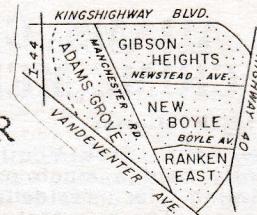


# FPSE NEWS & VIEWS

THE FOREST PARK SOUTHEAST NEIGHBORHOOD NEWSPAPER

"BUILDING A BETTER NEIGHBORHOOD"



DECEMBER - JANUARY, 1990 - 91

HOLIDAY ISSUE

Vol. 3/No. 3 COPYRIGHT 1990

## DECORATION CONTEST \$4000 CITICORP GRANT

by Richard Sandall

The Forest Park Southeast Beautification Committee will hold the first annual Forest Park Southeast Holiday Decoration Contest in December. All you have to do to enter is decorate the outside of your house.

There will be three categories: best block, best individual house and best commercial building. Plaques will be awarded in each category. Judging will be on December 23. For more information call 533-6704.

## CREMATORIUM

### Yearn To Burn Spurned

by Karl Chauffe

Gale King of St. Louis Crematory Services has approached FPSE with plans to open a crematorium in a vacant service station on Tower Grove between Gibson and Arco Avenues. Although initially warm to the proposal, the FPSE Housing Corp. may now consider it a dead issue after its rejection by two block units. King claims that untrue rumors spread by Tom Goshen killed the plan.

King has provided crematory services since 1984, but presently must contract with other crematories to perform the 100-125 yearly cremations. He stated that the service station on Tower Grove offers two advantages, low cost and a garage. "I have been looking at neighborhoods with low property values. The garage will allow the vehicles to pull inside to unload. That way no one will see anything from the outside," King explained. The plan proposed by King would include the removal of buried gasoline storage tanks and contaminated soil, removal of the large awning at the front of the station and landscaping the property. "I am willing to

continue on page 2

## DART UPDATE

### CHANGE OF TIMING, NOT PLAN

by Karl Chauffe

The Drug and Alcohol Treatment Center (DART) has postponed plans to open an out-patient clinic in the Chouteau Building because of the negative reaction from the Board of Directors of the FPSE Housing Corporation. According to DART's spokesperson Larry Gale, DART feels it is too early to approach the neighborhood for permission to open an out-patient clinic. "This is a change in timing, not direction". We still want to utilize the space we already have in the Chouteau Building. We hope that after we have operated for a while, the neighborhood will see that its fears are unfounded and we can begin building support", Gale stated.

DART has opened its out-patient clinic at 4000 Laclede Ave. "This location has advantages because several other social services are located in the same building," Gale stated. DART has signed a one-year lease and has an option for renewal.

The in-patient clinic in the Chouteau Building

continued on page 3

by Jerry Scherer

Citicorp's Urban Renaissance Grant Program has awarded the FPSE Housing Corp. a four thousand dollar grant to purchase 62 trees and 10 trash cans for the neighborhood. Forty-two trees will be planted along the north side of Chouteau in the 4300-4400 blocks and 20 trees will be placed on both sides of the 4300 block of Norfolk near the Habitat-For-Humanity low-income housing projects adjacent to Adams Park. Trash cans will be placed on high traffic corners throughout FPSE.

An additional \$1000 must be raised to complete the project. An Arbor Day kickoff and fund-raiser is planned for April. The Housing Corp. has requested the Missouri Department of Conservation to provide tree seedlings for distribution at the Arbor Day event.

## HOUSING CONSERVATION DISTRICT

by Karl Chauffe

Although occupancy permits are required in many parts of FPSE, we are not a City Conservation District. Alderman Roddy is considering legislation which would create a Conservation District that would include all of FPSE.

The Samuel McRee Redevelopment Corporation area was the first part of St. Louis City to require occupancy permits for residential structures. Introduced by Alderman Tim Dee in the mid-1980s, the program was gradually phased-in. Building inspections are now required with changes in occupancy or ownership.

In several other wards, Housing Conservation Districts have been established. These districts have similar rules to those in the McRee area. They require inspections and occupancy permits and are serviced by the same inspectors, but Housing Conservation Districts and McRee area are legally distinct. According to Leroy Morrison of Housing Conservation, this creates administrative problems. "The two entities have slightly different guidelines and whenever we attempt to change them, it requires two pieces of legislation: one for McRee and the other for Housing Conservation".

It has recently been proposed that the McRee area be made into a City Housing Conservation District that could include the 4500 blocks north of Manchester, the area that is part of the Washington University Medical Center Redevelopment Corporation and presently does not require occupancy permits.

Morrison addressed the October meeting of Block Units 5 and 6 to explain the Conservation District and answer questions. According to Morrison, inspectors address the problems of trash, walls and ceilings, doors and locks, structural safety, plumbing, electrical and mechanical systems, and crowding. "The goal of the program is to bring all properties in a district up to a safe level and discourage absentee landlords from 'milking' buildings and profiting from other owner's

continued on page 3

## FPSE LANDMARK THREATENED

by Karl Chauffe

Unlike some neighborhoods, FPSE has few historic landmarks. There are no water towers, grand mansions or charming parks and few architecturally unique buildings. We do have some prominent structures that could be classified as "landmarks". Included in this list would be several churches, a school, Lambskin Temple, Chouteau Building and Carson-May-Stern Building. Of the last three, the Lambskin Temple is fully renovated into stylish apartments. The Chouteau Building was unfortunately butchered by having its ornate cornice removed, but is presently being used by the St. Louis Science Center and the Drug and Alcohol Rehab Center. Only the Carson-May-Stern Building at the intersection of Sarah with Chouteau and Manchester is vacant. After years of neglect, this building's very existence is now threatened.

Built as a hotel during the last

continued on page 3

## STREET CLOSINGS

FPSE Housing Corp. is planning to hold a neighborhood-wide meeting on or about January 10, 1991 to discuss the possibility of closing several streets. Proposed for closing are Oakland at Newstead, Arco at Manchester and Gibson just west of the Villa warehouse parking lot. According to Executive Director Kate Roth, representatives from Streets, Police, Fire and other departments will be in attendance to answer questions regarding the impact the closings may have. Roth stated, "Street closings must be introduced by the alderman and so he is looking for a clear showing of support for the plans."

Street closings are initially temporary so as to see how they affect an area. After an evaluation, the closings may become permanent when funds are available. The average cost of constructing a cul-de-sac is about \$75,000.

## REPORT ILLEGAL GUNS

by Mark Jefferies

The U.S. Treasury's Bureau of Alcohol, Tobacco and Firearms and the St. Louis Police Department are sponsoring a new program called THOSE AGAINST ARMED CRIMINALS. Reports can be made anonymously at the TAAC hotline 436-4224. Call if you see or hear about:

1. Persons possessing firearms who are involved in criminal activity.
2. Persons possessing firearms who have been convicted of serious crime.
3. Persons illegally dealing in weapons.
4. Persons illegally possessing gangster-type weapons such as machine guns, sawed-off shotguns or rifles and silencers on weapons.



## ADAMS GROVE CRIME MEETING

by Mark Jefferies

The South Side Youth Coalition recently held a much publicized crime meeting for residents of Adams Grove. Approximately 100 people, including families and some of the criminal element itself attended the meeting held to discuss the increase in violent crimes in the area. Of special concern were recent shootings and the continued drug problem on the corner of Norfolk and Boyle. One resident dubbed Adams Grove the "Dodge City" of south St. Louis. Several local TV stations attended the meeting and area residents were interviewed on camera. Channels 2, 4 and 5 aired reports on their news programs about rampant crime in our neighborhood.

Police officers at the meeting explained that they can do little without the help of the neighborhood. Residents must be willing to report crimes and suspicious activity. Phone numbers for reporting are 911 for an emergency or 231-1212 (calls to this number are not traced). Neighborhood Watch and Get Tough meetings are planned for interested residents of Adams Grove. Reaction to the meeting has been mixed. Kathleen Becherer, Operation Safestreet, stated, "We were not asked to be involved in the meeting, but I support whatever it takes to get the people in Adams Grove organized against crime. Having the press coverage, however, will just magnify the problem to outsiders and give the neighborhood a bad name". Similarly, several neighborhood leaders expressed support for Adams Grove, but serious concern that the publicity associated with the meeting has damaged the neighborhood's reputation.

## CREMATORY FROM PAGE 1

work with the neighborhood to improve the appearance of the building", King offered.

All Missouri crematory facilities must be licensed by the State Board of Undertakers and Embalmers. According to King, his business would be licensed to cremate only human remains. No cremations of experimental animals or tissue from near-by hospitals are allowed. Crematories must also meet all EPA, as well as state, emissions standards. "There is no pollution. I use state-of-the-art technology. In fact, the only way anyone would know when we are operating would be by the heat escaping from the chimney", stated King.

The group claiming to represent the New Boyle area reportedly opposes the crematorium. King stated that the main opposition appears to be Tom Goshen. "I am hearing that Goshen is telling people that I am going to be cremating all kinds of unsafe things from the hospitals, but the hospital has its own facilities for disposal of wastes. I would lose my license if I did what Goshen is apparently claiming", stated King.

At the November Housing Corp. meeting, Goshen stated that he wanted King to sign an agreement not to burn any DNA. DNA, deoxyribonucleic acid, is present in all plant and animal cells, including human cells. Such an agreement would make it impossible for the crematorium to function. At that meeting

continued on page 4

## FPSE BLOCK UNIT NEWS

by Karl Chauffe

Reports from Housing Corp., Alderman Roddy, Conservation District and Indian Summer are listed separately.

### ADAMS GROVE and NEW BOYLE

Adams Grove President Bernice Matlock will not allow N&V to report her meetings. Sec.-Tres. Tom Goshen bans certain residents, property owners and N&V from his apartment, where meetings for New Boyle are held.

### RANKEN EAST NEIGHBORHOOD IMPROVEMENT ASSOCIATION

October: Clean-up, Trash Cans & Hodges Chili

Because of low attendance, Ranken East held an informal meeting. Pres. Dan Corbin declared the neighborhood clean-up a great success and expressed pleasure at the number of children who participated. Regarding the assistance from Step-Up St. Louis, Corbin said, "I don't understand how outsiders have the energy to come here and clean up."

Ranken East is operating 7 trash cans and plans to expand to 10. Corbin expressed amazement, "People accidentally drop stuff into them sometimes", but he noted that litter continues to be a problem.

Ives Bollinger, manager of Hodges Chili on Manchester Ave. requested support for an application to sell packaged beer. Currently, beer and wine are only sold for consumption on the premises. According to Bollinger, the majority of Hodges' business is between 6AM and 1PM, mainly at lunch on the weekdays. Hodges is not open on Sunday. Bollinger stated, "Some people stop for chili and want to buy beer to go". He claims that the profit will be only \$.80 per six-pack and that beer will not be a major part of his business. "The extra income" will allow us to buy and improve the adjacent properties. I have the license, but I don't have the right to use it...I would like to get a temporary permit for 90 days or six months. We are a restaurant and don't want to become a bar or a pub. We don't want to trade good customers for bad ones", Bollinger stated. Corbin replied that he had no objection to the change, but the low attendance prevented the Block unit from voting on the issue.

### GIBSON HEIGHTS ASSOCIATIONS (BLOCK UNITS 5 & 6)

October: Earthquake, Conservation District & New Pograms

Paul Hipps of Washington University spoke on earthquake preparedness and Leroy Morrison explained Housing Conservation Districts (see HOUSING CONSERVATION).

Larry Ritter (BU5) proposed organizing police-escorted walks in FPSE for area residents. The walks could provide exercise for senior citizens and a more visible presence of residents on the streets. As a novel approach Ritter suggested the group could collect litter as they walked. Suzanne Goodman endorsed the idea, comparing it to a similar program held in the West End. That group walks weekly and finishes at a neighborhood restaurant.

Pres. Allen Levin (BU5) proposed an Adopt-A-Block Program similar to the successful Adopt-A-Highway Program. In the Highway program, individuals or groups volunteer to keep a section of highway clean. A sign bearing their name is posted along that section of highway.

Levin congratulated Carole Rulo,

Kate Roth and the neighborhood residents who worked on the Indian Summer festival and Urban Walk.

George Eaton has supplied no information regarding allegations he made that Neighborhood Safety Network patrol officers have been harassing area residents. Eaton stated the charges at the October NSN meeting and was requested to provide the dates when the alleged incidents happened.

### GIBSON HEIGHTS NEIGHBORS (BU5) November: Elections & Reports

Allen Levin and Althea Bolden were elected co-presidents. John Merritt vice-president, Bill Heigold secretary and John Moriority treasurer by acclamation. Officers begin their two-year terms in January.

Ray Loehr expressed concern that residents who do not attend meetings hold the 12 voting members responsible for what happens in FPSE. Kate Chapman responded that more people usually attend the meetings, but conceded that the majority of residents do not. Treasurer Larry Ritter expressed frustration stating, "The Block Unit distributes notices of the meetings and attempts to tell people what is happening in the area, but there is little response".

President Allen Levin requested member's impressions about the joint meeting with BU6. Low attendance at that meeting limited comment. Maud Coleman noted that the main topics of that meeting were not specifically related to our neighborhood. She proposed that future joint meetings address neighborhood subjects.

Sue Lauritsen, Barb Prosser, Jerry Scherer, Althea Bolden and Joe P. Roddy volunteered to serve as the Christmas Party Committee.

Larry Ritter reported that the Neighborhood Safety Network continues to have a monthly \$200 deficit despite several new members. Negotiations with the Manchester Businessmen Association may result in doubling the number of patrols. Crime in FPSE has shown a marked decline since NSN began.

President Levin explained that disagreement over the merits of the Conservation District suggests further study is needed before deciding if it should be expanded into the 4500 blocks.

Block Unit 5 voted to assist in the clean up along Taylor Ave. on Saturday morning in preparation for the November 18th open house for the Taylor Ave. 12-family.

### GIBSON HEIGHTS NEIGHBORHOOD (BLOCK UNIT 6)

November: Elections & \$50.00 Controversy

BU6 voted to allow Paula Limerman to vote in the election for officers if she

continued on page 6

Concerned Citizens of Forest Park Southeast, a non-profit, non-political group working to improve FPSE, publishes NEWS & VIEWS bimonthly. Founded in June, 1988, N&V is delivered at no cost to approximately 1700 homes in FPSE and to numerous city officials. N&V provides free distribution of fliers for non-profit organizations and campaign literature for candidates. This is not to be construed as an endorsement. Contributions by FPSE residents and others pay for printing. Direct inquiries to editors K. Chauffe, M. Jefferies and R. Sandall at FPSE NEWS & VIEWS, 4420 Arco Ave., St. Louis, Mo. 63110. Submission Deadline for the next issue is January 28, 1991.



century, it was the most impressive commercial structure in the area and is still the dominant building on Manchester. The building later served for many years as a department store and finally a used-goods store before being vacated. In the late 1980s Russ Gordon of the Shire Corporation purchased it with plans to convert the building into a home rehabbing center. Changes in tax laws, a recession and involvement in the "Swandominiums", small condominiums rehabbed on Swan Ave., left Gordon financially incapable of doing the project.

For several years the building remained virtually untouched, except by vandals who attempted to steal anything of value, including the metal cornice. Numerous building code violations existed, but the city took no apparent action. Some speculate that Gordon's position on the Board of Directors of the once powerful 17th Ward FDR Democratic Club and his close association with Alderman Roddy may have shielded his property from city inspections.

In the late 1980s the building was reported for glass falling from upper story windows onto the sidewalks below, but nothing was done. Today, upper windows are still unboarded.

Leaks in the roof existed before Gordon purchased the building, but he did not remedy the problem and deterioration continued. In July part of the roof collapsed onto the top floor. From across the street one could look through the uppermost windows and see sky. According to Housing Corp. Executive Director Kate Roth, she notified Gordon of the collapse. To date, no repairs have been made, but the view from the upper windows has been blocked so that the damage is not visible from the street. With each rain, deterioration worsens.

Only after this major structural damage, was Gordon finally ordered to court for code violations. He reportedly failed to appear and a bench warrant was issued. Gordon has since placed the building for sale.

Without repairs, accelerated decay will occur. It is unknown how long the building can sustain continued neglect. After inspecting the structure earlier this year, one city official stated, "If we get a heavy wet snow this winter, the rest of the roof is likely to go. And then the building will probably have to come down, except the city doesn't have the money for a project that big."

The building represents a unique challenge not only to a developer, but also the FPSE Housing Corporation and Alderman Roddy. Roddy stated that two of his goals as alderman will be "to create activity on the Manchester strip between Vandeventer and Kingshighway," and to "...review the city's treatment of abandoned buildings." (THE RODDY REPORT, April, 1990). That Roddy is aware of the importance of this building to the Manchester commercial district and as an entryway can not be denied. At Block Unit 5's June meeting Roddy spoke about Manchester. He stressed the importance of the Carson-May-Stern Building and described it as "one of the anchors of Manchester Avenue".

Problems confronting a redevelopment of the building are many. Its size, state of decay and lack of parking, except in the adjacent building to

the west, will make it a difficult project.

Roth recently suggested that the building could be converted into low-income housing for senior citizens. She noted that similar projects have been successful in the West End and Soulard. In Soulard, a historic factory was saved by its conversion to senior housing. Roth stated, "The success of this type of project is in the management. They must provide security for the residents and assurances that extended families do not move into the apartments." Roth noted that because the building was once a hotel, it may qualify for Historic Tax Credits. "This would not really represent a change from original use", she said.

Saving the Carson-May-Stern Building is in everyone's interest. It would demonstrate that Roddy recognizes the

"The Carson-May-Stern Building is one of the anchors of Manchester Avenue."

**Alderman Roddy**

historic value of the existing buildings on Manchester and that he is willing to work to preserve them; not have them demolished to be replaced by warehouses. It would also provide him with the opportunity to demonstrate his creative ideas as to how the city should approach the problem of vacant buildings.

For the Housing Corporation it would help continue the momentum of success after the Taylor Ave. 12-family. For the neighborhood an important structure that forms a grand entryway into FPSE would be preserved. Merchants on Manchester would gain reliable customers and low-income seniors would be provided with safe, affordable housing.

The future of the Carson-May-Stern Building may be decided this winter, by the weather more than by politicians, the Housing Corporation or the courts. If nothing is done to stop the decay, a historic building and one of the "anchors" of the neighborhood may simply fall down. A great irony would be to lose the Carson-May-Stern Building at the time when everyone is working to save Manchester.

## HOUSING CORPORATION NEWS

by Karl Chaffe

October: Blitz, Dart, Taylor Ave.  
12-family & Habitat

Jack and Terry Larrison requested the Board to approve in concept their plan to open Blitz Buffet at 4301 Manchester Ave. When opened, the restaurant will cater to neighborhood businesses and residents between 11 AM and 7 PM. A full-drink license has been requested. The Larrisons stated that they are replacing all of the systems in the building and will apply for tax abatements through Sam McRee Redevelopment Corporation. Off-street parking will be provided to the west of the restaurant and may be expanded if the existing turn-of-the-century store front at 4311 Manchester can be purchased and demolished. Planned changes to the facade of the building include bricking in several windows and closing the present corner entrance. Access to the restaurant will be from the parking lot only. The Board offered no objections to the plan, but stated that full exterior elevations will be required before a vote could be taken to endorse the project.

Representatives from the Drug And

## DART CONTINUED FROM PAGE 1

Chouteau Building was opened on 22 October. According to Gale, the facility will not operate at capacity, 20 patients, until the beginning of January. "We currently have about 6 patients. The number will gradually increase, but now we are hiring and training staff," Gale stated.

## CONSERVATION

CONTINUED FROM PAGE 1

maintaining their properties", stated Morrison. He explained that the program will slowly improve neighborhoods because it affects only those properties that change hands or tenancy. Morrison continued, "It does not affect who the property will be rented to, but we have had success in getting some bad landlords out of the Conservation Districts. They simply find that it is too expensive to upgrade their property and then rent to bad tenants". The occupancy permit is the only way that city inspectors can legally require access to inspect a building's interior. Failure to permit the inspection can result in condemnation of the property.

Housing Conservation only applies to occupied buildings. Inspectors are notified of changes in occupancy or ownership by changes in utilities. The inspection fee is \$40.00 for the first unit and \$10.00 for each additional unit. The inspection is good for 12 months or until the next change in occupancy or ownership after that time. Deficiencies found during the inspection must be corrected in 30 days for a multi-family building and 60 days for a single family. Extensions may be given if work is in progress but not completed by the deadline. According to Housing Corporation Executive Director Kate Roth, Meetings are planned to discuss establishing the Conservation District in the McRee area and the possible inclusion of the 4500 blocks north of Manchester Avenue.

Alcohol Rehabilitation Treatment Center appeared to discuss their plans to open an out-patient clinic in the Chouteau Building. (See DART)

The Board voted to award the Taylor Ave. 12-family roofing contract to Askia Thabit, a neighborhood resident. An additional \$750.00 in roof repairs will be required because holes must be cut through the roof to blow insulation above the existing ceilings. Final cost for the repair is about \$3745.00. Management bids for the 12-family are due by Friday October 5th. Executive Director Kate Roth stated that most companies interested in managing the building have stated that their bids are negotiable.

Roth reported that she met with developers Mier-Steiver to discuss the possibility of their collaboration with Boatman's Bank and the Housing Corporation in developing a For-Sale Display House. Mier-Steiver reportedly stated they have no equity to contribute to the project. Another developer may be interested. CDA (Community Development Agency) has not yet approved the re-allocation

continued on page 4



by Karl Chaffee

of \$41,400 from For Sale Incentive Program for the project.

Habitat for Humanity is completing the brick facade on the duplex on Norfolk Ave. and is beginning another house near Tower Grove.

A proposed change to the By-Laws of the Corporation was introduced. If adopted, the treasurer's report would be due in September, changed from May. The proposal can be voted upon at the next meeting.

The Board was informed of the possible merger of Block Units 5 and 6. Board members were requested to consider how this would affect representation on the Board. Additionally, Roth notified the Board that Alderman Roddy is considering establishing a Housing Conservation District that would include all of FPSE. See CONSERVATION DISTRICT.

November: Management Bids, Grant, Moratorium, Burke, & 4395 Gibson

The subcommittee on Board representation was unable to resolve if alternate members to the Board must reside in the area they represent.

The Board voted to accept Westminster Management's bid for the management of the Taylor Ave. 12-family. According to Bryon Young (At-Large member), Westminster is an upscale aggressive firm that will "find better quality tenants and provide superior management of the building". The Board also voted to have the 12-family featured as the "House of the Month" in the Post Dispatch. An open house was held on November 18.

Boatman's Bank has imposed moratorium on their involvement in For-Sale housing projects. Roth stated that she is investigating a possible joint venture of the Housing Corp., Boatman's Bank and Mercantile Bank to renovate a For-Sale Display unit in 1091-93 S. Taylor.

Indian Summer Festival earned \$375 for neighborhood projects. Roth stated that the Housing Corporation will sponsor a similar event next year.

Southwestern Bell has chosen the Housing Corporation's grant proposal as a finalist. Requested is \$22,000 for facade improvements of commercial buildings along Manchester Ave. If awarded, up to \$1500 will be available as matching funds for each business on Manchester. Additionally, low interest loans are available through Commerce Bank.

Roth suggested that the Carson-May-Stern Building could be rehabbed as Section 8 housing for Senior

Citizens. She cited similar housing in Souard and the West End which have been very successful.

The Board expressed considerable consternation that Bob Burke obtained a full-drink license for 4146 Manchester without obtaining the approval of the Housing Corporation and Adams Grove. Burke currently operates The Loading Zone Bar in the Central West End and reportedly plans to open a deli and restaurant on Manchester.

Suzanne Goodman (WUMCRC) proposed that the board endeavor to have the license revoked and require Burke to "...go through the normal channels". In contrast, Bryan Young stated, "You can't be opposed to business on Manchester...in the long run it will have a negative impact." Dan Corbin (Ranken East) offered to help collect signatures to have the license rescinded. Roth noted that other establishments have been forced to agree to controls or face neighborhood opposition to a request for a liquor license, but that Burke appears to have "slipped through the cracks". Ron Gines (SMRC) expressed disappointment that the license was given but that, "...we can't penalize him (Burke). It doesn't sound like he tried to get away with anything." The Board proposed having a meeting with Burke to determine what he plans and then decide if the Housing Corporation will oppose the license.

**"You can't be opposed to business on Manchester ... It will have a negative impact".**

Bryon Young

Commerce Bank has offered to donate 4395 Gibson to the Housing Corporation. The bank foreclosed on the building and can obtain tax credits by deeding it to a not-for-profit organization. The Board voted to accept the building and to deed it to the Land Reutilization Authority (LRA), but with the right to repurchase the building for a nominal price.

CDA has notified the Housing Corp that it will receive an additional \$7500 to cover operating costs. This will nearly eliminate the Corporation's deficit.

Dale King has proposed opening a crematorium on Tower Grove. Goshen stated that New Boyle Neighborhood Improvement Association voted against the proposal at their October meeting. The Board directed Roth to invite King to make a presentation at next month's meeting.

## CREMATORY FROM PAGE 2

Goshen also claimed that the New Boyle group had voted against the crematorium in October, although that organization's president later told N&V they had not.

Housing Corp. Board Members expressed little opposition to King's plan at their October meeting and agreed to invite King to present his plans in December. After the rejection by the New Boyle group, however, the Housing Corp. is reconsidering its response.

Following the New Boyle meeting, King said he felt that he was not given a fair hearing. "I can see Goshen rules that part of the neighborhood... By the time I made my presentation they had already heard so many lies they were not even listening...Goshen kept saying

that I should put the crematorium on the other side of Newstead, in the 4500 blocks". Goshen refused to be interviewed by N&V.

NEWS & VIEWS contacted several local funeral homes and other crematories. Most advised against locating the facility in a residential area. A spokesperson for The Crematory Association of the Midwest stated, "It will have a negative impact on property values...There is nothing wrong with the business. It's a matter of perception, but selling real estate is mostly perception." He suggested locating the facility on Manchester Ave. or in another commercial area. King is currently looking at a building in the 4400 block of Manchester.

Alderman Roddy thanked residents for their support of the one-half cent sales tax. Although the tax measure failed city-wide, the 17th ward ranked 2nd highest in voter support, according to the alderman's father. Roddy noted that the 17th Ward has always shown support for public services.

"Failure of the tax measure will set back progress on Manchester. Had the tax passed, the ward would have received an additional \$200,000 in tax funds each year for improvements", Roddy stated. Current city funding is only about \$125,000.

Roddy suggested that a mix of public and private funding will be required on Manchester. "Improvements made by the city will stimulate investments by the private sector, but we can't expect business to invest until they see the city doing something," he concluded. Roddy predicted it will take 5 to 10 years before a marked improvement is seen on Manchester.

Roddy announced that a consultant has been chosen to study the feasibility of establishing a high technology district between Washington University and St. Louis University Medical centers. He did not state by whom.

In response to a question, Roddy refused to explain how he spent the approximately \$375,000 allocated to the ward over the last three years, except that he used some money for street repair and the construction of a cul-de-sac in the West End. Roddy claimed that the money is discretionary and that he is not required to reveal how it was used. (see Editorial)

Roddy also declared, "I am doing something really nice for this neighborhood and I don't want the people to find out in the West End." According to City Hall sources, Roddy is expected to apply much of Ward's discretionary funds to the Gibson area next year.

In response to questions about the replacement of the Kingshighway Viaduct, Roddy blamed the Republican state administration for delaying not only work on the viaduct, but also street repairs he had planned for the McRee area.

## INDIAN SUMMER REVISITED

by Nancy Burr

Indian Summer in Forest Park Southeast was held on Saturday, October 13th in the 4500 block of Chouteau Avenue. The day-long event began with a house tour and urban walk, featuring about fourteen apartments, homes, shells and gardens.

At 5:00 PM festivities began with Suzanne Hart presenting a plaque to Block Unit 6's President Jane Sykes in recognition for the best block party for National Night Out. Following the presentation, Don Royce, Director of Urban Design of St. Louis Development Corporation, Gene Kilgen, Executive Director of Washington U. Medical Center Redevelopment Corp. and radio personality Guy Phillips dedicated the FPSE Time Capsule on the pedestrian island at Chouteau and Taylor avenues.

Food, beverage and game booths, manned by neighborhood residents, were open from 5:00pm till 9:00pm.

continued on page 5



## ON OUR OWN

by Mark Jefferies

**Shooting your neighborhood in the foot.** FPSE's own South Side Youth Coalition (i.e. **REV. HOWARD OLVER and TOM GOSHEN**) must be trying to drive away both criminals and perspective residents with the recent **HIGHLY** public crime meeting in Adams Grove. Adams Grove needs to organize against crime, but why broadcast it on TV? Drug dealers don't watch the news; perspective residents do. Who would want to move to "DODGE CITY"? As one area leader stated, "We've just lost years of good public relations. Goshen said he wanted to keep developers out. Well, this should do it."

**A thousand words.** Contrary to pictures of our own **ALDERMAN RODDY and STATE REP. STOFF** on the Democratic Sample Ballot, neither man needs emergency dental work. The photos showed Roddy with only one front tooth and Stoff with fang-like teeth. Also, Roddy's face was lost in shadows and a black line cut Stoff's face in two. (Why was Roddy's picture there anyway? He wasn't running for office.) Why didn't the wealthy FDR Club pay for new photographs? Don't they care how their candidates appear or are there no talented people left in the club to design the ballots? Perhaps a picture does reveal more than a thousand words.

**A new title.** A bench warrant has reportedly been issued for FDR Club's own **RUSS GORDON** for failing to appear in court regarding building code violations for the historic and rapidly decaying Carson-May-Stern Building. Although he moved to Detroit a while ago, the FDR Club still lists Gordon as the board member for Neighborhood Associations. Perhaps a better title for Gordon's FDR position would be "Long Distance Relations with Neighborhood Associations Amid Legal Complications".

**Too much red tape.** Want to open a business on Manchester Avenue? Good Luck!!! As FPSE's own **TERRY and JACK LARRISON** will confirm, it is not easy. A prospective business must approach and obtain approval from Sam McRee Redevelopment Corp., Alderman Roddy, FPSE Housing Corp., two or more block units, Operation Conserv, Heritage and Urban Design and, if you wish to serve alcohol, the Excise Commission. No wonder there are so few businesses on Manchester. Maybe a guidebook would help, or a pair of scissors.

**FPSE's Best.** Congratulations to FPSE Housing Corp.'s own **JERRY SCHERER**, hand-chosen by Alderman Roddy to be honoured as a 17th Ward leader at the usual FDR's Christmas Party. Gee Whiz, what an honour!!

**Schoemehl's theme.** According to our own **TOM GOSHEN** the delli scheduled to open on Manchester will actually be a "gay leather bar", undoubtedly the first step in the Mayor's proposed theme for Manchester Ave., i.e. "St. Louis's Leather District".

**Cost of ignorance.** Our mayor's own niece, **MARY LOU GREEN**, Head of the Environmental Youth Corp, has made many cut backs, including the requirement that participants must work on their GED. If she thinks the cost of education is too high, she should consider the cost of ignorance.

**Who?** What FPSE leader was recently arrested for child molestation? (HINT: In his own corpulent way he accuses others of sexual deviations.)

## IT'S THE SEASON TO BE BURGLED FA LA LA LA LA

by K. Becherer, Operation SafeStreet

Some crimes are seasonal. For example, the number of burglaries increase every August and December.

Burglary is a crime of opportunity. Burglars don't like to be discovered breaking into a house or escaping with goods. The "end of summer vacation" provides one opportunity. With neighbors away, few people are there to watch and report.

Early darkness in December increases the opportunity for burglary. Again, people are on vacation or out shopping and attending concerts and holiday gatherings. Their absence is highlighted by their dark houses. Surprisingly, most burglars enter through open or unlocked windows and doors, or with the key people "hide" outside of their house.

There are several things that we can do to prevent burglaries. Keep

continued on page 6

## PET CORNER: ALL ABOUT CATS

by Sharon Bowie

For years dogs have been required to be vaccinated against rabies and to wear a tag stating the date of vaccination. On October 1, 1990 the City of St. Louis also began requiring vaccination and tagging of cats over the age of four months.

Unlike dogs which can easily be kept in a yard, cats generally roam free once outside. Most collars can pose a life-threatening hazard for cats. The collars can catch on fences or in tree limbs and a cat could strangle. Cat safety collars are now available. The collars have elastic inserts to prevent strangling.

Older cats may not like the collar at first. It is best to gradually increase the time each day that the cat wears the collar. Eventually, the cat will not be bothered.

In addition to wearing a rabies vaccination and license tag, cats should wear a tag stating the owner's address and phone number. Some mail order companies now offer cat safety collars with this information embroidered on the collar itself.

Although "leash laws" for dogs have been in effect for many years, similar laws do not yet apply to cats. It is important, however, that cats be confined. Cats that roam free are frequently subjected to injury, abuse, poisoning, and disease, including fatal feline leukemia. Unconfined cats also menace birds and other wildlife, and may contribute to property damage. For information about converting an outdoor cat to indoors, and about feline leukemia, call **481-1833** and request the "CAT PACK".

## INDIAN SUMMER FROM PAGE 4

Proceeds from the booths were divided between the sponsors of the booths and two neighborhood beautification projects.

The Ralph Butler Band debuted in FPSE and played for over an hour on the special stage placed at the western end of Chouteau. Residents and guests ate, danced, drank and enjoyed the free entertainment. At one time over 450 people crowded Chouteau.

Indian Summer was the work of over 40 residents with the support of nearly every neighborhood business. The City of St. Louis assisted through various departments and agencies.

## CHRISTMAS IN THE CITY

by Marge Berg

Christmas is the most wonderful time of the year. For a moment forget the Christmas cards that must be sent, the house cleaning, the baking and cooking that the family expects, the decorating you can't do without, and the shopping for the perfect gifts.

Christmas is the most magical time of the year. It transforms an otherwise drab time of year into a veritable fairyland. There is something for everyone. The children have Santa Claus, trains, storyland and elves in the windows of the downtown Famous and Dillard stores. There is Rudolph the Red Nose Reindeer and the spell-binding poem, The Night Before Christmas. Grown-ups have numerous soul-inspiring activities to take one out of the hum-drum everyday world. There are the beautiful Christmas Display Room at Shaw's Botanical Garden, the Holiday Pops at Powell Hall, the magnificently decorated Union Station, the extravaganza of lights at the Downtown Gateway Mall and Busch Brewery. The Christmas House Tour in Lafayette Square and the annual Walk on Euclid in the West End.

Christmas is spiritual. The real meaning of Christmas centers around a small babe, born of humble parents in a stable in Bethlehem. This scene is repeated in churches, under Christmas trees and on Christmas cards. What other message of love has withstood the test of time?

Christmas is tradition. It is a time to spend with family and friends. If you are alone or away from home, it can be the loneliest time of the year.

## THE LEGAL ADVISOR: UNLAWFUL DETAINER

by Gaylard Williams

Someone unlawfully detains your rental property when they remain in possession of the house or apartment after the termination of the rental agreement/lease, and after they have received a written demand by the owner or agent to vacate the premises. The notice to vacate can be hand delivered to anyone in the household over the age of fifteen years, or it can be sent by mail.

A year-to-year lease can be terminated by either party by giving sixty days written notice before the end of the lease. For month-to-month rental agreements, written notice must be given one month before the termination of the agreement.

If tenants violate a lease or damage the property, the landlord must give the tenant a ten day notice to vacate the property before taking any action. After that time the landlord may either peacefully re-enter the premise and take possession (a process called "self-help"), or take legal action to regain the property and oust the tenant (i.e. unlawful detainer action). A landlord would be ill-advised to use the self-help process because he/she may be held liable for real or imaginary damages to a tenant's property.

If the tenant fails to vacate after ten days, the landlord or agent can file an unlawful detainer action in the Circuit Court in the county/city where the property is located. For St. Louis City the Circuit Court is in the Civil

continued on page 6



# EDITORIAL: HOW HAS RODDY SPENT OUR \$375,000?

At Block Unit 5's November meeting Alderman Roddy refused to reveal how he has spent \$375,000 in funds allocated to the 17th Ward over the last three years. In response to my question about the money Roddy stated, "I had a cul-de-sac built in the West End. (Pause) I'm not going to tell you because you print everything in the paper. These are discretionary funds and I don't have to reveal how I spend them. I'm doing something really nice for this neighborhood and I am not saying anything more so that the people won't find out in the West End."

Discretionary is the power to decide; it implies neither right of secrecy nor power to hide. These discretionary funds do not belong to Roddy. They belong to the people of the ward; first, because the money comes from our taxes, and secondly, because it was provided for the improvement of our ward. We have a right to know how Roddy uses these funds.

As alderman, Roddy has some discretion in spending the \$125,000 yearly grant. Within limits, he can decide where and on what projects he will spend the funds. After making these decisions, however, Roddy should have the courage to tell us where he will use the money. This might lead to complaints from people who disagree with his decisions, but that is part of being an alderman. If he can't take the heat, then give up the office!

Elected officials have the right to refuse to respond to questions about their private lives, but it is their duty to answer questions on expenditures of public money. Roddy's reaction to the question about discretionary funds exposes his hostility towards anyone who inquires about his aldermanic actions. This is not the first such inci-

dent. Last year Roddy refused to respond to a similar question saying in irritation, "Here we have a group of people questioning publicly elected officials." He appears to hold elected officials in much higher esteem than the U.S. Constitution ever intended. Roddy's claim that he is "...doing

greatest strengths of democracy is the right of people and the press to question "publicly elected officials". When the people and press are silenced, democracy dies. His attempts to keep neighborhoods ignorant of his tax dollar expenditures will lead to ward disunity and distrust.

Roddy's refusal to answer one question only raises others:

Why is Roddy so secretive?

How does he choose which projects he will fund?

How much of the discretionary funds has Roddy used for FPSE? On what?

With limited money available, should Roddy be assisting troubled areas like ours or spending \$75,000 (estimated) of the \$125,000 budget

on a single cul-de-sac in the fashionable West End? (What should an alderman make his top priority: trying to save one neighborhood or adding frills to another?)

Why is Roddy trying to hide the amount of money he spends in FPSE from the residents of the West End, where he apparently has been spending most of the discretionary funds?

Is Roddy spending most of the funds in the West End because that is where he gets most of his campaign contributions?

Is Roddy selling-out the future of FPSE so that he can get re-elected?

*Karl McLaughlin*

FPSE NEWS & VIEWS will gladly provide space in the next issue for Alderman Roddy to reply.

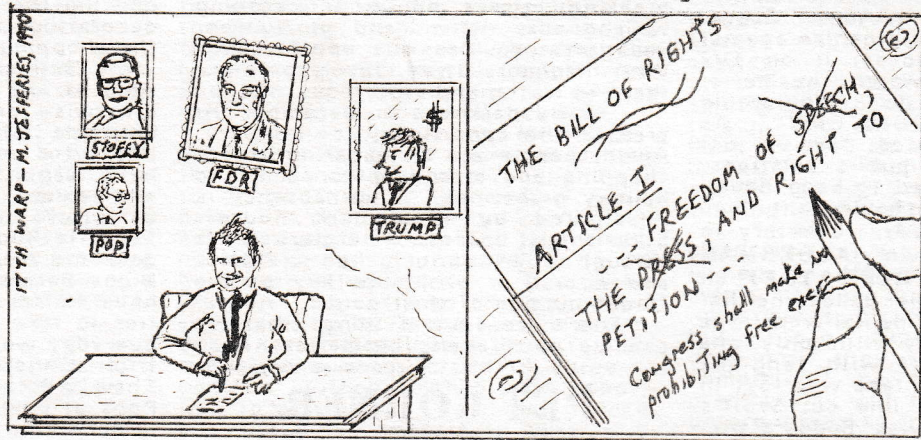
## WHAT WENT IN?

On October 13th, 1990 FPSE buried a time capsule on the pedestrian island at the intersection of Chouteau and Taylor Avenues to commemorate the centennial anniversary of the platting of the Gibson Heights Subdivision.

Prior to that day, the 1990-2090 Time Capsule Committee had requested letters and memorabilia from area residents, educational institutions, businesses and politicians. Although the response was not overwhelming, over 150 entries were submitted and placed in the capsule.

A partial list of materials includes: a video tape of neighborhood houses, photos of residents and the St. Louis Fire Department, information on the Indian Summer Festival, FPSE and Ranken Neighborhood, copies of the 1989 and 1990 Gibson Heights Neighbors Newsletters, about \$6.00 in stamps and coins from 1990, sixty letters from residents, ten aldermen (but not Roddy), politicians and various city agencies, a copy of QUOTATIONS FROM CHAIRMAN MAO, copies of the Time Capsule dedication speeches, and numerous other things. All letters that could be opened were copied to floppy discs to help insure survival.

The capsule is encased in a large concrete mass and its location marked by a small stone. Bastian Plumbing donated the capsule and WUMCRC the stone marker.



--- NOT IN MY WARD!

something really nice..." is condescending and meaningless. The money is ours; we have a right to expect a fair share of it will be spent here. Roddy acts as though he is giving us a gift. His attitude is similar to having your employer say he is going to do something really nice... pay you your salary. Even if Roddy dedicates most of the discretionary funds to FPSE next year, as he is expected to do (see Aldermanic Report), he is not doing us any favors. If improvements in FPSE are funded, we are only being compensated for the last three years when he apparently did not give us our share.

Roddy appears to understand neither the right of people to question expenditures of public funds nor the function of a free press. He seems ignorant of the fact that one of the

## BURGLARY continued from page 5

windows and doors locked when not at home. Dawn to dusk sensors and timers on lights are a simple and cheap way to make your house look occupied and uninviting to burglars. Don't hide a key outside. Give an extra key to a neighbor you can trust.

Operation SafeStreet will install a double-cylinder lock and strike plate for only \$30.00, materials and labor included. A basement barricade costs only \$24.00. There is no cost for senior citizens, disabled persons or burglary victims. For information call Operation SafeStreet at 622-3444.

## BLOCK UNIT from page 2

agree to be nominated for secretary.

George Eaton was elected president by one vote. Elected by acclamation were Dee Ross vice president, Angie Renner Treasurer and Paula Limerman secretary.

Stacy Fields requested that the block unit reimburse her mother \$50 for salary paid to a disc jockey who entertained at National Night Out. Pres. Jane Sykes stated that she had neither the authority to confirm the expenditure, nor had she entered into any agreement with the elder Fields. The block unit voted to reimburse Paulette Fields \$50.00, but agreed with Sykes' handling of the affair.

## UNLAWFUL continued from page 5

Courts Building at 10 N. Tucker.

The Clerk's Office provides affidavits requesting building location, rental agreement, monthly rent and amount due and payable at the time the action is filed. The affidavit must be notarized and returned with a filing fee to the cashier's office. Once filed, a court date will be set.

Unlike Rent and Possessions cases, where the landlord only wishes to regain his property, in unlawful detainer cases the court may award the landlord double the rent owed and profits, and any damages to the property.

After the court enters a judgement in favor of the landlord and the time for the tenant to file an appeal has passed, the landlord may file a request with the Clerk's office to have the Sheriff evict the tenant. In St. Louis City, forms for this request can be obtained from the Execution Department of the Circuit Clerk's office on the fourth floor of the Civil Courts Building.

Once the papers are processed, the landlord must notify the Sheriff's office of the date and time for the eviction. The actual eviction is done by bonded movers whom the landlord must hire.