But they're just stenciled cardboard,  
And fall apart in the rain.

After the election,  
Their job done at last,  
Some signs will remain,  
Like ghosts from past.

## PRESCHOOL

by T. CURTIS

Recently improved Metro PreSchool is expanding its program to include classes for children who were 2 years old as of July 2. For \$25/mo., students can attend classes 2 days a week.

Space is also available for 3 and 4 year-old students. School is held Monday through Thursday from 8:45 to 11:45 and costs \$40.00/mo.

Metro PreSchool is looking for volunteers to read to the children and/or assist as a handyman. For more information call 534-4944.

## BLOCK from p. 3

announced that Manchester Ave. has been chosen by CDA as one of the 10 obsolete business districts to receive special attention from the city.

Pres. Allen Levin stated that FPSE crime reports had decreased by 50% over last year. He noted a continued problem with groups of youths loitering at Arco and Taylor. Ray Loehr reported that someone set fire to tar paper in the dumpster behind Gibson Heights Church. The fire department extinguish it.

Cate Chapman announced that she found a gray, tiger-striped kitten. Suzanne Goodman, NUMCRC, stated that 4529 Arco (Graceland) will be renovated as a two-family.

July: Night Out, Bueckendorf & Merger

Block Unit 5 voted to join with BU6 in sponsoring activities for National Night Out. Bill Heigold volunteered to represent BU5 at planning meetings. Randy and Mary Bueckendorf were introduced. They have purchased 4529 Arco (Graceland) and will renovate it as a two-family.

The merger Committee suggested that Gibson Heights Presbyterian Church would be the best place to hold joint meetings because of its central location, and that the meetings should be at 7pm. The committee plans to contact other organizations to determine the best meeting night. In addition, the committee will consider sponsoring a door-to-door survey of Gibson Heights to determine what people want in their block unit.

BU5 voted to meet jointly with BU6 on alternate months beginning in October.

RANKEN EAST NEIGHBORHOOD IMPROVEMENT ASSOCIATION  
July: Project Case Find & ConServ

Elaine Davis explained that Project Case Find (211 N. Lindbergh Ave.) works with developmentally disabled people to help them obtain a better standard of living. "There are about 6,000 disabled people in the city who are falling through the cracks; people in their twenties with no jobs, no education and no skills because they are disabled", Davis stated. There are several programs in St. Louis to assist them. College for Living at St. Louis Univ. offers classes in reading, math and everyday living skills. "The programs are designed to help the disabled person to integrate into society", Davis concluded.

Pres. Corbin announced that the trees and flowers planted at Gibson and Boyle had been destroyed. Two successful Brightsides gave special attention to Chouteau, Gibson and Manchester Ave. The Block Unit is now maintaining 5 trash cans. Special thanks to Joe Kutzman for painting them.

The Block Unit approved the door-to-door code enforcement program required to be part of the ConServ District. Representative Stoff spoke briefly on his interest in block units and freedom in Eastern Europe and distributed copies of the U.S. Constitution.

## HISTORY from p. 1

subdivided about 320 acres and platted the McRee City Subdivision. This area included the eastern edge of present day Adams Grove, the area east of Boyle Ave. She also sold 80 acres west of Boyle to the Laclede Association for the a race course. Although very popular, the race course was a financial failure and in 1869 its lands were auctioned to form a new subdivision to McRee City. Race Course Ave. is a small remnant of the track.

Development over the next decade was slow because there were few capital improvements. Streets were mainly muddy paths and several existed only in name. To the north of Manchester Ave. was farmland and several large ponds.

In 1876 McRee City was annexed by St. Louis, although still isolated from the crowded urban area. Numerous capital improvements greatly changed the McRee Subdivision. Streets were graded, a railroad station was built at Tower Grove and sidewalks were added. Adams Grove and Manchester Ave. began to experience rapid development. Because most lots in Adams Grove were small, only modest homes were built. Many of the original residents of the area were working and middle-income families of German and Irish stock.

By 1890, urban sprall engulfed McRee City. As the physical isolation of the community van-

ished, so to did McRee City's identity. This was a time of rapid growth. About half of the existing buildings in FPSE were constructed between 1890 and 1900. Development was stimulated by professional developers who invested in and promoted the area.

Col. T. A. Scott purchased and platted the area between Kingshighway, Newstead, Chouteau and Swan, as the Gibson Heights Subdivision. After an aggressive marketing campaign, the lots were auctioned at "great profit". Because of the subdivisions prime location across from Forest Park, lots and houses were larger and more expensive.

In 1892, the area east of Newstead Ave. was purchased, developed under the name of McRee Place and auctioned by a syndicate. Within eight years almost 500 houses were built. Several prominent buildings arose during this time, including a hotel near the intersection of Manchester and Chouteau (now the vacant Carson-May-Stern Building) and a Turner's Hall gymnasium at Chouteau and Boyle (now a sign company).

A unique aspect to the development of McRee Place is that it was integrated. Although predominantly white, a small community, complete with church and school, of middle-class black families was established on Papin Ave.

In the early 20th century, the neighborhood continued to grow. Factories moved into the area north of Chouteau and a movie theater was built on Manchester. By 1920 over 90% of all existing buildings had been built.

## HOUSING CORP. NEWS

by K. CHAUFFE

June: Goshen, Elections, Intern & Equity Fund

Commerce Bank has approved the loan to rehab the Taylor Ave. 12-family. Habitat for Humanity plans to finish 3 low-income housing units by fall. Pepsi declined to underwrite the FPSE picnic/fundraiser, but the Manchester AG will provide food at a special price. Kate Roth will hire an assistant to work at the Housing Corp. over the summer. Board officers elected for 1990-91 are Pres. Jerry Scherer (BU5), Vice Pres. Dan Corbin (Ranken East), Sec. Suzanne Goodman (NUMCRC) and Treasurer Cate Dolan (BU6).

Pres. Jerry Scherer reviewed May's executive session and the problem of Tom Goshen's (BU7) use of the Housing Corp.'s name when raising funds. Scherer stated that he had also discovered that, "He (Goshen) does not give a true picture of what goes on at the Housing Corp.". Scherer warned Goshen to, "...stop driving a wedge between New Boyle and the rest of the neighborhood". Cate Dolan proposed sending a letter to BU7 so that everyone understands the Corp.'s concerns, and noted that the by-laws should be changed to allow for the removal of directors in situations like this. Goshen protested the boards action, but fell silent when Scherer offered to establish an ethics committee to further investigate Goshen

Executive Director Roth said she sent a letter to Jim Roos requesting that he attempt no development in FPSE. Helen Sheets noted that the area churches also declined to work with him, stating, "All he does is low income housing and that is all we've got; we don't need any more."

Planning and Real Estate Subcommittee reported that they are studying if the Housing Corp should use the St. Louis Equity Fund to develop additional low-income rental housing units.

Board members were encouraged to report accurately and completely to their block units about the Housing Corp. meeting.

July: 12-family, Barbecue, Developers, Streets, Grants, Adams School & Real Estate  
Before approving the loan for the Taylor Ave. 12-family, Commerce Bank is now requiring a guarantee that the roof and boiler will last for 5 years. Two roofing companies have stated that the roof must be replaced. Estimates vary from \$6800 for the addition of a third layer to the existing roof, to \$7700 for removing older roofs before installing the new one. The Board decided to obtain more inspections and bids.

The FPSE picnic made \$885 after expenses. Special thanks to Helen Sheets and Sam Varvaro

for their help. ConServ Officer Carole Rulo sold the most tickets. The \$100 prize for the softball game was donated to the Housing Corp. Board members discussed changing the price of tickets next year. Kate Roth said that several players did not have complete meals because they waited until after the game to eat. Sheets noted that some people took food with them as they left.

The Board approved \$3000 in FSIP funding for the renovation of 4529 Arco (Graceland). A buyer for 4548 Wichita may have been found. President Scherer expressed concern that FPSE may lose its share of the FSIP money, if funds are not used. He proposed approaching other developers to work in FPSE. Roth expressed concern that our only developer, Meier/Stiver Inc., might be offended if other developers are contacted.

The Housing Corp. is planning a neighborhood-wide meeting on street changes. About 75 letters were sent to residents on streets proposed to be closed. Seven protest letters were returned. The Housing Corp. plans to meet with those people in an attempt to remove objections before the neighborhood-wide meeting. The board discussed ways to notify all residents of the meeting, but no acceptable solution was found.

Boatman Community Reinvestment Grant to the Housing Corp. has been increased to \$2000. Mercantile has begun a similar program and will donate \$3000 to the Corp. this year. Because there has been no development projects this year in the Sam McRee area, it is uncertain if McRee will donate to the Corp.

The Housing Corp. was requested to submit a letter supporting the retention of Adams School. Ron Gines stated that the school building is obsolete and it would be cheaper to demolish than renovate. Cate Dolan said she was opposed to just keeping the school open, but recommended, "There needs to be major improvements in the school's administration. It is not respectful of the students." The Board decided to obtain more information before sending a letter, and formed an ad hoc committee. Pres. Scherer cautioned, "We want to keep outside of the main process... This is outside our scope and we don't want to get dragged into the battle."

Acquisitions Committee recommended using the remainder of the ConServ money to purchase buildings for future development. They suggested a 44XX Oakland building. Dolan noted, "With the money we have we can't do much, but we can dress up a shell." Although originally excluded from the list because of cost, Ron Gines recommended rehabbing the Arco Food shop. He stated, "Maybe we need to take the risk and use the ConServ funds. We could recoup the money when the neighborhood improves." It was also suggested that the Housing Corp. occupy the first floor to save rent. The Board decided to study the proposal.

## LEGAL ADVISOR: RENT & POSSESSION

by G. WILLIAMS

Rent and Possession cases are the most common landlord/tenant legal action. In these cases, the landlord seeks only to collect past due rent and regain control of his property.

Whenever a tenant is at least one month behind in rent, payment is due and payable on demand by the landlord or his agent. If the tenant fails to pay the rent, the landlord or agent may file a Rent and Possession action against the tenant in the Circuit Court where the property is located. For St. Louis City the Circuit Court is in the Civil Courts Building at 10 N. Tucker Blvd.

The Clerk's office provides an affidavit on which the landlord or agent must specify the location of the building, rental agreement terms, monthly rent amount and the amount due and payable at the time the action is filed. The form must be notarized (an additional cost). Submit the notarized affidavit and \$55.00 filing fee to

the cashier on the first floor of the Civil Courts Building.

Once filed, a court date is set, usually about three weeks from the filing date. A summons directs the tenant to appear in court on that date. If you wish to obtain possession of your property should the tenant move before the court date, fail to appear in court, or fails to pay the past rent by the court date, you must request the sheriff to post a copy of the summons and affidavit on the property.

In court both parties will have an opportunity to present their side of the dispute. If the judge decides in favor of the landlord, the tenant must either pay all past due rent, plus court costs, to the landlord and vacate the property, or file for a new trial (Trial De Novo) within 10 days. The tenant will be required to post a bond at the time he files, equal to the rent then due, otherwise the landlord will be allowed to have the sheriff evict the tenant.

## EDITORIAL: "ABANDONED" BUILDINGS

Alderman Roddy wants to do something about vacant and boarded (VAB) buildings. His plan is to raise the taxes on VAB properties. Roddy stated, "This added expense will encourage owners to develop their property or sell it to some one who will".

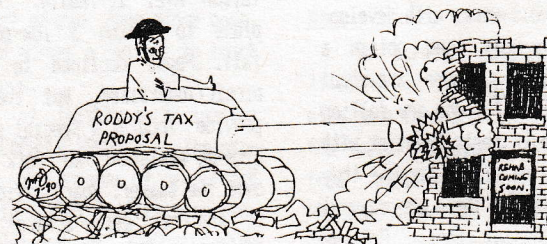
Roddy's approach displays a naivete about redevelopment. Slightly increasing taxes will have no impact. In contrast, high taxes may result in the wholesale demolition of VAB buildings because the VAB structures have little value, except for renovation, and empty lots are taxed at a lower rate. Demolition may appear to be a solution, but it creates holes in the architectural fabric of the neighborhood and eliminates the only buildings that can be developed without displacing people. Tax-promoted demolition could soon leave FPSE resembling areas

buildings. In time, many are demolished.

Higher taxes will not result in properties being sold and developed. Some reasonably priced buildings have been on the market for years. Despite Roddy's claims, owners of VAB buildings are unlikely to "make a killing" if they do sell.

The solution to VAB buildings is strict code enforcement and more money for development. VAB buildings exist because no one will risk the investment while most of FPSE consists of overcrowded, rundown flats and houses. The low rents in FPSE do not justify renovation, assuming reliable

tenants can be found. Roddy is well aware of these facts. As FPSE Housing Corp. president, he refused to invest the Corp.'s money in a neighborhood building stating, "...it's a risky business". Now, he wants to



"GOSH, IS THAT WHAT THIS THING DOES?"

of north St. Louis, where only a few remaining houses dot mostly vacant blocks. This process has begun on the north side of the 4400 block of Gibson Ave.

Higher taxes on VAB buildings will raise the price owners must ask when they sell. For groups, such as WUMCRC, which holds buildings until developers are found, higher taxes would decrease their working funds and increase prices of buildings, making them more difficult to sell.

High taxes could prompt owners of VAB buildings to donate their properties to the LRA, Land Reutilization Authority. But as noted by Gene Kilgen of WUMCRC, LRA has no money to maintain

coerce others to take the risk.

Most redevelopment in FPSE was only possible because grants and tax abatements made buildings affordable. If Roddy REALLY wants VAB buildings renovated, he should work to increase funding for FPSE and to convince developers to work here.

Roddy must be congratulated, however, on his request for a door-to-door building code inspection in Adams Grove and east of Newstead Ave. If conducted correctly and the violations are abated appropriately, this could greatly improve FPSE's appearance and increase the likelihood of VAB buildings being renovated.

*K. Muffe*