

# Stuart Named Executive Director of Council Affairs

Calvin B. Stuart, former president of the Skinker-DeBaliviere Community Council, has been appointed executive director of the Council. Bob Moore, president, has announced.

Stuart was selected by the Council from more than 20 applicants who applied since the search was begun in November. Ads were run in the St. Louis Post-Dispatch, the Argus and a front page story in The Paper. Applicants applied from as far away as Arkansas and Alton, Ill.

Mr. Moore, who headed the personnel committee which screened the applicants, said the quality of the candidates was excellent, although the salary the Council was offering was not as high as that of similar positions.

The personnel committee rated the applicants on a five point rating on their experience in community organization, administration, housing and their education. They took the six highest scores and re-rated them selecting three applicants who then appeared before the Council as a whole for interviews.

Mr. Moore stated, "Many of the candidates had excellent educational qualifications, but few had any experience in the field of housing and community organization. Mr. Stuart qualified in each category."

One applicant was apparently slightly confused. He wrote "Gentlemen, I would be glad to assume the position as salesman."

## McClellan Honored Area Resident Named Woman of Achievement

Mrs. James S. McClellan, 5757 Lindell, was recently named by the Globe Democrat as Woman of Achievement in the field of Community Service. Although she has been active in many charitable and civic projects, this particular honor recognizes her efforts in organizing Women for City Living and the Women's Crusade Against Crime.

Women for City Living was begun to work for solutions to problems that concern women in an urban environment: safe streets, good zoning practices, etc. It is open to all women

interested in city life.

The Women's Crusade Against Crime was organized by Mrs. McClellan at the mayor's request. This group works to enroll women from all parts of the city in an effort to eliminate crime and the kinds of neighborhood situations which lead to crime.

Mrs. McClellan and her husband James S. McClellan, an attorney and former president of the Board of Education, have four children and have lived at the Lindell address for more than twenty years.



Bob Moore, president of the Council, shows Calvin Stuart, new executive director his office at the Skinker-DeBaliviere Community Council headquarters at 6008 Kingsbury. Shellie Jordan

# the paper

February, 1971

Serving residents of the area bounded by Lindell to Delmar & DeBaliviere to the city limits

## 'The Treehouse'

### Co-Op For Children Opens Feb. 1

"The Treehouse - Children's Center," a community co-op for children between the ages of 3 to 5 will become a reality soon after Monday, Feb. 1. Several

weeks of painting and fixing-up will climax months of planning by neighborhood residents and parents who had their children in Project Five Summer Day Camp.

The group is looking to the community and finding or construction firms for educational toys and equipment. The following articles are still needed for the center:

- educational toys and books
- art materials (paint, paper, clay, etc)
- musical instruments
- six tricycles
- twelve pairs of roller skates
- four footballs, four soccer balls, four indoor-outdoor playballs
- six cameras
- 2 by 2 pillows (washable)
- building blocks
- tables and chairs for 3 to 5 year olds
- lumber of all sizes
- paint (bright colors)
- household items (towels, eating and cooking utensils, etc.)

If you would like to donate any articles, contact Melbe Baxbaum, 725-6548 or Betty Magrath, 862-7624.

The program is designed to engage approximately 20 children in stimulating and creative activities including art, music, theatre and educational field trips.

**WANTED: Secretary for Skinker-DeBaliviere Council office.** Would function as receptionist, administrative assistant and secretary. Typing, shorthand and light book-keeping experience preferred. APPLY at 6008 Kingsbury. Call for appointment, 862-5122.

A unique aspect of the program will be the active involvement of parents and community residents. Parents who would like their children to be enrolled, should contact Ellen Eppart, 862-2895 or Elizabeth Taylor, 862-9473.

## In Second Semester

# People's School Offers Free Classes For Adults

The Peoples School will have registration for adult evening classes Monday, Feb. 1, and Wednesday, Feb. 3 from 7 p.m. to 9 p.m. at Hamilton School, 5819 Westminster.

The classes will be held Monday, Wednesday and Friday at the school. Classes are free and open to the entire community. Classes are taught by volunteers in most cases.

If there is some interest in a course which is not listed, residents may request the course by contacting Mr. Shellie Jordan, coordinator.

Courses which will be offered this next semester will be:

**Typing-Beginning:** instruction in the fundamentals of typing,

i.e. learning the keyboard. Easy.

**Typing-Intermediate:** A continuation of beginning typing for those who feel they can use further instruction in building speed.

**Black Literature:** Early and contemporary writers on the Afro-American's experiences.

**Beginning Bridge:** fundamentals.

**Beginning Chess:** fundamentals and strategy.

**Sewing-beginners and intermediate** - adjusting patterns, putting in zippers, hems, and all phases of sewing creatively.

**Black History:** A study of recent research and new interpretations of the historical role of Blacks in America.

**Community Issues:** deals primarily with contemporary concerns.

**Charm:** potentials of interpersonal relationships.

**Art:** to be arranged.

**Karate:** for men and women.

**Knitting, Crocheting:** beginners and those who are more advanced.

## Help Clothe Children

The Hamilton School P.T.A. is sponsoring a project for the needy children in our community. Its official name is Project Clothes Closet. The purpose of the Clothes Closet Project is to mend usable clothing that has been donated to the Project by various groups in the community, and to distribute these items to those who are in need of them.

The Clothes Closet is currently located at the Skinker-DeBaliviere Community Council, Inc. office at 6008 Kingsbury.

The workers in the Clothes Closet Project are asking the community to help by donating usable clothing, thread, or buttons. They are also in need of some extra hands for mending and sorting. Any and all contributions or volunteers will be greatly appreciated. For more information call: Mrs. M. Rowell - 863-3776 (day); Mrs. M. Boyts - 862-4795 (after 4:00 p.m.) By Glori L'Ecuquer

# Mini Maxi Unisex HELP!



By Donne Lottes

Well, here we are, right in the middle of perhaps one of the "zingeriest" fashion eras in history.

As we leave 1970 and bravely march into 1971, one thing is very apparent — everyone is doing "his own thing". There no longer seems to be any one "look" to fashion. It's wearing as many faces as there are people who wear clothes.

The younger set still seems to be very much mini-minded. At present they don't seem to be in the least inclined to give up the short skirts — and with their young legs — who can blame them? On formal, or it should say festive occasions (formality is out), they tend to blossom out into the maxi-look. So much for the extremes of youth!

I've seen a few — but just a very few, midis. The ungainly length of the midi-look — except perhaps on Mario Thomas or our perennial Doris Day — has kept most women far away from it. Perhaps we'll succumb to it next season — by then we'll have had time to dig out all our old high school skirts and sweaters and we'll be high-fashion again.

The pants-suit is "in". It seems to be the answer for everyone who doesn't know what else to put on. The only trouble with the pants suit is that many women look the same from the front and the back in pants — and unfortunately, most of the time it's not a very attractive look. The pants suit has definite advantages, though. It keeps you warm on cold days and you can bend over as far as you want and still feel completely safe.

The "look" that really intrigued me, however, hasn't seemed to gain any popularity at all; at least in the St. Louis area. That's the "uni-sex" look. In case you missed *Time* or *Life* about three months ago — let me describe this fashion brainchild. It consists of matching outfits for men and women. The majority of them could claim close kinship with frog-men suits or outer-space tank suits. Some, showing a little more imagination, featured harem pants — and little else. The

harem pants were worn with shaved heads and ankle-bracelets and lots of jewelry around the neckline. Now, I've seen a lot of strange fashions walk down our street in the last few years, but I have to admit, if this one made the rounds, I missed it. Thank God!

## Library Offers Films on Blacks

Beginning on Thursday, January 28 and continuing thru Thursday, February 25, the Des Peres Branch Library, 5960 Kingsbury Avenue, will feature a brief series of films dealing with the Black Experience. The films are specials which were featured by the (BISST) Television Net Work during the summer of 1968. They are as follows:

Thursday, January 28 — "The Black Soldier" — the history of the black American's participation in the wars to defend our nation, from the Revolution to the Vietnamese conflict.

Thursday, February 4 — "In Search Of A Past" — three black students visit Africa, the land of their racial origin, and study their cultural origins to compare similarities and differences with the situation in America.

Thursday, February 11 — "Portrait in Black and White" — explores black attitudes toward the white community and white attitudes toward the black community and the misconceptions and prejudices of each.

Thursday, February 18 — "Body and Soul" Pt. I studies the black man's breakthrough into the world of sports, beginning with Jackie Robinson and continuing thru the present — and "Body and Soul" Pt. II — explains how the frustrations and depression heaped upon the black man in America gave rise to spirituals, revival music, jazz, the blues and soul music.

Thursday, February 25 — "The Heritage of Slavery" — follows the history of slavery in United States from 1619 to the Emancipation Proclamation and explains the social isolation of the freed slave and the descendent of the slave.

The films will be shown at 4:00 p.m. and average 30 to 60 minutes in length.

### Open-Minded Community

In the December issue of *The Paper* I was disappointed to note that no mention was made of the active part many area residents played in securing the veto of Governor Hearnes for the Job Corps training site. After facts were obtained by attendance at very poorly publicized public meetings, the location of the Job Corps Center was rejected by a representative group from this area for the reasons stated in the petitions circulated; no other.

Much effort and much time was expended by many people in securing this information, explaining this information to others — largely by word of mouth, securing names on petitions, writing personal letters and telegrams to the Governor and finally by presenting the people's case to the Governor in person, in Jefferson City. The Skinker-DeBaliviere Community Council meeting was the culmination of this rather considerable effort. I believe this effort was an excellent example of democracy in action, and I feel that it is important for our young people to realize that a democracy is a viable form of government which can reflect the will of the people, if the people are ready to work at it.

Frankly, I resent the implication in your editorial that this area will reject — carte blanche — all programs to come: I feel that we have an unusually intelligent, highly articulate and commendably concerned group of people of many diverse racial and ethnic origins. I believe this to be the most open-minded community in St. Louis or St. Louis county.

Our area, after ten tumultuous years of neighborhood character change, is gradually reaching a discernible degree of stability again. In order to build a future for this area, we must indeed be very careful about the programs we submit to government sponsored or otherwise. It is our

privilege and our duty as citizens of a free country to be informed of and respond to things which will affect our lives and those of our children. This privilege and duty should be seriously regarded, highly prized, and vigorously upheld by those we entrust with official positions.

Mrs. R. M. Lottes

Dear editor:

In the Wed., Dec. 16, issue of the St. Louis Post-Dispatch there was an article talking about Ralston Purina expecting an earnings increase. The Article stated: "The architecture of the restaurants has been improved as

a result of criticism of one planned at Skinker and Delmar' Boulevards here and elsewhere. Dean said the company took a "shellacking" in the controversy over the proposed Jack-in-the-Box restaurant at Skinker and Delmar. Volume of each of the 25 units in the St. Louis area dropped \$1000 a week at the height of the well publicized fight, he said.

How about a brief item in the next issue of THE Paper on Dean's statement, pointing out that it doesn't pay for a company to mess with Skinker-DeBaliviere.

Don Ostrom  
6182 Waterman

Editors note: The property in question has been bought, we understand, by Southwestern Bell for a parking lot.

(Continued on page 10)

## A Step In The Right Direction

by Bob Brown

One of the most effective ways to combat inferior living conditions is to take an active part in one of the various neighborhood organizations being formed or, for that matter, one that is already in action. A list of these organizations will be furnished upon request by writing me at 5747 Westminister (Zip 63112).

Many of these groups are highly successful; however, I would like to focus on one that is still in its infancy: the Hamilton School Committee. The Hamilton School Committee (thus far existing in name only) will attack the many problems concerning Hamilton School, and if it is successful, should initiate means of providing better educational facilities for the children in our area, for Hamilton has long been neglected.

A phone interview with Mrs. Christine Wright and Mrs. Marie Rowals disclosed the fact that there is an urgent need to alleviate overcrowded conditions and stop busing of students to other schools.

Rumor has it that a boundary reduction would check this problem. There is also talk of rehabilitating the former Bettendorf's store and using it for a school.



One good neighbor (who prefers to remain anonymous) expressed the opinion that the principal (Edgar Barnett) is in a key position to present proposals to the Board of Education. A step in the right direction should open up avenues for poor Hamilton.

Of course, I could write a book about the difficulties and the semi-opinionated solutions, but we need the ideas of several concerned neighbors, including you, so that we might consider them comparatively and produce the right answers.

The Hamilton Committee needs you. As a black man, I am looking for some black faces in this committee. Let's not depend on our white neighbors to do everything for us. Can you dig it? Brothers! Sisters! We can do it! Please get it together and join this committee, even if you don't have children at Hamilton. We welcome your interest and ideas, and we need your support.

Remember, love is the strongest force on earth. Understanding is next. If there is anything you didn't understand, please write me and I will try to explain it to you more fully. Also, write me if you have comments or criticisms. I will be glad to hear from you.

LET'S STAY BACK TOGETHER.

### Babysitter Wanted

2 Children 8:30 A.M. to 4 P.M. 5 days per week  
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# Construction Underway at Tot-Lot



WASHINGTON HEIGHTS NEIGHBORS winners in Christmas Lighting Contest. WHN sponsored an outdoor lighting contest this Christmas. Prizes of \$5.00 each were awarded to: (left to right): Mr. and Mrs. George

Devers, 5960 DeGiverville; Mr. and Mrs. Frank Glass, 5968 DeGiverville; and Mr. and Mrs. Eddie Smith and Mrs. Mattie Browne, 5839 Waterman. Receiving honorable mention were 5956 McPherson and 5806 DeGiverville.

How goes the "Tot Lot"? According to Pat Kohn, obvious progress has been made since the last report. To be located at the northwest corner of Pershing and Des Peres, the lot is being planned and will be built in conjunction with Street Revival, a Washington University based group of architecture students.

Materials received to date for the project include:

- lumber—Weyerhaeuser Lumber Co.
- 300 tires --Goodyear Tire Co.
- pipe and barbells—Stromy Mobil Oil Co.
- fill dirt—Curtis Davidson
- all concrete—Basic Cement Company
- tree house—Mr. Woods

Although this much progress has been made, the lot still needs the following items:

- paint
- new lumber
- marine plywood
- cement and gravel
- bulldozer (or lots of manual labor)

Those interested in making contributions, helping locate materials or assisting with construction should contact Pat Kohn, 863-9259 or Kathy Harlemen, 725-8929.

## Hamilton School Committee Explores Solutions to Pressing School Problems

By Shirley Rowell

A new Hamilton School Committee has been formed to deal with some of the problems confronting the school and to work with education committee of the Skinker-DeBaliviere Community Council, Inc.

The purpose of the committee is to investigate the educational problems of Hamilton School and to present this information in a clear and concise report to the SDCC education committee so that through concerted community action some of the problems of the school can be solved.

Committee members are: Sister Virginia Williams, Mrs. Alma M. Rowell, Mr. Bob Moore, Mrs. Florence Harris and

Mr. Rick Bender.

The investigation to date has dealt primarily with the misinformation, such as the overcrowding, the bussing of students and the rulings on the school zoning system, circulating in the community. The committee met with Mr. Charles Brasfield, superintendent of the Northwest-Soldan district, in the second week of November in his office at 5875 Delmar. During this meeting Mr. Brasfield explained to the committee members the cause and effect of an overcrowded school such as Hamilton. Another meeting was scheduled for the first week in December, and at this meeting Mr. Brasfield presented to the Hamilton School Committee some of the facts and figures

concerning not only Hamilton School, but also the entire Northwest-Soldan district.

Mr. Clyde Miller, the acting Superintendent of the St. Louis Public Schools, also talked with the Hamilton School Committee. He discussed with the committee the problems of Hamilton School in relation to the entire public schools system. He mentioned such problems as overcrowding, bussing, the lack of neighborhood interest and support of schools and the decreased enrollment in public schools in some areas of the city. This results in the cutting of federal and state aid to the school affected which results in a decrease in the teaching staff, the halt of experimental classes for the development of new teaching and learning methods

and a general downgrading of the quality of education in public schools.

Both Mr. Brasfield and Mr. Miller expressed their desire to meet with concerned citizens of this community to answer questions and to discuss the many problems of education. They, along with the Hamilton School Committee, feel that communication is the airing of grievances and opinions—an exchange of ideas—and they are more than willing to share this experience with the community.

The Hamilton School Committee has stated that when they have arranged a meeting or a series of meetings for this purpose, the date and place will be announced to the community.

## Businesses in the News

By Mrs. Barbara Schmidt,

Having lived in this area for five years, I decided it was time to learn about our neighbors who are in business here. Several friends thought I should share my adventures with readers who might not be as well informed either. In fact, one woman wants to accompany me on my future visits because, after all, we want to get to know our neighborhood first! Maybe later I'll start guided tours or run an information service.

My first stop was Bol Yarn Knit Shop, 6167 Delmar (721-6138), where Charlotte and Irma Glessner have been helping knitters for over twenty-five years. Ladies come and knit during the afternoon in the friendly surroundings. Comfortable chairs and a large table are provided for the ladies to sit around while the helpful Misses Glessner peer over their shoulders to offer advice and to help pick up

stitches or smooth over other difficulties.

For those ladies lacking the ability to finish the item, the shop owners will crochet pieces together, block, and put in zippers. This helps the knitter to feel a sense of pride in the creation of sweaters, dresses, ponchos, booties, hats or anything else that can be knit. The owners also will write out instructions in order to help a knitter create a new pattern or a variation on an old one.

All in all, I wished I knew how to knit so I could profit from these ladies' services. I certainly did appreciate their taking time with me during this busy pre-holiday season when so many were busily making gifts.

Moving from a well-established business on the north end of our neighborhood, I headed to the south side and a newcomer, the Neighborhood Mar-

ket, 6006 Pershing (721-0298). On October 5, members of the neighborhood took over the management and heralded their arrival with a newly painted sign which also announced the addition of Eagle stamps to the regular services of the grocery store.

Because Rickie and Mary McClemon are interested in the neighbors, they will order special items on request with only a few days notice and stay open seven days a week.

### WHNA Membership Drive

Mrs. Anna Busch has been appointed head of the Washington Heights Neighbors Association Membership committee. Anyone wishing to pay their dues of \$3.00 may deliver them or mail them to Mrs. Busch at 5765 Pershing. Dues are also payable at general meetings of Washington Heights.

THE PAPER, a non-profit monthly newspaper published by residents living in the community bounded by Delmar to Lindell, DeBaliviere to the city limits. All articles are contributed by volunteers. If you would like to help, please call one of the editors.

EDITOR: Mrs. Jody Creighton,

CO-EDITOR: Mrs. Mary Parker, 721-2124

CO-EDITOR: Mrs. Jean Fberle, 727-2920

BUSINESS MANAGE - Sister Walsh, 863-0070

CIRCULATION MANAGER: Sue Roberts, 863-2148, with

Barbara Schmidt and Rosemary Storey in charge of mailing

ADVERTISING MANAGER: Mrs. Sylvia Dworklow,

727-2450, with Pat Kohn, Susie Roach,

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Brown, Donne Lottas, Blanche Reel, Shirley Rowell.

If you wish to have THE PAPER mailed to you, please send one dollar for a year's mailing costs to Mrs. Barbara Schmidt, 5819 Pershing.

Mail news and letters to the editor to: Editor, 6217

Waterman, 63112. Letters to the Editor must be signed.

Names will be withheld upon request.

People In Action

# Shellie Jordan-- Man About The Community

By Rocco DiLorenzo



People's School, Experienced Teacher Fellowships, Black Studies Curriculum. These phrases are bandied back and forth in our neighborhood, and may bewilder some people. A good way to learn what they mean is simply to meet one of our neighbors in whom many of these words and phrases find a resting place.

Tall, strikingly handsome, with a well-styled Afro-cut, a trim mustache, and an engaging way of talking, Shellie Jordan plays several key roles in our community as an educator.

Originally from South Pittsburgh, Tenn., educated at Hampton Institute, Tennessee State University, and most recently, at Washington University, he began his work in these several capacities at Hamilton School last summer.

As Coordinator of the People's School, an all-volunteer community school that meets week-day nights at Hamilton School (main branch at Westminster and Hamilton), Mr. Jordan serves as "a resource and contact man," trying to get up requested courses by matching resources available with the indicated need. He is also a representative for Trainers of Teacher-Trainers (ITT), a program offered at Hamilton School to improve the quality of elementary and secondary teaching.

In addition, he is Projects Director for the development of a junior high school level Black Studies Curriculum, which is also housed at Hamilton School.

On a recent frigid Monday night, Mr. Jordan talked with me about these various roles.

We started with his role in developing the black studies curriculum at Hamilton School. "The basic objective," he said, "is to encourage a sense of identity and pride in black culture. The curriculum is being developed to supply materials that have been lacking, to correct stereotypes, and to dissolve myths.

"Africa, as a continent, for example," he continued, "isn't one solid jungle, but a land of considerable geographic variety and with a great diversity of peoples. Everybody should know this, but black people especially, since that's where their ancestors came from."

Mr. Jordan works with four seventh grade social studies teachers at Hamilton School in the preparations for the new curriculum, which he plans to have completed by the end of the current school year. The program is part of the History Education Project set up by the U.S. Office of Education. In the "ITT" program, two teachers at Hamilton are currently doing graduate work, part-time, through Experienced Teacher Fellowships from Washington University, which sponsors the program. The purpose of "ITT," Mr. Jordan explained, "is to show how a local university and a local community school can evolve a better way of training teachers."

Mr. Jordan's most open-ended role, however, seems to be coordinator of the people's school. So far, he said, courses like typing and sewing have been getting regular attendance, but added that supplying the necessary machines has been a problem. "We inherited seven sewing machines, but five need repairs," he notes.

A different problem concerns the storage of the typewriters. While twelve typewriters were pledged by potential donors, the school was unable to get insurance on more than three of the machines while they would be housed at Hamilton. "It's a nuisance," Mr. Jordan added. "A lot of us carry our own

machines to and from the building."

Other courses, like black literature, enjoy a steady attendance. The black history course was in progress while Mr. Jordan and I were talking.

"We're hoping to get our Art course (drawing, painting, sculpture) going for the second semester," he said, "but it's hard to get teachers who can stay for the whole sequence. One problem is filling in for the nights when the teacher can't show up."

Some of the proposed courses have been highly specific. Two courses that didn't survive were, "Welfare Rights" and "Tenant-Landlord Responsibilities." A new service anticipated for the People's School is a baby-sitting operation which could be set up in a classroom while the parents go to class.

The main problem for the People's School, Mr. Jordan said, was "to locate people in the community who will serve as a leadership group."

As we ended our talk, I mentioned that he seemed tied down by all these commitments, putting in days plus several week-day evenings.

Clutching his typewriter, which he'd lugged from the building, he said, "No, I manage to keep week-ends pretty clear. But you know, what really makes it all worth it is the people I work with. They're really great. And it's exciting to be involved with new projects that seem to be fulfilling a real need."

And with that I finally let Mr. Jordan relinquish one of his many roles — at least till the next morning.

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RESTAURANT**

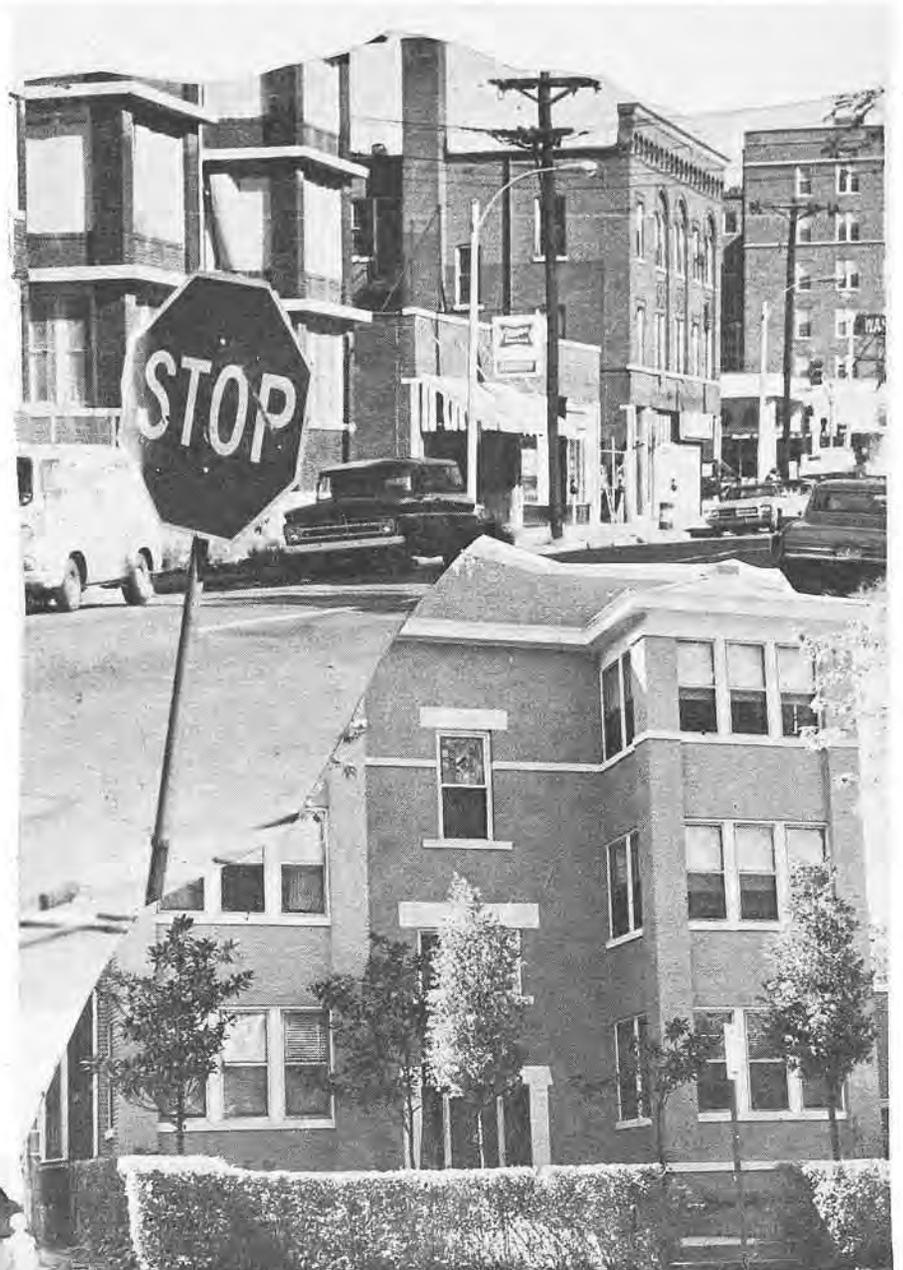
# housing

The following four pages contain features articles concerning housing redevelopment plans, and lawsuits which will affect and are affecting the future of our area •

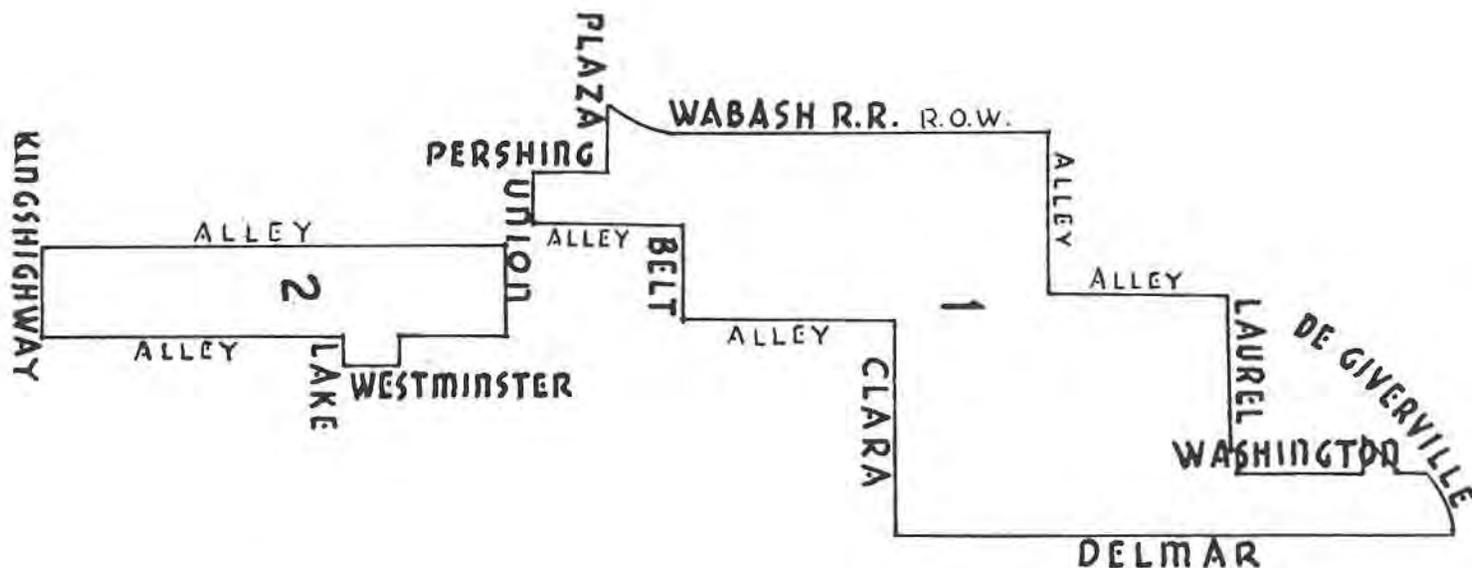
Housing today is like Mark Twain's weather; everybody talks about it, but nobody knows quite what to do about it! In any discussion of housing in Skinker-DeBaliviere or any place else, it is important to remember that housing is always concerned with real estate and real estate is big business. It is also a business noted for having more angles than a chain link fence.

When the average citizen or the concerned citizen or the social worker or the representative of some government agency launches into the housing question, he had best remember that he is dealing with real estate, a for-profit business. The home buyer or home renter can look at a piece of property with a real estate agent and each of them will "see" the property in an entirely different manner. Property values then are also a state of mind. Property is either desirable or undesirable. When an area becomes listed as "undesirable" in the for-profit real estate business, it takes strong measures to change this trend and, just as important, a citizenry, apartment dwellers as well as property owners, willing to weather the storm, work for the redevelopment and to creatively select among alternatives. The following six stories describe the strong measures necessary to reverse the trend in our neighborhood. Read them carefully, send us your questions or comment.

Now is a critical time in the future of our area. Only an aware community can determine its future.



## DE BALIVIERE - MARYLAND



# redevelopment

By Dempster Holland

The City Plan Commission proposal to redevelop the so-called "triangle" area west of DeBaliviere between McPherson and Delmar (see map) passed an important milestone last month when it was approved by the City Plan Commission.

No actual plans have been laid, since the Plan Commission's action simply is a step along the way toward the actual solicitation of concrete proposals.

Under the plan, potential developers would be assisted in assembling land and would be free from paying any increased property taxes on any improvements for a period of ten years.

The plan for the "triangle" area is one of five proposed for various parts of the city.

The next step will be formal hearings before the Land Clearance and Housing Committee of the St. Louis Board of Aldermen. Alderman Joseph Clark, committee chairman, told *The Paper* that the committee would meet in late January to set up the hearings schedule.

"We may hold hearings on all five areas at once, or we may combine some, or we may have individual hearings," Clark said. That is the decision the committee will make in late January and we will start the hearings soon after."

The triangle area includes the 5600 and 5700 blocks of McPherson and Kingsbury and Washington, and the 5600, 5700 and 5800 blocks of Washington and the south side of Delmar.

It also includes the DeBaliviere business area from the alley west of DeBaliviere to

Belt, and from McPherson to the Wabash tracks.

One aspect of the plan will be to revitalize the DeBaliviere business district, according to Robert Birk, deputy director of the City Plan Commission.

The area west of the business district will probably be developed as a residential area. The particular type of residential area will depend on the response of the various developers who may propose plans for the area.

The development of new housing will no doubt stimulate the development of the DeBaliviere business area, since new housing will bring new customers for the DeBaliviere area stores.

Under current plans, nearby streets would be retained as they are (that is, the 5600 and 5700 blocks of Watenman and all of DeGiverville). Each may be closed off to through traffic, making them more attractive for families, particularly those with children.

The assessed value of property in the area is \$7,900,000. About 83 per cent of the 387 parcels of land are occupied by buildings over 50 years of age, many of them built in the initial development period following the 1904 World's Fair.

Development techniques authorized under Chapter 353 of the Missouri law would be authorized if the plan is approved by the Board of Aldermen. These would encourage private development by providing tax incentives and by aiding in the assembling of parcels large enough for modern-day development.

Emphasis is on attracting private development into the area, rather than using federal

urban renewal funds.

Following are some questions and answers on the Chapter 353 program provided by the City Plan Commission:

**Will this program reduce the property tax base? No!** The current policy requires that any developer make payments in lieu of taxes equal to the current tax base.

**Why does the City need to provide incentives to developers?** High land cost and demolition costs make urban development more costly than development of suburban land. This program brings development of City sites more economically on a par with similar suburban development.

**What happens then?** Private developers are allowed six months to submit plans to the City Plan Commission and the Commission recommends action to the Board of Aldermen. Once a developer is chosen by the Board, a contract is signed and, after a building permit is obtained, construction can begin.

**Who will the developers be?** The City Plan Commission is particularly interested in generating development proposals by local bankers, local businessmen and profit or non-profit resident groups in the neighborhood involved.

**Will rehabilitation proposals be acceptable?** Yes, proposals which involve substantial rehabilitation as well as new construction are most welcome.

**Can development be staged?** Yes. Staging the development might be helpful in the relocation of existing tenants into new facilities within the same development area.

**How can we be certain that the proposed developments will be properly fitted into the overall neighborhood pattern?** The detailed review by the City Plan Commission will insure that the development proposals are related to the neighborhood pattern before recommendation to the Board of Aldermen. Developers who are interested in submitting proposals within Neighborhood Development Incentive Program Areas are encouraged to discuss preliminary ideas with the City Plan Commission staff, and the staff will provide these prospective developers with an information packet which should be helpful in formulating overall proposals.

**Will existing property owners be displaced?** The development proposals may involve relocation. The development proposal must embody a workable relocation plan to protect all present occupants of the areas involved. No development proposals will be accepted that do not make adequate provision for protection of existing occupants. As noted earlier, development proposals involving the existing property owners and occupants are welcomed and encouraged.

# residents speak out

By Glori L'Ecuyer

A meeting concerning the proposed blighting of three sections of the Skinker-DeBaliviere area was held Dec. 2, 1970 by the Washington Heights Neighbors Association. Mr. Robert Burke, Assistant Deputy of the City Plan Commission and his assistant, Miss Susanne Appell, presented slides and charts explaining the history and possible future of the West End.

The 353 is a state program designed to motivate urban redevelopment. Under this law tax privileges and the right of eminent domain are offered to the developer. The tax incentive enables the developer to pay the old tax rate on the improved property for ten years and only half of the new rate for the next fifteen years. The City Plan Commission must approve all proposals for redevelopment, which must then be accepted by the Board of Aldermen. A waiting period is allowed to give residents a chance to voice their opinion.

Area residents who attended the meeting asked how the program would affect the areas surrounding the redevelopment sections. Would insurance rates be affected? Miss Appell said steps to explain the program to insurance companies were being taken in hopes they would not raise their rates. Several insurance companies were

contacted after the meeting, and agents of the companies said each company would have its own policy; it was not known at this time if rates would go up because of the program.

Others at the meeting expressed a desire for the location of recreational, shopping and parking facilities in the redevelopment area. Mr. Burke said that much of this would depend on the developer himself. It is presently hoped that the Skinker-DeBaliviere Community Council will become a developer and that residents will be asked to express their ideas concerning the development plans. Mr. Burke stated that this is the first time the 353 will be used in a residential area and that the success of the program will depend a great deal on the energies and interest of the people in the area.

Due to a lack of time, the meeting ended with many questions unanswered, and it was suggested that another meeting be held. The Board of Washington Heights Neighbors agreed to arrange such a meeting to be held at the end of January or the beginning of February. Mrs. Joyce Warren, president of Washington Heights, expressed a desire that all interested persons in the neighborhood try to attend this meeting.

# legal action

By Jean Eberle

A legal action of importance not only to Skinker-DeBaliviere residents but to residents of all areas threatened by urban blight has been filed in the Circuit Court of the City of St. Louis by seven individuals and firms that own property in our local community. The suing property owners charge that the defendants, by failing to maintain their properties, have willfully caused a loss in property values and rental incomes on those properties belonging to the plaintiffs, those who filed the suit.

The DeWille Catering Co., owner of Garavelli's restaurant; Robert Valentine; Mr. and Mrs. Fred O. Halle; Lernp Forest Estates; Missouri Title Holding Company; Bell Place Associates, Inc. and Hi & Hi Realty Company have brought suit for \$248,000 actual and \$5,000,000 punitive damages against seven other property owners in the Skinker-DeBaliviere/Central West End area. Punitive damages are those awarded as a penalty for damaging actions.

Those charged in the legal action and their properties are: Meyer Sachs, 5588 Waterman; Nathan Comensky, 5585 Pershing; Mr. and Mrs. Gan Lum, 5743 Westminster; Joseph M. Thaller, 5666 Waterman; Mr. and Mrs. Elmer Goodum, 5809

Pershing; Jessie Blagintsemer, former owner of 5604 Waterman and Fred L. Flagg, 5604 Waterman.

Specific charges are that the defendants have encouraged their properties to fall into disrepair; that they have allowed and encouraged violations of city ordinances regarding numbers of occupants and health conditions; that they have allowed violation of the minimum building code requirements and have allowed and encouraged other conditions to exist which encourage vermin, insects, roaches and "other unhealthy and physically harmful beings."

This particular legal action, which could lead to what is called a landmark decision, is based on the established legal concept that a man may use his real estate in any way he wishes, provided that he does not hurt his neighbor. In previous cases the courts have ruled against landlords who allowed smoke, fumes or loud noises from their property to harm and disturb their neighbors. The case in point presumes that landlords who allow roaches and vermin to breed on their property are liable for damages when these pests spread to neighboring buildings.

In each of the previously

ruled-on cases, there has been movement of something objectionable from one property to another. Smoke, fumes or noise has literally moved from one piece of property to an adjoining piece. In the suit currently brought, the plaintiffs listed in the first paragraph of this article are claiming that even though there may not be a physical movement of pests and nuisances from adjoining property to their property, the owners charged in the suit have let their premises become run down, overcrowded and dilapidated to the point that they are blighted. This blight makes the neighborhood a less desirable place to live and may cause greater damage to the value of surrounding properties than those things formerly considered legal nuisances.

Because the legal action asks the court to extend legal rulings from the customary nuisances to include blight and dilapidation, it is seeking to establish a broadened rule of law and is considered a "landmark" case.

At the present time two of the defendants have brought a motion to dismiss the case on the grounds that there is no legal basis for it. Both sides have given the court written memoranda on this point and a ruling on the motion to dismiss is expected shortly.

Anthony J. Sestic and James G. Rittenbaum are representing the plaintiffs in this case. The case is supported by Women for City Living, an organization founded to combat urban blight and closely connected with the Women's Crusade against Crime. Also supporting the plaintiffs is Alderman Henry S. Stolar of the Twenty-Fifth Ward, in whose district the buildings at issue are located.

Mrs. Linda Eyeran, zoning chairman of Women for City Living, remarked on the legal action, "Other property owners in the area maintain their buildings. Those named in the suit have let their buildings deteriorate so rapidly we can only assume the blighting is deliberate."

Asked about the damaging effects of blight, Mrs. Eyeran said that responsible owners of rental property find that when they wish to borrow money on those properties, banks and other lending institutions are extremely cautious about the loans if there are even a few dilapidated buildings nearby. The same is true when owners want to sell their property. Lending institutions check not only the building for sale but the surrounding blocks, and the presence of seedy-looking buildings lowers the value of property in the neighborhood.

If the court rules in favor of those bringing suit in this particular case, residents and property owners throughout the state will have a valuable legal tool to use against irresponsible landlords. At present, as many Skinker-DeBaliviere residents and neighborhood groups know, making complaints on specific issues to the proper city departments and getting the offending buildings inspected is a long, slow process. Some landlords do nothing to correct violations until the complaint has gone to court, another slow process. The fines assessed against landlords by the courts are seldom enough to discourage repeated offenses by irresponsible landlords.

In the case of the real slum landlord who has decided to "milk his investment" by overcrowding, overcharging and skipping maintenance expense, the usual legal process is at best an annoyance, not a deterrent. The landlord in most cases gets his capital and his profit from the offending building long before legal process can catch up with him. When legal retribution looms, the slum landlord by sale or transfer sees that someone else owns the building.

If the court rules that an offending landlord must reimburse neighboring property owners for the loss of value he has caused to their buildings, and if the court awards punitive or penalty damages, irresponsible landlords will have to consider this possibility in their handling of property. Neighboring property owners and neighborhood associations will have legal grounds for action when blight is just starting. It will be a legal landmark if the court rules that a man may not use his real estate to harm others and has some minimal responsibility to other property owners in the immediate neighborhood.

If the court rules against the motion to dismiss this case, it is estimated that the legal action will get to court in mid-June.

# West End Inc.

By Jim Hitchcock

West End Town Houses Inc. is currently negotiating for substantial increases in capital, both in the form of additional investments and new mortgage money, according to John Roach, secretary of the corporation. If the additional money is forthcoming the company's situation will be "golden," Roach said, and it will be in a position to purchase virtually all remaining problem buildings west of the railroad tracks.

Assuming the additional capital, the firm plans to do \$10,000,000 worth of remodeling on its buildings this spring. West End currently owns about 100 units of housing in 24 buildings and aims eventually for about 150 units, according to Roach.

West End Town Houses is interested in 26 additional buildings in the area, which will be purchased if money is available, Roach said.

The corporation has been highly successful in renting apartments to desirable tenants, but less so in renting or selling single-family homes. "Our best impact for the time being may be in apartments," he added.

The company has confined its activities to the area west of the tracks in accordance with a

policy laid down by its founder, the late Philip Lucier. Tentative plans by the city of St. Louis to declare blighted some of the area east of the tracks will help alleviate problems there, Roach feels, and West End is concerned with preventing the spread of blight farther west. Eventually, however, the company may play a role in the area to the east also.

At a board meeting Jan. 14, John Vox was chosen president of the company and Steven Stiller treasurer. Fox is retired board chairman of Mercantile Trust Co., and Stiller is assistant director of the Municipal Business Development Commission. Both are Parkview residents.

Elected to the board was Virgil Wright, a Washington Heights resident. Membership has also been offered to Cal Stuart, newly appointed executive director of the Skinker-DeBaliviere Association. Other board members besides Roach are Wayne Grancolas, a realtor, and Gerald Dappe, president of a public relations firm and also a Parkview resident.

The company hopes to cooperate more closely with the Skinker-DeBaliviere Association in the future, Roach said, and

the invitation to Stuart to join the board is a step to that end.

West End Town Houses was established last spring by Lucier, a Parkview resident who was president of Continental Telephone Co. It was initially

capitalized with funds from Continental. However, after Lucier was killed by a bomb blast in his car last July, Continental Telephone severed all connections with the housing corporation. Its stock was given to St. Roch's Church.



# residential service

Under the auspices of the Skinker-DeBaliviere Community Council, the Residential Service covers several different areas. It is concerned with beautification, code violations, sanitation, police services, general promotion of the area and local real estate.

In the interests of beautification, the service has been responsible for trees and grass planted along Des Peres, closing off the railroad right of way and helping to plan the "Tot Lot".

Assistance is also offered to area residents in the proper filing of complaints concerning code violations and sanitation. In addition the service works closely with local law enforcement officials to help provide a better service to the community.

property available in the area to those interested. This is done on a non-profit, non-discriminatory basis. The listings are compiled through the aid of RHSCO, the newspapers and information from area residents. At present the service has been instrumental in the sale of at least five houses and has helped to rent several apartments. Exact figures are not available because there is no follow-up procedure although people are requested to call back if they use the service to find housing.

Financing has been a major problem of the real estate service in the past. It is hoped, however, that a bid to the Skinker-DeBaliviere Community Council for paid publicity and secretarial help will be accepted.

The real estate service was an outgrowth of several events. The blockbusting practices of some realtors, speculation associated with 235 and the government suit against real estate companies were all influential in encouraging the formation of the real estate service, according to Pat Kohn, a nearby resident who works closely with the service.

Based at the home of a resident for over a year, the service relied on the volunteer help of ten women to keep it going. In October, 1970, it was relocated at Council headquarters, but it is still run on a volunteer basis.

Basically, the purpose of the real estate service is to offer listings of rental and purchase



## calvin b. stuart

By Jean Eberle

If the Reverend Calvin Stuart ever regrets his appointment as executive director of the Skinker-DeBaliviere Community Council, Inc., he'll have no one to blame but himself.

When he and his wife wanted to move into a house from their apartment on Rosebury, they deliberately selected this neighborhood. "We didn't particularly know anyone in the area," he said, "It just looked like a place where lots of things were going on."

This proved to be a highly accurate appraisal, so Cal Stuart pitched right into a great many projects and, like the rest of us, has seen few things pop up almost monthly to demand neighborhood attention.

Fr. Rev. Stuart, who lived at Bar-Lor and Belt as a child and began his education at Clark School at Union and Calbanne, his present home completes a geographic figure eight with St. Louis as its center. His family moved to California, then to the Clayton area. He touched the east coast while he studied

divinity at the Episcopal Theological School in Cambridge, Mass.

He moved back to St. Louis as assistant rector of the Episcopal Church of the Ascension on Goodfellow. He was named rector in 1964, a post he held until December 1970.

"We had to battle a few realtors to convince them we wanted to buy our house on Mt. Pleasant," he admitted. "I don't think it's so much collusion among real estate people as it is a kind of real estate mentality. They don't think much of a neighborhood and they cannot understand how that neighborhood can attract intelligent buyers. That some people prefer to live in a neighborhood that is mixed racially, socially, economically, every which way, is just beyond their comprehension."

Since the Stuarts moved into their house, the household has grown to include two young daughters and a son. For Cal, his schedule at the church was flexible enough to allow him to

devote a lot of hours to the Rosedale-Skinker Neighborhood Association. He was elected president of that group last May, which placed him on the Board of the Skinker-DeBaliviere Community Council, Inc. This fall, board members elected him chairman of that organization.

During this period he acted both as chairman and executive director, assisted by a volunteer staff. At his desk, tucked in the back of the new Council offices on Kingsbury at Des Peres, he talked about possible priorities for Skinker-Debaliviere.

"These are my own priorities," he made clear. "The first would be keeping together on our problems. We can't afford to have rifts and hard feelings every time an issue comes up for neighborhood attention."

Considering the number of issues that have faced us in the last six months, Jack-in-the-Box, the 235 program, the Housing Authority's action on the Clara Apartments, the unsuccessful

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Delmar and DeBaliviere, the suits filed against slum landlords on Waterman east of DeBaliviere, plus political and organizational elections, Mr. Stuart's emphasis on speaking freely but working together seems well placed.

"Housing off course is a constant problem," he said. "To push for good property maintenance, to redevelop sub-standard housing, to demolish present structures that are eyesores and crime breeders, is tremendously urgent. We want to interest private developers in our neighborhood and obtain government funds to tackle housing problems."

Two other high neighborhood priorities are being handled by a husband and wife team, he reported. "Chris (Mrs. Virgil) Wright is getting together a group aimed at helping Hamilton School parents in their efforts to upgrade that school. Her husband heads the local committee concerned with crime in this area. These groups deserve cooperation because they are working on problems which concern every resident."

Another matter with which Mr. Stuart hopes Skinker-DeBaliviere will continue to work is the encouragement of business and commercial ventures in those areas zoned for this activity. The Council will soon begin to sponsor community meetings centered on one specific issue or priority in order to sound out community opinion on that one item.

"The Council can't do everything," he cheerfully admits, "but it can certainly be a clearing house for ideas and projects as well as an available resource to those working in the neighborhood. We would like to see less tension and more cooperation and we hope community meetings focusing on one problem at a time will help us achieve that."

Like the rest of us, what the Skinker-DeBaliviere Community Council does is pretty well dependent on its budget. With Cal Stuart as its executive director, 1971 should be the kind of year he was looking for: a year when "lots of things are going on."

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## Crafts, Creative Writing, Movies, Offered at Des Peres Library

The Des Peres Branch Library, 5960 Kingsbury Avenue, would like to begin sponsoring adult craft classes in February. Interested neighborhood residents are asked to contact the library to make their feelings known and to suggest a convenient day and time.

The instructor and most materials are provided, free of charge, by the St. Louis Department of Recreation.

If interest, contact the library. The telephone number is 716-2653.

Arts and crafts classes, conducted by Mrs. Ernestine Macklin of the Department of Parks and Recreation, are held every Tuesday from 4 to 5 p.m. There is no age limit for this activity, but it seems to appeal most to 6 to 12 year olds. All materials used are provided free, but the children are occasionally asked to bring from home things that would normally be thrown away, like empty oatmeal boxes and plastic meat trays.

For children who enjoy creative writing, the Young Writers Club meets on Fridays. This activity is limited to children in the 4th grade and above. Anyone interested should give this name to the children's librarian.

Children's movies will be shown each Wednesday beginning January 20th at 3:45 p.m. A schedule for these movies through the end of March follows this article.

Miss Sherry Beckwith, children's Librarian, states, "unfortunately, we have had to postpone the meetings of the Des Peres Players due to the delay in getting our participation for the meeting area. We hope to get this activity underway in the spring."

In addition to our collection of books and magazines for children, the library has a very limited number of records these include fairy tales, African folk tales, music and activity records for preschool children, and folk music.

As a part of the library's renewed effort to make the library as pleasant and useful as possible for all patrons, all children are requested to read the rules posted on the back of the card catalog. They are being strictly enforced and those who do not obey them will be asked

to leave immediately. A few parents are sending their children to the library to stay (sometimes for hours) while they shop or are at work. Miss Beckwith states, "We cannot be responsible for the safety of these children if they do not

behave and are asked to leave. We are always glad to have children here to browse through books or take part in our activities, but we hope parents will regard us as something more than a babysitting service."

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# Feature Length Movies Offered at Library

The Des Peres Branch Library, 5960 Kingsbury Avenue, will again present a series of recent, feature-length motion pictures, beginning Thursday, January 21, 1970 at 6:15 p.m. It is hoped that with an earlier starting time and a guard on duty, we will have better attendance than previously. Again, we are requesting that parents of children 14 and under accompany them to the films; otherwise, they will not be admitted.

The schedule of films is as follows:

Jan. 28 — Charlton Heston and Roddy McDowell in "Planet of the Apes" (rated G)

Feb. 4 — Paul Newman and Edgar G. Robinson in "The Prize" (rated GP)

Feb. 11 — Margaret Rutherford in Agatha Christie's "Murder Ahoy" (rated G)

Feb. 18 — Clint Walker, Jim Brown, Lee Marvin, Ernest Borgnine, Robert Ryan and George Kennedy in "The Dirty Dozen" (rated GP)

Feb. 25 — Bette Davis, Olivia DeHavilland and Agnes Moorehead in "Hush, Hush Sweet Charlotte" (rated GP)

Mar. 4 — Jim Brown and Rod Taylor in "Dunk of the Sun" (rated G)

Mar. 11 — Paul Newman and Jackie Gleason in "The Hustler" (rated GP)

Mar. 18 — Jerry Lewis in "The Disorderly Orderly" (rated G)

Mar. 25 — Fay Wray and Bruce Cabot in "King Kong" (rated G)

Apr. 1 — Laurel and Hardy's "Laughing Twenties" (rated G)

Apr. 15 — Julie Andrews and James Garner in "The Americanization of Emily" (rated GP)

Apr. 22 — Patty Duke, Barbara Perkins and Sharon Tate in "Valley of the Dolls" (rated R)

Apr. 29 — James Mason and Pat Boone in "Journey to The Center of the Earth" (rated G)

May 6 — Jim Brown and Raquel Welch in "100 Rifles" (rated R)

May 13 — Bette Davis in "The Nanny" (rated G)

Due to several recent, but minor, incidents, it has been necessary to employ a guard at the Des Peres Branch Library — 5960 Kingsbury.

Patrons, who were formerly wary of visiting the library during evening hours are now encouraged to do so and to bring their children. Residents who are aware that their children are merely loitering in the library and disrupting service are asked to keep them away.

The Wells Fargo guard will remain stationed at the library until a full-time guard can be employed by the library system.

## Card Party Feb. 7

"Aloha — Hawaii" is the theme for St. Robert's Annual Card Party Sunday, February 7th, 1971 — 1 p.m., \$1.50 per person. Refreshments available. Call Rita Magyar PA 1-0442 for reservations.

Vice-President — Mary Deppe; Secretary — Mary Louise Dryden; and Treasurer — Rita Magyar.

### Wanted: Bridge Players

Partners and singles are welcome to play sixteen hands of party bridge at 8 p.m., the second Thursday of each month, in St. Robert's large assembly room in the church basement.

Entrance is on Rosedale just south of Wattenman. Cash prizes awarded. Admission is one dollar per person.

### For Your Child's Sake

No matter where you live or how nice your neighborhood may be, parents should occasionally review with their children the dos and don'ts of dealing with strangers. Caution your children to avoid strangers, never to accept money, candy or other gifts from them, and never to accept a ride from a stranger. Instruct your children to tell you as quickly as possible if a stranger should approach them in these ways. Your children should know these basic rules for their own protection.

Mrs. Jean Eberle will be the new editor of THE PAPER. Mrs. Creighton will continue to serve as an advisor. Mrs. Creighton has resigned so that she may attend college full time.

A January issue of THE PAPER was not published so that volunteers might enjoy the holidays. Hereafter THE PAPER will resume its monthly schedule.

## continued

We have had reservations about "well publicized" fights to keep businesses out of our area, when the business situation is so unstable. In the Jack-in-the-Box fight everyone talked about the unsightliness of the buildings, etc., when the present building is in such a state of disrepair that it was a fire hazard and no new businesses would relocate in it. We question the wisdom of a community trying to determine what businesses come in and what do not when the overriding need is to attract new businesses. Frankly it scares away

businessmen who fear that they will only buy a property to find that the community residents oppose their business. And right at the moment we desperately need these businesses. It's not that the community should not have a say in the character of the business community; it's just that we should be careful in what new businesses we oppose lest we discourage others at a time when we need them badly. It seems that our opponents in the Jack-in-the-Box was a building in disrepair or a parking lot.

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**Movies**

**Library**

Several activities are being planned for juvenile patrons this spring at the library. Preschool story hour for 3 to 5 year olds will be every Thursday, beginning on January 7, at 10 a.m.

**Schedule of Children's Movies - January to March**

Jan. 27 - The Pony, The Frog Princess, Andy and the Lion.

Feb. 3 - Bird Island, Harold and the Purple Crayon, The Owl and the Pussycat.

Feb. 10 - World Series of 1964, Anatole, Toys.

Feb. 17 - Walt Disney's The Pigeon That Worked a Miracle, Curious George Rides a Bike.

Feb. 24 - Wonderful World of Wheels, Little Alone in the World, Madeline.

Mar. 3 - Walt Disney's Nick, Rapunzel, Stone Soup.

Mar. 10 - The Elves and the Shoemaker, Tall Tales, Help! My Snowman's Burning Down!

Mar. 17 - Adventures of Chico, Claude.

Mar. 24 - Fun Factory, And To Think That I Saw It on Mulberry Street, Whistle for Willie.

Mar. 31 - Walt Disney's Johnny Tremain (Part 1), My Friend the Stork, The Ugly Duckling.

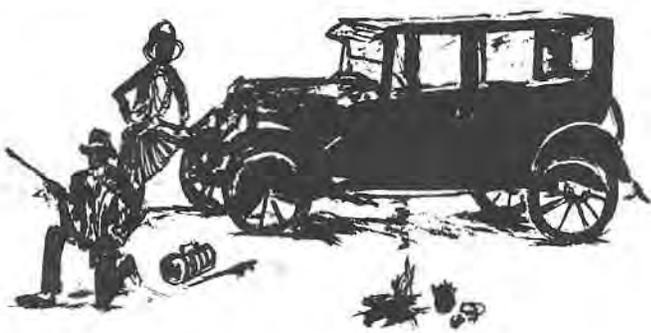
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