

The *TIMES* of... SKINKER DEBALIVIERE

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October 1992

FREE

The oldest neighborhood newspaper in St. Louis

Works by Bill Christman Exhibited at Elliot Smith Gallery

An exhibit of works by local artist Bill Christman was mounted at the Elliot Smith Contemporary Art Gallery, 4727 McPherson, from August 21 to September 6. An estimated 1000 persons attended the opening of the show, titled "Rodeo of the Soul." They purchased tee-shirts, raw "nougat" chunks, souvenirs and a number of the works exhibited.

The following appeared in the show's program. (*I am not making this up! Check your own dictionary.*)

"Corn dog mysticism, the artist's own term for his unique vision, combines the ethos of the state fair mid-

way with its antithesis: the search for a heightened spiritual awareness. Enlightenment on a stick! . . .

"These artworks also celebrate America's 'golden age of advertising,' the hale and hearty boom days of post World War II America. . . . But, as the cold war and racial segregation represent some of the evils lurking in the shadows, . . . the corn dog has a dark side of its own.

"Christman laments the spiritual lassitude of our age and, not one to condemn, playfully offers chewy nougat nirvana as a sugary palliative to our moral malaise. . . .

"William Christman is a practiced master of both parody and artifice. His installations and environments have been seen at the University City Library Gallery, Messing Gallery, the First Night celebration in Grand Center, the Gallery at COCA, and the West End Neighborhood Arts Council's *Art Exposed!*"



Photo by: King Schoenfeld

Dee Joyce Hayes: Her First Election Contest

by Lana Stein

On August 4, Dee Joyce Hayes surmounted the odds and won the Democratic nomination for Circuit Attorney. In that contest, she ran very well in the Skinker-DeBaliviere neighborhood and the 28th ward. Hayes said that she had campaigned very hard in the ward. She is also a 20-year resident of Skinker DeBaliviere and had participated actively in the ward over the years.

Hayes never thought she would seek political office; she never assumed she would have the opportunity to run. However, when the incumbent

announced that he would not seek reelection as circuit attorney, she quickly decided to run for that office. Her experience in the circuit attorney's office was one factor in the decision. She is a career prosecutor and is dedicated to this subcategory of the legal profession.

Hayes felt that the circuit attorney's office should be guided by certain ideas. For one, she believes in galvanizing neighborhood cooperation to fight neighborhood crime. She also wants to seek innovative solutions and would try to find private dollars to pay for worthwhile projects when public money is not available. She would like to involve people who are not usually involved in criminal justice. Hayes stated that "there should be greater cooperation between the police and neighbors. We need neighborhood support and the police must be responsive to the neighborhood."

Hayes also wants to have an accountable prosecutor's office.

She never has been involved in any of the office's financial affairs. She did not have access to the checkbook and could not sign a check. She only handled legal matters. She feels the office needs a system to keep track of the money and detail it. She would involve a highly regarded CPA firm to set up a reputable and auditable system. She would issue an annual report on the circuit attorney's fund.

Hayes has an opponent in the November election, Richard Swatek. Swatek was appointed to the office in September after George Peach's resignation. She said she is taking absolutely nothing for granted. Although no Republican has won the circuit attorney's position since 1928, there has never been a Republican incumbent before either.



Photo by: King Schoenfeld

Delmar Redevelopment Proposal To Be Discussed

On September 10, the Commercial Revitalization Committee of the Skinker DeBaliviere Community Council approved a draft plan for redeveloping Delmar. The plan (reprinted on page 4) will be discussed by the SDCC Board on October 12 and a public hearing will be held prior to its introduction at the Board of Aldermen.

The Committee and SDCC welcome your comments. Send them to 6010 Kingsbury.

The plan covers the area on Delmar from DeBaliviere to the City limits and a triangular area running north along the rail line to the City limits on the east and angling south along Skinker back to Delmar.

• OCTOBER • CALENDAR

Neighborhood Meetings:

- Oct. 11**
Nina Place Condominiums, annual meeting. 6010 Kingsbury, 7:00 p.m.
- Oct. 12**
Skinker DeBaliviere Community Council Board Meeting, 6010 Kingsbury, 7:30 p.m. All are welcome.
- Oct. 15**
28th Ward Regular Democrats, New City School, Lake at Waterman, 7:00 p.m.

Other Events of Interest

- Oct. 2-4**
Fred Garbo - Visual Comedy and inflatable Vaudeville, Frank Fowle Children's Theatre, COCA Call 725-6555 for information.
- Oct. 9-10**
CASA's First Annual Music Book Fair, 160 Trinity at Delmar, U City, Fri., 10:00 a.m.-7:00 p.m. and Sat., 9:00 a.m.-4 p.m.
- Oct. 11**
"Dear Wife, Dear Husband: The Letters of John and Abigail Adams," History Museum, 2 p.m. Admission: \$6.

- Oct. 11**
Women of St. Roch lecture with Ann Torrini after 11:00 a.m. Mass.
- Oct. 15**
Prof. Thomas C. Holt of the University of Chicago, 4th annual James Neal Primm Lecture on "Explaining Race and Racism in American History," History Museum, 7:30 p.m. Free.
- Oct. 24**
Women of St. Roch Fall Festival after 4:30 p.m. Mass.
- Oct. 18**
The Original Chinese Acrobats, COCA, 524 Trinity, U City, 11:30 a.m., 1:30 p.m., 3:30 p.m.
- Oct. 31**
Children's Program: "Show Me Missouri Politics," History Museum, 10:30 a.m. Free.
- Oct. 31**
25th Annual Skinker DeBaliviere Halloween Party. St. Roch School Gym, 5:30-6:30 p.m. All are welcome.
- Nov. 8**
Missouri Folk Music and Dance, History Museum, 2:00-4:00 p.m. Free

The Times Benefits from Fund-Raising Efforts First and Best Skinker DeBaliviere Chili Cookoff to be Held November 14 by Lana Stein

Although *The Times of Skinker DeBaliviere* receives a small amount of money from advertising revenue, it depends on the contributions of its readers to continue publication. On September 19, Rosedale Neighbors sponsored Rags to Riches. The proceeds from that event and the accompanying book sale staffed by *Times* board members netted the paper sufficient funds to pay for the typesetting and printing of one issue plus one page.

It costs a minimum of \$700 to put out each and every issue!

Naturally, the Board encourages any and all contributions. But, we felt that

fund raising should be linked to enjoyment and good fellowship as much as possible. Hence, we are inviting all our readers/friends to the First Skinker DeBaliviere Chili Cookoff. November 14 is the date and the site is Crossroads School. Start dusting off your recipes! We encourage many contestants. There will be official judges but everyone will be able to sample the wares and a few other goodies as well. A cash bar will permit any and all to wash down the hotter varieties.

Details will follow in the November issue. Remember to mark the date: November 14 for chili!! *The Times* needs you!!



Books, baked goods, and great buys were standard fare at Rosedale's Rags to Riches.



Photo by: King Schoenfeld

St. Roch's Christmas Bazaar Coming November 14 and 15 by Xenia Naert

St. Roch's Ninth Annual Christmas Bazaar will be held on Saturday, November 14 from 9:00 a.m. to 4:00 p.m. and Sunday, November 15 from 10:00 a.m. to 3:00 p.m. in the Church Hall on Waterman at Rosedale. This neighborhood event has grown from a handful of exhibitors to a hall full.

There will be a large variety of unique, handcrafted gifts and holiday decorations. In addition, the bazaar features raffles, home-baked goods, continental breakfast and lunch.

The raffles this year will feature select items: a handknit Christmas sweater, a handmade quilt, and a

handcrafted gasoline/garage station! The latter would be a real treat for that special little boy in your life. Also featured is a "for kids only" booth where children can purchase gifts for less than \$3. Mrs. Claus will be on hand to greet everyone on Saturday morning.

All proceeds from the bazaar support Women of St. Roch, an organization devoted to raising funds and providing resources for parish needs.

Please mark your calendars for November 14 and 15. The bazaar is a real crowd pleaser. Come early, stay all day, and join the fun!



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The TIMES of... SKINKER DEBALIVIERE

Editor: Lana Stein
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The Times of Skinker DeBaliviere is published by the West End Publishing Co., a not-for-profit, community organization. Members of the Board of Directors are:

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The Times, 6010 Kingsbury, 63112 or call 863-7558.

Guidelines for Submitting Copy

The Times welcomes unsolicited articles and letters. Because of the small size and volunteer nature of the writing staff, the quality and range of *The Times* has always depended in large part on submissions from non-staff area residents.

All material—articles, letters, notices, classified ads—must be typewritten on opaque paper, double-spaced, and signed. Signature on correspondence to the editor may be omitted by request. Calendar listings should be phoned or mailed to 6010 Kingsbury. Deadline for all copy is the 15th of the month.

In a news article it is essential that the writer state the most important information in the first paragraph. The writer is responsible for the accuracy of the data, including times, dates, location and particularly the spelling of names.

Any pictures or illustrations submitted should be black and white.

The Editor retains the right to omit or alter any material.

Send all correspondence to 6010 Kingsbury, 63112. Deadline: 15th of the month or call 721-7532.



MACHO MENU

by Bill Christman

Judging from the most recent exhibit of his work (see related picture story page 1), artist Bill Christman is privy to more knowledge about nougat and corn dogs than any living person should know.

The Times asked Bill to write this month's Macho Menu column to share with our intrepid readers not only a recipe but a way of life.

Ah, the corn dog! It always raises more questions than it answers. Not the least among these questions is the ancient and oft repeated query—where can the seeker of truth obtain the most "worthy" corn dog?

The simple answer is: at the State Fair in Sedalia, but be warned, there you may encounter corn dog vendors who haven't a clue as to what constitutes "righteousness" in this regard.

The path of "Total Awareness" (could any person endure it?) is fraught with pernicious potholes—the most BLATANT being the FROZEN BRAND so conveniently available in your grocer's dairy case or frozen food section. These are an abomination to be avoided as you would avoid a pitbull foaming at the mouth.

So with the State Fair over and the "Frozen Ones" on the forbidden list, your next option is to have a go with this recipe that I ran across in a book on southern cuisine.

In all honesty, I haven't had the chance or the chutzpah to test out this recipe, so I would sincerely appreciate a report from any person with the pluck and insouciance to "take the frank and run with it," as Coach Bob Stall might say.

Lastly, to the matter of condiments and beverage accompaniment! My researchers inform me that Mother Theresa and the Deli Lama prefer their corn dogs with Durkees and either a Nehi orange or Yoo-hoo chocolate as a chaser. Bon appetit, anigos!

Crusty Corn Dogs (yields 8 corn dogs)

This southern U.S. favorite has traveled well. You can find corn dogs on the streets of New York and San Francisco. Children have adopted corn dogs and scarf them down with relish and gusto whenever they can.

Oil for deep frying

- 8 all-beef frankfurters
- 8 wooden skewers
- flour
- 1/4 cup yellow cornmeal
- 1/2 cup sifted flour
- 1/4 teaspoon salt
- 1/4 teaspoon baking soda
- 1/2 cup buttermilk
- 1 egg
- spicy mustard or catsup

Preheat 2 inches of oil in a deep-fat fryer or heavy-bottom sauce pan to 375 degrees F. Meanwhile, insert a prepared wooden skewer into the end of each frankfurter and roll the frank in the flour to coat.

Mix together the cornmeal, sifted flour, salt, and baking soda. Beat together the buttermilk and egg and stir into the cornmeal mixture.

Dip the frankfurters in the cornmeal batter to coat. Shake off any excess. Deep fry until golden brown, 2 to 3 minutes. Drain on paper towels. Serve hot and dip in spicy mustard or catsup as you eat. *Enjoy!*

Troop 98 Scouts Go to Canada

by Ralph Wafer

Fourteen scouts and scout leaders (scouters) from Boy Scout Troop 98 spent ten days in August canoeing in the Canadian wilderness at Quetico Provincial Park. Quetico, which is in the province of Ontario, adjoins the Boundary Waters Canoe Area of the Superior National Forest in northern Minnesota to form hundreds of square miles of roadless wilderness. The Boy Scouts of America operates its own outfitting base on Moose Lake, twenty miles northeast of Ely, Minnesota.

Two crews of seven persons each were formed from the Troop 98 contingent. Each crew plotted a course over the lakes and through the woods that covered approximately 100 miles. Most of the trip is by water, but connecting the many crystal clear lakes are portage trails which range in length from a few hundred feet to half a mile and vary in topography from relatively flat to absolutely precipitous.

One's experience in the North Woods is heightened by the portages. The members of the crew carry all of the food and gear for the expedition plus the canoes.

The art of packing only what is necessary is quickly learned and appreciated. The food pack, which weighed in at 100 pounds when the trip started, is one where a little extra is tolerated.

One of the many great opportunities that the Canadian wilderness offers is the chance to see wildlife. One of the Troop 98 crews saw black bears swimming on two different occasions. Bears are very capable swimmers, but recognize their vulnerability in the water. Each seemed to view the long silver objects that rapidly approached them with more than mild trepidation. The other Troop 98 crew happened upon some moose watering at the edge of a lake. Both crews saw eagles, blue heron, otters, and mink and, needless to say, lots of walleye, bass and northern pike.

Troop 98, established in 1920, is chartered to St. Roch Church. Its membership of 36 scouts is drawn largely from the Skinker DeBaliviere neighborhood and the Central West End. The scoutmaster is Dennis Mattli.



(Above): Front Row: Matthew Wafer, Crew Chief; Asst. Scoutmaster Ralph Wafer; Bruce Perrin; Art Santen; Scoutmaster Dennis Mattli; Fil Ferrigni; Brian Perrin; Greg Patterson. Back Row: Marc Hoffmann; Max Ferrigni; John Gotway, Crew Chief; Joshua Wafer; Matt Kaskowitz; Jon-Michael Vinson.



Twenty-Fifth Annual Halloween Party Is Planned



For the twenty-fifth straight year, Rosedale Neighbors and the Skinker DeBaliviere Community Council are sponsoring a Halloween Party for all the children in the neighborhood. Art Santen is once again organizing this event which will take place on Halloween, Saturday, October 31 from 5:30 to 6:30 p.m. in St. Roch School gym prior to Trick or Treating. Santen is looking forward to seeing familiar faces as well as meeting many youngsters who attend for the first time.

There will be prizes for the ten best costumes. Harold Russel, a magician, will entertain the children. Santen hopes that many youngsters attend the party and

enjoy the entertainment and refreshments before they go door-to-door in search of many treats.

Santen and the SDCC offer the following advice for trick or treating:

- 1) If your child is under 10, please accompany him or her.
- 2) Check costumes for fire-proofing, mask for visibility, and costume for hemlines.
- 3) Highlight dark costumes with reflective material.
- 4) Have children carry flashlights.
- 5) Encourage children to introduce themselves, say thank you, stay on the sidewalk, and put wrappers and papers back in their sacks. No littering please. Better yet, wait to check candy after you return home for signs of tampering.

Trick or treating ends at 7:30 p.m.

Happy Halloween.

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DRAFT PLAN

Blighting Study and Plan for Delmar/Link Area Land Clearance for Redevelopment Authority of the City of St. Louis The Planned Industrial Expansion Authority of the City of St. Louis

DATE: _____, 199_

MAYOR VINCENT C. SCHOEMEHL, JR.

A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT

1. DELINEATION OF BOUNDARIES

The Delmar/Link Area (the "Area") is situated in the West End/Skinker-DeBaliviere neighborhoods of the City of St. Louis, fronting along the north and south sides of Delmar Boulevard between DeBaliviere/Ruth Porter Mall on the east and the city limits on the west. It includes the 5700, 5800, 5900, 6000, 6100, and 6200 blocks of Delmar Boulevard. It also includes the west side of Skinker from Delmar north to the city limits and the area bounded by Skinker on the west, Delmar on the south, and the railroad/Metro Link tracks running north from Delmar to the City Limits on the east, the area known as the Wabash Triangle.

The legal description of the Area is attached and labeled Exhibit "A." The boundaries of the Area are delineated on Exhibit "B" (Project Area Plan).

2. GENERAL CONDITION OF THE AREA

The Area is comprised of portions of the blocks 4849W, 4849E, 4850E, 4851E, 5975, 4856, 4842, 4543, 4548, 5668, 5515, 5422, 5426, 540J8, 4855, 4850W, 4851W, and 4654. The area includes a few multi-family residential units, a number of commercial properties and several vacant lots. While a number of the buildings in the Area are occupied and in fair condition, a substantial number of the buildings are unoccupied and/or in poor condition. The physical condition of the property within the Area is shown on Exhibit "B" (Project Area Plan).

Unemployment figures computed by the Missouri State Employment Service indicate a [7.1%] unemployment rate for the City of St. Louis as of [August 1992]. It is estimated that this rate is prevalent in the neighborhoods surrounding the Area.

There are approximately 1510 jobs currently within the Area.

3. PRESENT LAND USE AND DENSITY OF THE AREA

Existing land use includes seventy (70) operating businesses and eighteen (18) unoccupied commercial structures. The seventy businesses include three restaurants, three fast-food establishments, three carry-out restaurants, two service stations, two auto repair shops, two car-related retailers, one car wash, one used car lot, seventeen retail stores, four small groceries, one check cashing establishment, one pawn shop, two dry cleaners, two commercial lighting businesses, one health clinic, one medical office, one uniform company, one recycling facility, one thrift store, a BiState bus terminal facility, one funeral home, two beauty shops, Southwestern Bell office building, one day care center, two churches, three liquor stores, two bars, one realtor, and two offices of elected officials. The Area also includes one six-family apartment building, half-occupied; thirty-two apartments above storefronts, mostly occupied; and five unimproved lots. Residential density for the surrounding neighborhoods is approximately 12.6 persons per acre.

The land use, including the location of public and private uses, streets and other rights-of-way is shown on Exhibit "C" (Proposed Land Use).

4. PRESENT LAND USE OF SURROUNDING PROPERTIES

The property to the east of the Area along the north side of Delmar contains institutional and residential use. The property to the east of the Area along the south side of Delmar is dominated by residential use. The property to the west of the area on both sides of Delmar is improved with mostly commercial use. Property to the west, north and south of Delmar is primarily residential. The property to the south of the area is dominated by residential use with some commercial uses along DeBaliviere and commercial and institutional use on Skinker. The property to the north of the area is dominated by residential use with some light industrial in the western portion.

5. CURRENT ZONING

Currently, the Area is zoned "J" in the Wabash Triangle, "G" along the north side of Delmar, and "F" along the south side of Delmar.

6. FINDING OF BLIGHT

While much of the Area is currently improved with structures, a substantial number of these improvements are unoccupied and/or in poor condition. In addition, the Area also includes several vacant lots. The existence of underutilized and deteriorated property constitutes both an economic liability to the City and presents a hazard to the health and well being of the people. The conditions, therefore, qualify the Area as "blighted."

B. PROPOSED DEVELOPMENT AND REGULATIONS

1. DEVELOPMENT OBJECTIVES

The primary objective of this plan is to facilitate the development of the Area into productive commercial/residential uses, including parking facilities.

The development activity proposed by this Plan contemplates construction and rehabilitation of commercial/residential uses.

2. PROPOSED LAND USE OF THE AREA

The proposed land uses for the Area are commercial and residential uses permitted by the "Delmar Link" Area Commercial District.

In addition, any and all Industrial Developers or Redevelopers (hereafter collectively referred to as "Redeveloper") contracting with either the Planned Industrial Expansion Authority of the City of St. Louis (PIEA) or the Land Clearance for Redevelopment Authority of the City of St. Louis (LCRA) to develop property in the Area or all owners of property in the Delmar Link area acquired or changed in usage from this date forward shall not be permitted to use said property for the following: pawn shops, adult bookstores, x-rated movie houses, massage parlors or spas, auto and truck dealers (new or used), auto repair shops, motor fuel pumping stations, car lubricator facilities, storefront churches, pinball and video arcades, pool halls, second-hand junk shops, tattoo parlors, truck or other equipment rentals requiring storage, for profit, or commercial blood donor facilities, free standing package liquor stores, establishments selling alcoholic beverages by the glass which do not have a restaurant license in addition to a liquor license, check cashing centers, restaurants with no indoor table service which are strictly drive-through or carry-out, and open storage yards.

Exhibit "C" (Proposed Land Use) shows the proposed use for the Area. The Proposed Land Use Map also shows that public rights-of-way can remain unchanged, except that the installation of a median on Delmar, curb realignments, and plantings are contemplated.

3. PROPOSED ZONING

The zoning for the Wabash Triangle can remain "J." The remainder of the Delmar Link area is to be zoned "F." All land coverage and building intensities shall be governed thereby.

4. RELATIONSHIP TO LOCAL OBJECTIVES

The proposed land uses, zoning, public facilities and utility plans are appropriate and consistent with local objectives as defined by the General Plan of the City of St. Louis including the "Comprehensive City Plan" (1947), the "St. Louis Development Program" (1973), and the "Economic Development Strategy" (1978). Any specific proposal to PIEA or LCRA for development of the Area or any portion of the Area shall contain, among other things, adequate provisions for traffic, vehicular parking, safety from fire, adequate provisions for light and air, sound design and arrangement and improved employment opportunities.

5. PROPOSED EMPLOYMENT FOR THIS AREA

Approximately 50 to 250 new permanent jobs could be created if the Area is developed in accordance with this Plan. The exact number of jobs created will depend upon the specific nature of the proposed development. A portion of the employment created in the Area will reflect the skill level of the nearby population and a reasonable opportunity shall be provided in the Area for upward mobility and skill training of the low skilled employees initially hired in the Area.

6. CIRCULATION

The Proposed Land Use Plan (Exhibit "C") indicates the proposed circulation of the Area. The layouts, levels and grades of all public rights-of-way may remain unchanged but the installation of a median on Delmar, curb realignments, and plantings are contemplated.

If the Redeveloper deems it desirable for rights-of-way changes to be made, the changes will be subject to the review and approval of the City of St. Louis Department of Streets and all vacations of rights-of-way are subject to ordinance approval.

7. BUILDINGS AND SITE REGULATIONS

The Area shall be subject to the regulations and controls of all applicable federal, state and local laws, ordinances, regulations and codes, including but not limited to, the Building Code, Zoning District Regulations and stipulations of the Heritage and Urban Design Commission (HUDC) of the City of St. Louis. The population densities, land coverage and building intensities of redevelopment shall be governed by the Zoning Code and Zoning Variance. No changes in the building codes or ordinances are required.

a. New Construction. All new construction shall be at least one and one-half stories in height except commercial buildings may be one-story in height if roofs or parapets add height and give the impressions of a taller building. Materials on all facades shall be compatible with the existing materials used in structures on Delmar and the general high style character of buildings in Skinker-DeBaliviere.

Residential construction shall be compatible with nearby existing residential building stock in terms of height, massing, materials, roof, fenestration patterns and fenestration proportions.

Openings such as windows and doors shall be proportionally similar to existing residential building stock. Any new residential buildings shall be built at the previously established building line.

Commercial construction should be built whenever possible at the building line established by commercial buildings presently on the street. If not, the urban character of the neighborhood should be protected by the use of "out" buildings built at the street with entrances at the sidewalk. All commercial development should incorporate the use of outbuildings as part of the basic commercial design. While the outbuildings need not be two-story, it is especially important that the design of these outbuildings reflect traditional storefront architecture. Interior activity shall be visible from the street. Awnings and transoms are encouraged.

b. Rehabilitation. All building rehabilitation shall respect and enhance the original building design, original openings such as doors and windows shall be retained when possible. Closing of such openings shall be compatible with building design.

1. Exterior Materials:

Exterior materials when visible from the street must be compatible in type and texture with the dominant original materials of the neighborhood — brick masonry, or stucco, with terra cotta and wood used for trim and other architectural features. Artificial masonry such as PermaStone is not permitted. A submission of all building materials, including mortar, shall be required prior to approval. Any canopies, coverings or necessary

appendages that cannot be constructed of the aforementioned materials must be of material that is compatible in color and texture with these materials.

2. Details:

Architectural details on existing structures shall be maintained in a similar size, detail and material. Where they are badly deteriorated, similar details salvaged from other buildings may be substituted provided they are in keeping with the building. Both new and replacement window and door frames, when visible from the street, shall be limited to wood or color-finished metal. Raw or unfinished aluminum is not acceptable. Awnings on the front of buildings must be of canvas or canvas-type material. New buildings should be detailed so as to be compatible with existing buildings, respecting scale, rhythm, window proportions, important cornice lines, use of materials, etc.

Any alteration of the facade of an existing building should recognize the original design and detailing of the building including window and door openings. Restoration of the building to its original appearance is encouraged. Changes in design should be compatible in scale, materials and color with existing features of the building and with adjacent historical structures. If a building has been inappropriately "modernized," restoration or design improvement are encouraged.

3. Roof Shapes:

When there is a strong, dominant roof shape in a block, any proposed new construction or alteration should be viewed with respect to its compatibility with the existing adjacent buildings.

4. Roof Materials:

Roof materials shall be slate tile, copper, asphalt or metal shingles as long as they are compatible with historic scale and detail. Brightly colored or shiny asphalt or metal shingles and shiny or brightly colored plastic are not appropriate.

c. Fencing. Walls and fences form an important part of the overall streetscape. These should be of brick, stone, or stucco, wood, if combined with brick or masonry, wrought or cast iron, or evergreen hedge, when visible from the street, as is consistent with existing dominant materials. Concrete walls are also acceptable when a part of the overall building design. No stockade fencing shall be permitted at the building line. In places a building is not at the building line, the use of low walls or hedges to define the building line is encouraged.

d. Landscaping/Buffer. All property shall be well-landscaped including street trees on approximately twenty-five (25) foot centers and at least two and one-half (2-1/2) inch caliper in size on planting.

No commercial use shall permit public pedestrian or vehicular access to its property from the alley — only service access from the alley shall be allowed.

The Redeveloper shall maintain all structures, equipment, paved areas, and landscaped areas controlled by the Redeveloper in good safe order both inside and outside, structurally and otherwise, including necessary and proper painting. Failure to provide such maintenance can result in suspension of tax abatement.

8. PARKING REGULATIONS

Parking shall be, at a minimum, in accordance with the HUDC stipulations, zoning and building code requirements of the City. This will provide for adequate vehicular parking for the Area.

If parking lots exceed 20 spaces, fifteen (15) percent of the interior of the parking lots shall be landscaped with trees, at least two and one-half (2-1/2) inch caliper in size on planting. The trees shall be planted on islands, the dimension of which shall be at least five (5) feet, planted with low lying ground cover or other plant material.

New surface parking shall be accommodated at the sides and rear of building and shall not extend beyond the established front building line and must be completely surrounded by a continuous evergreen hedge at least two and one-half (2') feet high on planting and maintained at three and one-half (3') feet high on maturity in a planting strip not smaller than ten (10) feet wide. The planting strip should also contain decorative trees on approximately twenty-five (25) foot centers.

Whenever surface parking currently exists in front of the buildings, it is encouraged that the parking area should be screened with a decorative wall and/or fence

of masonry, cast metal, wrought iron, or a combination thereof, with eight foot masonry piers capped with appropriate stone material located at gates, corners and every twenty-five (25) feet along the perimeter. All such cast metal or wrought iron fencing must be planted with a continuous hedge at least two and one-half (2-1/2) feet high on planting. PIEA or LCRA may waive the masonry pier requirement for existing commercial surface parking areas in front of buildings.

9. SIGN REGULATIONS

All new signs shall be limited as set out in the City Code, HUDC stipulations, this Plan and contracts between the PIEA or LCRA and the Redeveloper. A uniform signage plan must be developed for each building.

All new signs shall be restricted to those identifying the names and/or business of the person or firm occupying the premises. New wall signs shall not obstruct any architectural building elements and be placed only on the fronts of buildings or on those sides of the buildings fronting on public or private streets, shall project no more than eighteen (18) inches from the face of the building, shall not extend above the second floor window sill of the structure, and be the lesser of either one hundred (100) square feet or ten percent (10%) of the ground floor wall surface fronting on such streets. Only one sign per business per wall facing on a public or private street shall be permitted.

Canvas awnings are permitted, provided they are compatible with the overall design and architectural details of the building on which they are placed. Signage on awnings is limited to awning apron.

Ground or monument signs may be permitted provided they do not exceed ten (10) feet in height nor exceed fifty (50) square feet per side, and provided the PIEA or LCRA confirms that such a sign is required based upon the use, location or siting of the structure. In addition, businesses having more than 40,000 square feet of ground floor area may have signs proportionately larger than the maximum size set out above provided that the PIEA or LCRA confirms that there is need based upon the use, location or siting of the building.

Painted wall signs, pole signs, projecting signs, rooftop signs, moving, rotating, animated or flashing signs or permanent or portable message board signs shall not be permitted. Signs on commercial establishments shall be for identification only; no permanent advertising signs shall be used.

New outdoor advertising devices (billboards), as defined in Section 18 of Ordinance 59979, approved 7/30/85, or as amended, are not permitted. Outdoor advertising devices existing at the time of the effective date of this Ordinance shall be removed within five (5) years from the effective date of this Ordinance, said requirement to be enforced by the Building Division.

However, construction signs may be maintained during construction and for a period of one (1) year after completion of improvements on any respective parcel or part thereof.

10. BUILDING AND SIGN PERMITS

No building, conditional use, sign permits or occupancy permits shall be issued by the City of St. Louis without prior written approval of the PIEA or LCRA.

11. PUBLIC IMPROVEMENTS

No additional schools, parks, recreational and community facilities or other public facilities will be required. Additional water, sewage or other public utilities may be required depending on development. The cost of such utility improvements will be borne by the Redeveloper.

If funds are made available to the PIEA or LCRA, it will provide public improvements, including, but not limited to, measures for the control of traffic, improvements to street lighting, street trees, and any other improvements which may enhance the implementation of this Plan.

When developed as outlined above, the Area will consist of a coordinated, adjusted and harmonious development which will promote health, safety, morals, order, convenience, prosperity, the general welfare, efficiency and economy.

C. PROPOSED SCHEDULE OF DEVELOPMENT

The implementation of this Plan shall take place in two phases. Phase I shall be initiated within approxi-

mately two (2) years of approval of this Plan by ordinance and completed within approximately five (5) years of approval of this Plan by ordinance and shall consist of the redevelopment of approximately 50% of the Area. Phase II shall be initiated within approximately five (5) years of approval of this Plan by ordinance and completed within approximately ten (10) years of approval of this Plan by ordinance and shall consist of the redevelopment of the remainder of the Area.

The PIEA or LCRA shall have the right to alter the above schedule without prejudicing this Plan, or its implementation, in order to accommodate modifications in the Redeveloper's schedule. Such alteration of the schedule will not constitute a substantial change in the Plan nor will it require the approval of the St. Louis Board of Aldermen.

D. EXECUTION OF PROJECT

1. ADMINISTRATION AND FINANCING

The PIEA is empowered by Missouri law to administer "industrial development" of the Area (as defined in Section 100.310(9) R.S. Mo. (1988), pursuant to this Plan and can do so to the extent and in the manner prescribed by the Planned Industrial Expansion Law of Missouri. The LCRA is empowered by Missouri law to administer development of all types pursuant to this Plan and can do so to the extent and in the manner prescribed by the Land Clearance for Redevelopment Law of Missouri. Notwithstanding the foregoing however, prior to the LCRA or PIEA entering into a Redevelopment Agreement with a Redeveloper, the St. Louis Board of Aldermen shall approve the proposal of said Redeveloper, by resolution; provided however, that if any property in said Redevelopment Agreement is to be acquired by exercise of eminent domain, the Board of Aldermen shall conduct a public hearing, prior to the adoption of said resolution, with notice thereof being contained on a placard to be placed on the properties affected by the Redevelopment Agreement and at each end of every block in which such Redevelopment Agreement is proposed, at least fifteen (15) days prior to the public hearing.

Implementation of the Plan may be financed by funds obtained from private and possibly public sources, including, without limitation, revenue bonds, bank loans and equity funds provided by the Redeveloper. All costs associated with the development of the Area will be borne by the Redeveloper.

2. PROPERTY ACQUISITION

The Property Acquisition Map, Exhibit "D" attached, identifies all the property located in the Area. The PIEA or LCRA may not acquire, by exercise of eminent domain, any owner-occupied residential properties in the Area.

The PIEA or LCRA may acquire, by eminent domain any other properties in the Area. Parcel Numbers are identified on Exhibit "D", Acquisition Map.

3. PROPERTY DISPOSITION

If the PIEA or LCRA acquires property, it may sell or lease the property to a Redeveloper who shall agree to develop such property in accordance with this Plan and the contract between such Redeveloper and the PIEA or LCRA. Any property acquired by the PIEA or LCRA and sold to a Redeveloper will be sold at not less than fair market value, as determined by an independent appraiser.

4. RELOCATION ASSISTANCE

Some of the properties in the Area are currently occupied. All eligible occupants displaced by the implementation of this Plan shall be given relocation assistance in accordance with all applicable federal, state and local laws, ordinances, regulations and policies. In addition, timely notice of development activities shall be provided to all occupants.

E. COOPERATION OF THE CITY

The City of St. Louis and its Board of Aldermen, by enacting an ordinance(s) approving this Plan, pledges its cooperation to enable the project to be carried out in a timely manner and in accordance with this Plan.

F. TAX ABATEMENT

A Redeveloper shall hereby be entitled to seek ad valorem tax abatement benefits for a period not to exceed ten (10) years from the commencement of such tax abatement, as follows: If property in the Area is sold by

the PIEA or LCRA to a redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes, or if any such corporation shall own property within the Area, then for ten (10) years after the date the redevelopment corporation shall acquire such property, taxes on such property shall be based on the assessment of land, exclusive of any improvements thereon, during the calendar year preceding the calendar year during which such redevelopment corporation shall have acquired title to such property. In addition to such taxes, such corporations shall for the same ten year period make a payment in lieu of taxes to the Collector of Revenue of the City of St. Louis in an amount based upon the assessment on the improvements located on the property during the calendar year preceding the calendar year during which such redevelopment corporation shall have acquired title to such property. If property shall be tax-exempt because it is owned by the PIEA or LCRA and leased to any such corporation, then such corporation for the first ten (10) years of such lease shall make payments in lieu of taxes to the Collector of Revenue of the City of St. Louis in an amount based upon the assessment on the property, land and improvements during the calendar year preceding the calendar year during which such redevelopment corporation shall begin leasing such property.

All payments in lieu of taxes shall be a lien upon the property and when paid to the collector of Revenue of the City of St. Louis, shall be distributed as all other property taxes. Said partial tax relief and payments in lieu of taxes provisions during said ten (10) year period shall inure to the benefit of all successors in interest in the property of the redevelopment corporation, so long as such successors shall continue to use such property as provided in this Plan and in any contract with the PIEA or LCRA; however, in no event shall such benefits extend beyond ten (10) years after the date said redevelopment corporation shall have acquired the property.

Further, in lieu of the ten (10) year abatement outlined above, a Redeveloper can seek ten (10) year tax abatement pursuant to Sections 99.700 - 99.715, Revised Statutes of Missouri, upon application as provided therein.

G. COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS

1. LAND USE

A Redeveloper shall not discriminate on the basis of race, color, religion, national origin, marital status, sex, age, or physical handicap in the lease, sale or occupancy of the Area.

2. CONSTRUCTION AND OPERATIONS

A Redeveloper shall not discriminate on the basis of race, color, religion, national origin, marital status, sex, age, or physical handicap in the construction and operation of any project in the Area and shall take such affirmative action as may be appropriate to afford opportunities to everyone in all activities of the project, including enforcement, contracting, operating and purchasing.

3. LAWS AND REGULATIONS

A Redeveloper shall comply with all applicable federal, state and local laws, ordinances, executive orders and regulations regarding nondiscrimination and affirmative action, including the Community Development Agency Guidelines for Maximum Utilization of Minority Enterprises dated January 1, 1981, as may be amended, and guidelines in Exhibit "E", attached.

4. ENFORCEMENT

All of the provisions of this Section G shall be incorporated in a Contract between the PIEA or LCRA and a Redeveloper, which agreement shall be recorded in the office of the Recorder of Deeds.

The provisions of G (1) shall be covenants running with the land, without limitation as to time, and the provisions of G (2) shall be for the duration of this Plan and any extension thereof.

H. PROCEDURES FOR CHANGES IN APPROVED PLAN

This Plan may be modified at any time by the PIEA or LCRA with the consent of the Community Development Agency and the St. Louis Board of Aldermen by resolution; provided that, if modified after the sale or long term lease of real property in the Area, modification must be concurred in by all Redevelopers or successors in interest affected by the proposed modifications. Where the proposed modification will substantially

change this Plan, the modification must be approved by the St. Louis Board of Aldermen by ordinance.

I. DURATION OF REGULATION AND CONTROLS

The regulation and controls set forth in this Plan shall be in full force and effect for twenty-five years commencing with the effective date of approval of this Plan by ordinance, and for additional ten (10) year periods unless before the commencement of any such ten (10) year period the Board of Aldermen shall terminate this Plan as of the end of the term then in effect, except as provided in Section G (4) of this Plan.

EQUAL OPPORTUNITY AND NONDISCRIMINATION GUIDELINES

In any contract for work in connection with this project, the Redeveloper (which term shall include Redeveloper, any designees, successors and assigns thereof, and any entity formed to implement the project of which the Redeveloper is a general partner), its contractors and subcontractors will include a clause requiring compliance with all federal, state and local laws, ordinances, or regulations governing equal opportunity and nondiscrimination, the Executive Order of the Mayor of the City of St. Louis dated December 6, 1984, and all guidelines herein.

The Redeveloper and its contractor will not contract or subcontract with any party known to have been found in violation of any such laws, ordinances or regulations of these guidelines.

In the implementation of this project, there shall be maximum utilization of bona fide minority and women business enterprises. The Redeveloper will set a minimum goal of fifteen percent (15%) minority participation under these guidelines. In the event the Redeveloper fails to attain that goal, the Redeveloper may be required to show good cause thereof; however, this requirement will be deemed to have been met when documentation evidences that all available resources, i.e. minority and female suppliers, contractors, and subcontractors have been exhausted.

For purposes of this section, the term "minority business enterprise" means a business at least fifty-one (51%) of which is owned and controlled by minority group

J. EXHIBITS

All attached exhibits are hereby incorporated by reference into this Plan and made a part hereof.

K. SEVERABILITY

The elements of this Plan satisfy all requirements of state and local laws. Should any provisions of this Plan be held invalid by a final determination of a court of law, the remainder of the provisions hereof shall not be affected thereby, and shall remain in full force and effect.

members. The term "women business enterprise" means a business at least fifty-one percent (51%) of which is owned and controlled by females. For the purpose of the preceding sentences, minority group members means citizens of the United States who are Blacks, Hispanics, American Indians, Asians and Pacific Islanders.

The Redeveloper will certify and agree in writing, that it is under no contractual or other disability, which would prevent it from complying with the requirements set forth herein.

The Redeveloper agrees for itself and its successors and assigns, that there shall be covenants to ensure that there shall be no discrimination on the part of the Redeveloper, its successors or assigns upon the basis of race, color, religion, national origin, sex, marital status, age or physical handicap in the sale, lease, rental, use or occupancy of any property, or improvements erected or to be erected in the project or any part thereof, and those covenants shall run and shall be enforceable by the LCRA, the City of St. Louis, and the United States of America, as their interests may appear in the project.

The Redeveloper agrees that if the project involves employment, it shall enter into an Employment Plan with the Saint Louis Agency on Training and Employment (SLATE) and the LCRA and/or PIEA for referral of JTPA eligible individuals. Said plan shall specify the number of jobs to be covered by the Employment Plan, the target date for referrals to begin, and the procedure for referral.

Remember To Vote November 3



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Photo by: King Schoenfeld

Introducing Charles David Lamkin, Charing Cross Librarian

by Mary Ann Shickman

Charles David Lamkin lives on "the hill" but looks forward to relocating in the Skinker-DeBaliviere neighborhood. He recently became librarian at the Charing Cross Branch of the St. Louis Public Library, located on Skinker in the neighborhood. He grew up in southern Illinois and is the oldest of four boys. He went to school at Southern Illinois University-Carbondale where he studied design. He also studied architecture at the University of Texas-Austin and completed a graduate degree in studies of the future.

Charles became interested in public library work several years ago. In 1991, he worked for the Raleigh, North Carolina Public Library. Charles describes himself as "died in the wool generalist." His interests are many and varied. They include photography and classical music. His major fantasy is to learn to fly and spend as much time as possible in the air.

Charles speaks warmly of his work at Charing Cross. He loves the diversity of people in the neighborhood and the one-room space of the library. The track lights, eye-catching displays, and intimate atmosphere create an urbane feeling. Charles also likes being on Skinker because it brings visibility to the branch.

He is a personable man who has a helpful attitude and a ready smile for patrons. He seems to be well-accepted in the neighborhood and we wish him well in his work.

Vicissitudes

by Marj Weir

As the days grow shorter, so does the time between deadlines and here comes another one. The column will be correspondingly brief this month. The Wheelers of the 5900 block of Waterman brought triplets home from the hospital in September. **TRIPLETS!** As this is worth a feature, we will bring you further information soon.

Congratulations to Bill Chavez, son of Juan and Kiki Chavez, of the 6000 block of Washington, who is the recipient of Churchill School's most prestigious award, the Herb Case award, given to the student who most demonstrates loyalty and dedication to the traditions of the school and concern for and service to others. Bill is now attending Christian Brothers College.

Two students at Crossroads School, Rachael Whitt & Dorothy Cobb, have been recognized by the College Board as AP scholars for "Exceptional Achievement."

The Times is always pleased to be able to report the achievements of the young people in our community. Congratulations to all.

We are delighted to report another return to the neighborhood of a former 61XX Kingsbury family. Chris and Joe Lange have returned to the 28th Ward and are living on Southwood. They surprised their old friends by appearing at the Rags to Riches extravaganza on September 19. With them was their grown son, remembered by all here as Joey. Daughter Angela is in the military in Europe. Chris is a former editor of **The Times**, then called **The Paper**, and Joe served a couple of terms as president of the Rosedale Neighborhood Association. It was probably called Rosedale-Skinker Improvement Association then! They are veterans for sure and we hope they will soon find a home even closer than Southwood.

Please call Marj Weir, 863-7558, with your news for Vicissitudes. She has an answering machine that works when she remembers to turn it on. Or even better, mail it to her at 6120 Westminster, 63112.

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Operation Brightside's Daffodil Days Are Here!

It's not too early to plan a colorful and even glorious spring. September and October mark Operation Brightside's annual sale of bulbs which promise a vibrant welcome to spring of 1993. Traditional daffodil and tulip bulbs are available and this year crocus bulbs have been added to make St. Louis gardens even brighter.

- **One or more lots of Dutch Master Daffodil Bulbs (50 bulbs per lot) \$10 per lot
- **One or more lots of Tulip Bulbs, assorted colors (50 bulbs per lot) \$12 per lot
- **One or more lots of Crocus Bulbs (50 bulbs per lot) \$6 per lot

The Brightside Daffodil is a large Dutch Master Daffodil and is recommended for planting in spacious beds, as well as for naturalizing. Our tulip bulbs boast an array of color-

ful blooms and are particularly striking when planted in abundance. The crocuses add delicate hues to your garden landscape early in spring.

Return the order form with your payment to Operation Brightside, 2375 Hampton Avenue, St. Louis, MO 63139.

All orders must be prepaid and received by us no later than Friday, October 16, 1992. Pick up is at the Forest Park Greenhouse on the following dates:

**Wednesday, Thursday, & Friday,
October 21, 22, & 23
12:00 noon - 7:00 p.m.**

**Saturday, October 24
9:00 a.m. - 1:00 p.m.**

For further information, call 781-4556. Help us greet spring in a colorful way. Remember that there is beauty in numbers!

—Mary Lou Green,
Executive Director, Operation Brightside

[editorial comment: I've gotten Brightside bulbs for myself and co-workers for several years. They are some of the biggest and healthiest bulbs I've seen in thirty-something years of gardening. If you don't know what to do with 50 bulbs, share or split them with a neighbor, or try forcing some indoors in the dead of winter. Planting outdoors involves digging a hole approximately 7 inches deep, adding a bit of bulb food if you wish, and filling in the hole sometime before we get a heavy freeze. Or plant some in your neighbor's yard across the street so you can enjoy them! V.L.]

CLIP & SEND

"DAFFODIL DAYS"

Yes, I want to order bulbs! (Each lot contains 50 bulbs)

____ Lot(s) Dutch Master Daffodil Bulbs at \$10.00 each = \$ _____

____ Lot(s) Tulip Bulbs, assorted colors at \$12.00 each = \$ _____

____ Lot(s) Crocus Bulbs at \$6.00 each = \$ _____

Total = \$ _____

Please enclose your payment for the **total amount** listed above. Make your check payable to **Operation Brightside**.

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ (home) _____ (work)

Return this order card with your payment to: **Operation Brightside**
2375 Hampton Avenue
St. Louis, MO 63139

My order is:

____ lot(s) of daffodils

____ lot(s) of tulips

____ lot(s) of crocuses

Pick up dates are:
October 21, 22, & 23 - noon - 7:00 p.m.
October 24 - 9:00 a.m. - 1:00 p.m.

Please clip and save!



