

# The *TIMES* of... SKINKER DEBALIVIERE

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June 1999

FREE

The oldest neighborhood newspaper in St. Louis

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## Groundbreaking for New Townhomes Set for June 9

by Lana Stein

The final chapter of the redevelopment of Nina Place is about to be written.

Newly constructed townhomes will rise on Kingsbury and Nina Place at the intersection of Hamilton. This will be the first new construction in the core of the Skinker DeBaliviere neighborhood in many, many years.

Damage from the elements as well as the travail caused by the failure of the original developer to move forward necessitated the tearing down of the last buildings scheduled to be rehabbed according to the development plan. In their stead, Town and Country Homes will construct an eventual 12 townhomes.

These townhomes will be market-rate. Their design is in keeping with Skinker DeBaliviere architecture and has been approved by the Heritage and Urban Design Commission. Each townhome will have a living room, dining room, kitchen, and family room on the ground floor. There will be 3 bedrooms and 2.5 baths. If the buyer wishes, a 4th bedroom can be constructed on the 3rd floor. Each



townhome will have a full basement and a detached 2-car garage. Three deposits have already been placed on the first group of four units.

On Wednesday, June 9, there will be a groundbreaking ceremony at 10:00 a.m. at the site of the first townhomes on Kingsbury. The devel-

oper, Gary Bierman, vice president of Town and Country Homes, Alderman Lyda Krewson, the mayor, and other dignitaries will be present. All Skinker DeBaliviere residents are invited to attend and to celebrate this culmination of almost two decades of work and dreams.

## Enterprise Rent-A-Car Foundation Grants \$10,000 for Local Playground

by Katrina Stierholz

The Enterprise Rent-A-Car Foundation recently awarded the Skinker DeBaliviere Community Council a \$10,000 grant to help build a playground at the corner of Kingsbury and Des Peres Boulevards. The playground, which will replace a parking lot will provide a community green space and a play area for children in one of St. Louis' most diverse neighborhoods.

"We are delighted to support an effort that provides families and children a space where they can play and meet their fellow neighbors," said Christy Conrad of Enterprise Rent-A-Car. In recent years, more and more families with small children have moved into the central west end neighborhood, reinforcing the need for a playground. Enterprise, the largest rental car company in the United States was recently named by Fortune Magazine as one of the "100 Best Companies To Work For."

"The play area will be great for the children and will help build a sense of

Continued on page 15

## METROLINK EXPANSION SPARKS COMMUNITY REACTION

by Lana Stein

### Part I Rally/Demonstration

On Monday, April 19, residents from along the proposed MetroLink expansion route from DeBaliviere to Clayton came together at the St. Roch school gymnasium to protest an above ground train. Historic Neighbors coordinated the event. After an invocation by Msgr. Sal Polizzi of St. Roch, several speakers spoke of the advantages of an underground system. They included a University City Council member and Sharon Lentin, staff person to Councilwoman Edith Cunnane of the County Council. Stephen Lampkin, a resident of Parkview in University City also spoke. Gary Hayes, SDCC president, emceed the event. Alderman Lyda Krewson spoke of her wish to have the train under ground at Skinker.



SDCC President Gary Hayes addresses rally before march on April 19 at St. Roch's Gymnasium.

photo by Ed Stout

Many of those attending then walked to the Forest Park Parkway-Skinker intersection. Carrying cardboard replicas of train cars, they tied up traffic at the intersection when they crossed every 4 minutes. According to some of those in attendance, they were trying to demonstrate the deleterious effect an at-grade train would have on traffic at that already congested intersection.

### Part II Community Meeting

A week later, on Monday, April 26, about 250 people gathered for an informational meeting about MetroLink at Grace Methodist Church. Gary Hayes again served as emcee. The meeting was attended by a number of public officials including Alderman

Continued on page 4



Demonstrators imitate the effect of a MetroLink at-grade crossing at Skinker on April 19, 1999.

photo by Lana Stein

# Editor's Notebook

by Lana Stein

I was not able to see Ray Suarez of NPR when he appeared at Crossroads. However, thanks to a reminder from a Times collaborator, I did catch him on Greg Freeman's Mosaic TV program. Suarez' discussion of his book on suburbanization echoed a number of themes from many urban politics classes I have taught. The most important point is that outward sprawl in urban communities is not a natural phenomenon. In many non-U.S. locations, the wealthy still live at the heart of a city where culture, religion, education and government are concentrated. As in colonial days, the poor are at the suburban fringes.

There are a number of reasons for U.S. exceptionalism in this case. For one, industrialization came to American cities during their formation. Neighborhoods bordered the dirty, smelly factories that belched soot into the air every day. Working at those factories were immigrants from Europe with each new batch of Irish, Italians, Jews, Czechs, Poles, and others despised by those already esconced here. As early as the 1810s, the wealthy sought homes far away from the stench and sounds of a complex urban world.

This out-migration was fostered by popular publications in the latter half of the 19th century, publications that encouraged every American family to have a single standing house on an acre of grassy land. A further push to the move outward was dealt by state legislatures. In the early 1900s, states in the midwest and northeast made municipal annexation far more difficult and suburban incorporation a simple matter. (St. Louis of course was the first city to have its borders closed—as part of the 1876 divorce from the county.)

As the 20th century took its course, a pattern of wealthy, middle class and working class suburbanization took form. The Great Depression and World War II slowed housing production everywhere. But, at the end of that war, veterans formed families and a tremendous need for housing emerged. That housing was not to be in the central city. Instead, federally-guaranteed mortgage loans made possible a suburban explosion. FHA and VA fostered the burgeoning subdivisions outside city borders while denying loans in central cities. The freeways of the 1950s added to the migration.

Many suburbanites will tell you of their free choice of housing. Yet, the decisions were shaped for them by federal policy and by the redlining of bankers, realtors, and insurers. Central cities were dealt a very difficult hand. The derision that greeted each new wave of newcomers to the city reached new heights with the great migration of African-Americans from the south to northern cities. The element of race guided the housing policies that discriminated against cities and it shaped new residential patterns.

Suarez mentioned how other facets of suburban living were often code words for hiding the desire for exclusively white middle class communities. There is tremendous irony in the fact that today's urban communities are often found in integrated central city neighborhoods where residents work together to provide a safe, amenable, and aesthetic environment. Those who live without sidewalks and without real neighbors can visit us to see what they are missing. We are a neighborhood that does not always agree with one another. But, we are a neighborhood where people know one another and know the benefits of closeness and community.

## The TIMES of... SKINKER DEBALIVIERE

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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. Copy may be submitted on computer diskette if the diskette is in DOS format or on high density Macintosh diskettes. Submissions on diskette should be accompanied by a printout of the article, the name of the word processing software in which it is written, and the full name and address of the party to whom the diskette should be returned. The signature on correspondence to the editor may be omitted by request. Calendar listings should be phoned in to the editor at 721-7532, or mailed to 5855 Nina Place, 63112.

The deadline for all copy is the 18th of the month.

The writer is responsible for the accuracy of the data, including times, dates, locations, and particularly the spelling of names.

Pictures or illustrations should be in black and white. Color photographs often do not reproduce well.

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

# Calendar

## Neighborhood Events and Meetings

- 6/9 Groundbreaking, Phase I, Nina Place Townhomes, 10:00 a.m., Kingsbury at Nina Place.
- 6/14 Skinker DeBaliviere Community Council Board Meeting, 7:00 p.m., 6008 Kingsbury.
- 6/19 Winetasting/Sale to benefit Playground Committee, Parkers Table...A Fine Wine and Food Shop, 8137 Maryland, call 863-4090 for more details.
- 6/24 Block Captains, Neighborhood Leaders Picnic Dinner and Training, Four Corners Park, 6:00 p.m.
- 7/12 Skinker DeBaliviere Community Council Board Meeting, 6008 Kingsbury, 7:00 p.m.
- 7/17 Garden Tour, Community Council Fundraiser, begins at 8:30 a.m. at McPherson Community Garden, 59XX McPherson, Continental Breakfast. Tickets, \$10.00. More information call 862-5122.
- 8/3 National Night Out, 6:00 p.m. - 10:00 p.m. Four Corners Park, Kingsbury and DesPeres. Concert, games, food sales, more! Join old friends and make new ones.
- 8/9 Skinker DeBaliviere Community Council Board Meeting, 6008 Kingsbury, 7:00 p.m.
- 8/21 Rags to Riches Neighborhood-Wide Yard Sale. All day. Watch for info! THIS IS A NEW DATE!
- 8/22 West End Community Picnic, Forest Park. Free. A neighborhood tradition!

## Other Events of Interest

- Now-6/12 Exhibition of Contemporary African-American Artworks, St. Louis Artists Guild Gallery at Oak Knoll Park in Clayton, hours Tues.-Sun. noon to 4pm.
- 6/12 Appraisal Day Fund-Raiser at Washington Univ. to raise funds for the Visual Arts and Design Center at the University. At the Phillips-Selkirk facility at 7447 Forsyth. For a \$20 donation, appraisers will examine painting, prints, jewelry, books, furniture and ceramics.
- 6/13, 7/23, 7/25 Missouri Historical Society presents "Through the Eyes of a Child: Coming Home" performed by HISTORYONICS Theatre Company. Play is about the lives of African Americans in four St. Louis neighborhoods. Call 746-4599 for tickets.
- 6/19-8/15 Summer Exhibits at the Saint Louis Art Museum: Contemporary Japanese Textiles and Early American Decorative Arts.
- 6/25 Classics in the Loop, David Loebel conducts American Originals at the Symphony Master School (formerly CASA) in the U City Loop at 7:30pm. Tickets \$10 or \$20. Program features works of Bernstein and Copland.

Lyda Krewson  
Democrat  
28th Ward Alderman  
May 24, 1999

Dear Friends and Supporters:

More than a year after the East-West Gateway Coordinating Council voted to expand the MetroLink light-rail system along the Forest Park Parkway to Clayton, the matter remains a hotly debated subject. I am writing to you today in the hope of adding a little light to the heat.

On June 30th, East-West Gateway Coordinating Council is scheduled to make its next big decision... selecting one of two construction alternatives for the expansion from the Forest Park station to the city limits. One alternative is underground. The other is at-grade, running either in the median or on the south side of Forest Park Parkway.

I support the underground alternative. It links the 28th Ward to the region's two largest centers of commerce and government, as well as to the airport. It does so in a way that would enhance our already desirable neighborhoods.

With that said, I do not believe East-West Gateway will vote for the underground option.

That stark reality, which has both financial and political roots, threatens our neighborhoods and risks worsening the already awful traffic congestion at Skinker.

At my urging, East-West Gateway has agreed to consider a compromise... build MetroLink at-grade in the median of Forest Park Parkway, but avoid exacerbating the congestion by descending below Skinker to a station just east of the intersection. With the help of Mayor Clarence Harmon, who is a voting member of East-West Gateway's governing body, I believe this hybrid plan could be politically and fiscally palatable to a majority of the East-West Gateway members.

It is not an ideal solution. But, I believe it is the only realistic compromise between killing MetroLink altogether and building the completely unacceptable at-grade construction alternative.

I do not have a vote on East-West Gateway, but I do have a telephone and a computer. I bet you do, too. This third alternative... underground at Skinker... needs your support.

Thanks...

Lyda

### NEW BULLETIN BOARD DONATED TO COUNCIL

by Laure Porterfield

Andy Cross, artist and gardener extraordinaire, has designed, built and installed a new bulletin board outside the Community Council offices. Meeting notices, informational fliers and other material of interest to neighborhood residents are now posted on the Board rather than in the window of the Council office.



photo by Andy Cross

The new bulletin board, built from recycled materials, was installed as part of our Blitz Day activities at Four Corners Park and can be found on the east wall of the building at 6008 Kingsbury, facing the Park.

Andy designed the board to reflect the Arts and Craft Style of the Council office building, which is scheduled for major interior and exterior renovation in the near future. Once new colors have been identified, Andy will paint the bulletin board to match.

Meanwhile, the entire community can enjoy the benefits of improved communication as well as a more finished and professional "look" for the Council offices. Thanks again to our hardworking Beautification Committee Chairman Andy Cross for sharing his time and his talent.



Andy Cross and an unidentified helper at the new Bulletin Board

photo by King Schoenfeld

### Lucille Green to Replace Rosemarie Storey as 28th Ward Democratic Committeewoman

by Lana Stein

After a decade of service, Rosemarie Storey has decided to step down as 28th ward Democratic Committeewoman. Storey, who resides at 57xx Waterman in Skinker DeBaliviere, will continue as head of the Earnings Tax Division in the Collector of Revenue's office. She also will have a little more time to enjoy her 17 grandchildren.

Committeeman Mike Quinn and ward club president Bill Kuehling asked Lucille Green (pictured at right) to replace Storey as committeewoman. Green has lived in Skinker DeBaliviere on 61xx Westminster for the better part of three decades. She is no stranger to government or politics, having headed both Operation BrightSide and Operation SafeStreet. She is a longtime ward member. She is employed by Lutheran Children and Family Services. Lu is married to Sam



Green and they are the parents of five grown children and grandparents of five. She is known as a hard worker and an indefatigable campaigner.

### PARKER'S TABLE SPONSORS WINETASTING/SALE

#### TO BENEFIT PLAYGROUND COMMITTEE

Skinker DeBaliviere residents and the parents of two beautiful children Shelley Goell and Jonathan Parker wanted to do something special to help the Playground Committee's fundraising efforts this year.

The results?

A fine wine tasting on Saturday, June 19, at Jon's store Parker's Table...A Fine Food and Wineshop, 8137 Maryland Avenue in Clayton. During that business day 20% of all net sales to Skinker DeBaliviere residents will be credited toward the Playground Committee's fundraising efforts.

How does this work?

Bring the following coupon with you, or ask for one at the tasting when you have made your selections. The timing is perfect! Select a special wine as a Father's Day gift, or to serve at your Father's Day celebration. Taste and select a wine just right for summer-time sipping. Or pick up a case of a favorite wine before the holiday rush begins. Remember, 20% of the profits will bring us that much closer to playground construction, and safe and fun playtime for the kids.

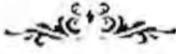
As an added attraction, noted wine expert, author and Skinker DeBaliviere resident John Sappington will be available at the store to assist you with your purchase and answer any questions you might have about wine selection, pairing with foods or wine storage.

Questions? Call the Council at 862-5122 or Jonathan Parker at 863-4090.

Skinker DeBaliviere Community Council  
Winetasting/Sale  
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**METROLINK**

Continued from page 1

Krewson, Alderman Irving Clay Jr., Comptroller Darlene Green, President of the Board of Aldermen Francis G. Slay, and Mayor Clarence Harmon.

The first speaker of the evening was Dick Hocking of the Parsons Group, designers of the expansion. Hocking said their efforts began in July 1998. They looked at prior studies and thought through possible combinations of design elements. He said that many other cities were using light rail. It provided cost economies and a number of alternatives. He mentioned that expansion would necessitate significant change to the Forest Park station. There would be tracks under DeBaliviere and Forest Park Parkway

Another alternative would have trains running on the south side of the Parkway at grade. The platform would be west of Skinker with access from the south side of the street. At Big Bend, there would be problems with utilities on the south side.

At peak times, they are considering having trains every 8 minutes. The trains would run every 12-15 minutes at off peak hours and every 30 minutes in the early a.m. and late p.m.

If the at-grade system is chosen, Hocking said there would be improvements to the signal system. No streets would be closed and there would be alley access. There would be an exclusive right of way for transit within the public right of way. There would be preemption signals. If the south side

Schesch, committee member then presented their concerns about the MetroLink expansion. Hohmann said they were not NIMBYs. They want to repeat the same success of the existing MetroLink. Safety is important for everyone. Hohmann added that nobody is going to want at-grade crossings.

Schesch then showed a video compiled from footage he shot when visiting systems in northern California. He showed that pedestrians and vehicles could cross the track in front of moving trains. Some of his footage showed systems that had no separation from traffic lanes throughout their routes. He also showed statistics he had compiled which established that the current MetroLink system was safer than others at grade. For example, he said that Sacramento had 18 times the accidents St. Louis had. Hohmann and Schesch then showed a segment of NBC Dateline about cars hit by locomotives when they drove around gates.

Schesch also said that MetroLink was the fastest system in the U.S. Other light rail systems were 75% or less the speed of St. Louis's system. He added that MetroLink was the most popular light rail system, with 79% of its riders new to public transit.

Lois Weinberg of the Catlin Tract (Lindell) spoke in favor of an underground system. Joe Keaveny of the Parkview Agents said a survey that had undertaken showed a preference for below ground.

Elected officials then had an opportunity to speak. Ald. Clay announced that State Senator Lacy Clay would sponsor a public hearing on this matter. Darlene Green said that as a member of this neighborhood, she was concerned about safety, not stopping MetroLink. She said that we should spend whatever it takes for a system that is safe. Mayor Harmon said that he has expressed concern about running this link at grade. He remains skeptical. The city is paying for a study by the Streets Dept. dealing with the Skinker-Parkway intersection. He will get his report long before June 30, when East-West Gateway will make a decision about the nature of the route. Aldermanic President Slay said that he keeps hearing that a decision has already been made and assured the crowd that this was not the case. He said alternatives are still being discussed and considered. Slay said he would take the crowd's concerns back to East-West Gateway. Ald. Krewson said that it was necessary to take another look at Skinker and Forest Park. A new alternative for that intersection had been announced that night-going underground at Skinker-that would address safety concerns.

Following the comments of elected officials, a number of those in attendance made statements or directed remarks to the various speakers.

The meeting was large and boisterous with applause or boos greeting various remarks.



Photos by King Schoenfeld and Ed Stout



to the West. Passengers would be able to go down from either side of DeBaliviere. It was possible that a parking garage with commercial space could be erected on the west side of DeBaliviere.

If the train were to continue underground it would be located in the middle of the right of way of the Parkway and Millbrook. On the west side of the intersection at Skinker there are major sewers. A platform would be built on the west side of Skinker for a station and there would also be a station at Big Bend.

If the trains ran at-grade, tracks would rise up in the median of Forest Park Parkway. The streets would retain their basic configuration. Hocking said that they were also looking at an underpass for Skinker. That will require an additional right of way by the stations and left turn lanes. The street would contain a 90 foot right of way and use a 35 foot section in the middle. The tracks would be completely separated from traffic; traffic could not cross the tracks in the middle of blocks. At Skinker, there would be split platforms. Westbound would be just west of the existing intersection. Eastbound would be just east of the existing intersection.

of the Parkway is used, there would be railroad gates. In the middle of the street, the system would rely on traffic signals. There would be discrete signals to advise the train operator. There would be no left turns from the Parkway to DesPeres if the trains ran down the middle of the Parkway. At Skinker, there would be left turns only on green arrows.

For a Skinker Blvd. MetroLink underpass, there would be a cut and cover tunnel. There is some concern about the level of the grade-4% of the east and 6% on the west.

Paul Hohmann, chair of the SDCC transportation committee, and Dan



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# Neighborhood Chronicles

The Times Revisits and  
Updates the History of Skinker DeBaliviere

Part 2.

## The NEIGHBORHOOD *A History of Skinker de Baliviere*

by Kathleen M. Harleman, Georgiana B. Stuart, Susan K. Tepas



Mrs. Jean Pierre Caberne (Julie Grato) and grand-children  
Mazy Virginia Kingsbury (Countess A. Robert De Giverville)  
Adele Louise Kingsbury (Mrs. A. M. Waterman)  
Jules Caberne Kingsbury

## THE HISTORY OF OUR LANDMARKS

As our "neighborhood lands" made this change from virgin country to subdivision, four other developments occurred which served to give our neighborhood its present physical definition. The first of these occurrences was the gradual "civilization" of the River Des Peres. It was on the banks of this river that Madame Papin's land grant was laid out. Almost 100 years before the grant and 65 years before the founding of St. Louis, Jesuits from Quebec set up a mission among the Kaskaskia Indians who were living at the mouth of a little stream flowing into the west bank of the Mississippi just east of the present Alabama Avenue. This stream came to be known as River Des Peres or River of the Fathers. (6, p. 394).

The head of this stream is about seven miles northwest of Forest Park. (5, p. 112) It meanders southward through Survey 378 draining a total watershed of 70,000 acres. The branch which enters the city near Delmar Avenue flows through the Skinker-DeBaliviere area to Forest Park and then eastward to Kingshighway. (56, p. 14)

Mr. Claude H. Wetmore (grandfather of Mrs. Betty Renard, one of our present neighbors) described this problematical river in his book *Out of a Fleur-de-Lis*:

*It is a crooked, treacherous thing, this stream, and has borne that reputation since the time when St. Louisians pushed their homes and farms back from the Mississippi's banks; and it has no title to the name of river except during a few months in each year, for in the summer it is a sike, the bed so dry as to offer a comfortable walk, dotted with many rocks which make famous resting-places when one is tired. But let a heavy rain fall and an angry, noisy mass tumbles through St. Louis county and the suburbs of St. Louis city, frothing in its effort to reach the "Father of Waters"; yet the desire satisfied, it refuses to mingle with the main channel and impresses its individuality by an extended yellow streak born of the clay which it has carried along in passage.*

Drive out any road that takes you beyond the limits and you will meet the River Des Peres in a half-dozen unexpected places, wriggling and squirming like a snake, doubling on itself frequently and at other times seemingly tied in a bow-knot. Let the rain continue a night and a day, and many of the acres of land that had appeared between the vexatious turns are overflowed; a week's steady downpour and the original crooked river becomes a broad wave, moving over wheat-fields and railroad tracks and reaching out hungrily for the little houses of truck gardeners. (17, p. 124)

It was the urbanization of the Skinker-DeBaliviere area which finally led to the concrete encasement of this "individualistic" stream under the street which bears the river's name. The first steps to control the river were taken as more and more construction went on in our neighborhood. In 1914 the City Plan Commission reported that extensive building and street paving in the River Des Peres watershed had caused a greatly increased run-off of storm water during any rainfall "so that the channel of the stream is not sufficient to carry the volume of water away and serious flooding occurs." (56, p. 15)

The storm water problem increased and to it was added a sewage problem. When the Rosedale-Skinker section was developed, a small sewer was built along

the bottom of the river which carried not only the sewage of this section, but that of the whole area drained by the river from the city limits to Union Avenue in Forest Park. "The growth of this part of the city has been so great, however, that the increased flow of sewage generally over-taxes the intercepting sewer so that even a small rainfall or even a street sprinkling causes a considerable amount of sewage to overflow into the river channel." (56, p. 16)

Although the river was a nuisance to most adults because of the flooding and stench, most of the time it was an exciting play area for the neighborhood children. Judge Daniel B. Tammany, who grew up and still resides in the 6100 block of McPherson Avenue, remembers the river as it was when he was a child. The river banks were "as wide as a street and about 40 or 50 feet deep." The water, however, was only "as wide as a table" except during the spring rains. There were bridges at Waterman, Kingsbury and Delmar for cars and a footbridge at Pershing. Where there were no bridges, wooden barricades ran along the banks. The barricades didn't keep the children from climbing up and down the river banks. Judge Tammany and his friends used to dig caves in the side of the banks and roast potatoes there over open fires.

In March of 1930 work to encase Section F of River Des Peres began. This section includes the portion of the river which runs through our neighborhood. (62) During this construction, part of Voges' drugstore, located on the northeast corner of Kingsbury and Des Peres Avenues, collapsed as did some corner houses. Other corner houses were purposely demolished to prevent their untimely collapse. The work was completed in 1931 and the river no longer served to divide the neighborhood. Our "individualistic" river has not been completely "civilized", however, and still brings problems of leaking and settling to basements on corner lots along Des Peres Avenue and even minor street flooding as recently as 1970.

A second occurrence which helped shape and define our neighborhood was the creation and development of Forest Park. Forest Park has more of a relationship to the neighborhood than just forming its southern boundary. The World's Fair held in this park resulted in improved transportation and in publicity for an area of St. Louis which at the turn of the century was mostly vacant land available for development. The proximity of Forest Park, with its recreational and cultural facilities, made potential homes nearby highly desirable. This proximity brought the neighborhood rapid development after the World's Fair.

Although Forest Park is now an outstanding recreational and cultural center, its creation was extremely controversial. Hiram W. Leffingwell proposed the creation of this park and led the forces which battled for four years in and out of court to have that proposal approved. One source speaks of Mr. Leffingwell and his "patriotic associates [who] did not stand to profit in any way from the proposed development." (35, p. 5) Other sources say Leffingwell, a successful real estate promoter, was inspired by the high prices of lots surrounding New York City's Central Park. In the late 1860s Leffingwell had gained control of 40 or 50 acres in the west part of the Lindell Tract along the east side of Kingshighway. Kingshighway was then a muddy lane running through

a flat swampy meadow alongside the Cabanne dairy farm which included the site of the present Westmoreland and Portland Places. The idea of selling lots there would seem fantastic to most men, but Leffingwell had an ingenious sales idea. He would get a park established across from his subdivision and be able to charge high prices for lots surrounding this St. Louis park just as had been done for lots surrounding New York's Central Park. (6, p. 192)

In 1870 Leffingwell had a plan of the proposed park drawn up and obtained the pledge of Nicholas M. Bell, who had just been elected to the state legislature, to introduce the bill authorizing the purchase of land for a park. This bill provided for setting aside some 2,754 acres by the County Court for purchase by the City of St. Louis. Since the owners of property surrounding the proposed park site would receive a special benefit from the park (an increase in their property value), they would be subject to a special tax. The bill was enacted on March 25, 1872.

Angry citizens immediately protested violently and called for the resignation of Nicholas Bell. Some opponents claimed the park was meant to be a playground for the rich since it would be so inaccessible by public transportation. Others said the land would be better off put to agricultural or industrial use. The objection raised against the creation of a special tax district was what caused the act to be declared unconstitutional. Since the park was to be of benefit for the whole county (which included the City of St. Louis at that time), the Missouri Supreme Court ruled it to be unfair to place a tax only on some landowners to support it.

Leffingwell did not give up. He and his park supporters, including Nicholas Bell and Presiding County Court Judge Joseph O'Neil, launched a campaign to educate the public to the benefits of the proposed park. In 1873 this campaign seemed so successful that another attempt was made to get enabling legislation, but no bill was enacted that year (39, p. 36, 37, 50) The strongest objections to the park were heard in the far southern and northern parts of the city where citizens said they could take little advantage of a park which would be so far away. Leffingwell promised to support a park both in the south and the north in return for the support of citizens in those areas for his Forest Park. As a result of this, the City now has Carondelet Park in the south and O'Fallon Park in the north. (6, p. 192)

Former legislator Nicholas Bell, who was in the commission business, was responsible for convincing the two most powerful landowners in the proposed park area, Thomas Skinker and William Forsythe, that a park would enhance the value of their property. He related the following incident which occurred on February 14, 1873:

*I went out to Forsythe's house to see him about the sale of wool from his angora goats that were grazing on the acreage under consideration for park purposes. Mr. Forsythe invited me to stay for dinner, and I accepted. While we were at the table I suddenly turned to Forsythe and said: "Mr. Forsythe, we are good friends and I have just showed you a way to make money off your goat wool. Will you listen to me on a park proposition?"*

# Neighborhood Chronicles

Forsythe said he would. So I told him that instead of taking 2,800 acres, we would split the tract, starting from the southeast corner. In so doing, part of his land would be in the park and part of it outside. I told him I would agree to go before the County Court and ask that he be allowed \$600 an acre for all the land he sold. I also pointed out that any land he had left would be enhanced in value because of its proximity to the park.

"Tell it to me again, Nick," Forsythe exclaimed. I did, and he accepted. Then he said he would go over and see Tom Skinker, who owned considerable acreage that would go into the park. Forsythe brought pressure to bear on his friend, and before the day was over I had these two fellows signed to a written agreement whereby they abandoned all opposition to the park bill. Inasmuch as they were the chief property owners and had financed the objection, the rest was easy and the Forest Park bill was passed that year. Under it St. Louis acquired 1,369 acres of land for park purposes at a total cost, I believe, of approximately \$849,000. (21, p. 232)

While this "education and persuasion" campaign was being carried on by Leffingwell and Bell, Joseph O'Neil, Presiding Judge of the County Court, advanced \$25,000 of his own funds for an option on much of the proposed park land which was for sale at an unusually reasonable price. This option held the land until The Forest Park Act authorizing the purchase of the land was finally enacted in 1874. (38)

This Act reduced the acreage of the park from 2,754 to 1,374 (in accord with what Bell had promised Forsythe). It approved the sale of bonds for the purchase of the land and increased taxes on all county residents by one-half mill on a dollar for payment and improvement of the park. Suit was also brought against this act by landowners William D. Griswold, Samuel N. Holliday, Charles P. Chouteau and Julia Chouteau Maffitt, whose property would be purchased for the park. They challenged the constitutionality of the act on two points: first, that the park was too



Theophile Papin

distant from many parts of the county and therefore was not of benefit to all the citizens; second, that landowners were not offered a fair price for their property. Their suit was unsuccessful, however, and the last obstacle to the creation of the park was removed. (39, p. 53)

The County Court was given purchase power and appointed three appraisers, John G. Priest, Charles Green and Theophile Papin, to value the grounds and make the allotments of payment to the owners. Coincidentally, Mr. Theophile Papin was the grandson of Joseph Marie and Marie Louise Papin, original owners of most of the tract of land. Hyde and Conard, in their Encyclopedia of the History of St. Louis, report:

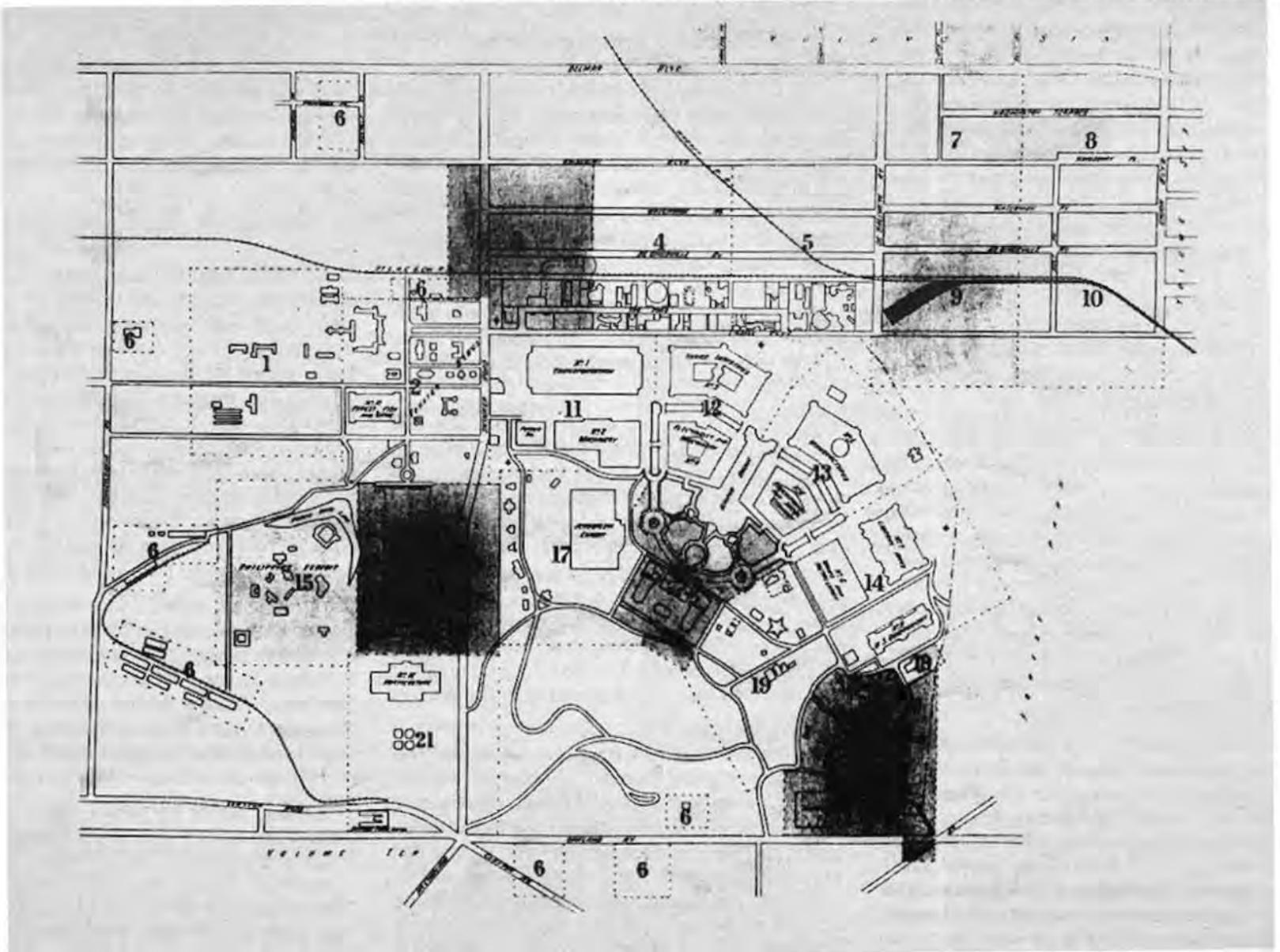
*Years before the park was ever dreamed of, that portion of the Papin farm now included within its limits was sold for a trifling consider-*

*ation. When condemned for city use, it brought nearly \$800,000. The grandfather little thought that the trading town of 5,000 population would grow into a great city of over 600,000 inhabitants; that the very farm and home where his family of children were born and grew up, several miles distant from the trading town, would be taken for a public park; or, that his own grandson would have an official part in the proceedings for its transfer to the city. (9, p. 1694)*

From the time of its official opening on June 25, 1876, Forest Park was continually improved and beautified. In 1890 a series of events began which catapulted the park into world prominence. In that year the federal government was planning an historical exposition celebrating the 400th anniversary of the discovery of America. Missouri's Governor, David R. Francis, headed a delegation to Washington, D.C., to persuade the federal government to locate the exposition in St. Louis. Although the delegation was unsuccessful, the idea of a world's fair with an historical theme later developed into the St. Louis Louisiana Purchase Exposition of 1904, celebrating the acquisition of the Louisiana Territory by the United States. Ex-governor Francis was president of the World's Fair Company.

The Fair occupied the western two-thirds of Forest Park (see map below). It included the territory west of the park to Big Bend and north of the park to the railroad tracks west of DeBaliviere Avenue. The main entrance was located where the Jefferson Memorial now stands. As mentioned earlier, the amusement department of the Fair, called "The Pike", occupied the Catlin Tract (6, p. 334-335)

The 1904 World's Fair left some permanent improvements in Forest Park. Some of these improvements were the result of preparing the park for the Fair. The River Des Peres was the biggest problem confronting the engineers of the Fair Company. It wound every which way through the park and presented a constant threat of flooding. It was decided to straighten the river as much as possible. The length of the river through the exposition grounds was cut



## Neighborhood Chronicles

from 8,800 feet to 4,656 feet. The new river channel followed the course of the principal streets of the Fair and thus had to be covered. This construction was entirely of wood. The entire cost of construction and excavation was \$125,000. A new sewer system was also constructed. (5, p. 112-116) Outside the Fair grounds, where the river was not covered, two new bridges were built. Besides the improvement of the River Des Peres, paved roads were constructed, a system of lakes along the eastern boundary of the park outside the Fair grounds was developed and the park was made easily accessible by public transportation. (16, p. 235)

Other improvements in the park are actual structures left from the Fair. "The Palace of Art" was the only structure of the Fair originally designed to remain after the end of the Fair and for this reason it was the only building constructed of stone. The center portion of this building is our present Art Museum. The Bird Cage at the zoo is also left from the Fair. Although the statue of Saint Louis standing before the Art Museum did not exist in 1904, there was a plaster of Paris model of the statue in front of the Palace of Art. It was from the same mold that the present statue was cast. In our neighborhood, the building which housed the jal ai courts for the Exposition was left at the corner of Kingsbury and DeBaliviere. This became the Winter Garden Skating Rink until it was demolished in the Sixties and replaced by a supermarket.

Forest Park also benefited from the dismantling of the Fair. Mr. Rolla Wells, Mayor of St. Louis during the Fair, was insistent that Forest Park be restored to its original beauty after the Fair. On July 29, 1904, the Fair Management Company had to post a bond of \$650,000 for this restoration. After the Fair, the Chicago Wrecking Company was hired to clear away the buildings and debris. George E. Kessler was selected to plan and direct the restoration of the landscape. Under Mr. Kessler's direction, 75,000 trees and shrubs were planted and 200 acres of meadow grassed. (16, p. 233-235) The work of the wrecking company "was done with great caution. Guards from the army detachment on duty during the Fair remained after the close of the Exposition to prevent theft. Extensive records were made to prevent loss and great care was exercised to avoid fire. With few exceptions the materials from the buildings were transported to Chicago and sold there." (19, p. 458) Although we have heard for many years that materials from the Fair were used in the construction of our neighborhood homes, our research seems not to support these stories. We would like very much to hear from anyone in the neighborhood who could authenticate World's Fair materials in their home.

Ironically, two permanent park buildings were constructed as a result of dismantling the Fair. The Fair Management Company and the city disagreed about the removal of a small bridge and some drainage pipes. To compensate for not removing these structures, the Fair Company built the public shelter pavilion located on a hill just east of the main zoo entrance at a cost of 540,000. The Jefferson Memorial Building was constructed with the money made from selling the salvage from the Fair. (19, p. 466)

The third occurrence which is important in shaping our neighborhood is the development of the present campus of Washington University. Washington University had its beginning east of the neighborhood. On February 22, 1853 the Missouri Legislature incorporated Eliot Seminary named after its chief promoter, Dr. William G. Eliot. A year later, February 22, 1854, Dr. Eliot was elected president of the institution. He suggested his name be eliminated from the school. Because both the incorporation and the election of the first president of the school occurred on February 22, the birthday of George Washington, the name was changed to Washington University in 1857. The first building occupied by the University was a small square building on the northwest corner of 17th and St. Charles Streets. Samuel Cupples had long been interested in the welfare of Washington University. Robert S. Brookings, his partner in the woodenware business, soon shared this interest. It was



David R. Francis

because of Mr. Brookings that the University was rebuilt in its present location. At the time of the World's Fair, the University had not moved into its present buildings so these buildings were rented to the Fair for administrative purposes and to house very valuable exhibits. In keeping with the theme of the Fair, the Ridgley Library building was patterned after the Cabildo Building in New Orleans where formal transfer of the Louisiana Territory took place. The University's field house and playing field were used for the Olympic contests of the Fair and named for ex-governor Francis who was president of the Fair company. (6, p. 250)

The fourth development which most immediately defined the Skinker-DeBaliviere Neighborhood was the laying out, construction and naming of our streets. The street names fall into two groups—those that are the continuation of streets already named in developments east and north of the neighborhood and those which are connected with the history of this particular area. Coming to us from the east are such streets as Lindell which is named for a family whose members, Peter and Jesse, were very successful business men and later holders of vast tracts of land in the early and middle 19th century. (6, p. 343) McPherson Avenue also begins east of our neighborhood and similarly is named for a very successful business man, lawyer and real estate man, William M. McPherson. It was through real estate that he amassed his fortune, but he was involved in such diversified enterprises as organizing the Bellefontaine Cemetery Association, serving as president of Missouri Pacific Railroad, and holding extensive stock in the St. Louis Bridge Company and several banks. (13, p. 229-230) Washington is named for our first President. Delmar gets its name from the history of land east of our neighborhood. This street followed the boundary line between two tracts of property—one owned by Truett Polk, the other by John Hogan. Since Polk was from Delaware and Hogan from Maryland, the street name was derived from the combined first three letters of each state name. (36) Westminster was probably named by a man having English family heritage. Laurel is named for the tree and originates in a subdivision using tree names. Hamilton Avenue perpetuates the name of Hamilton R. Gamble, governor of the state. The Forest Park Parkway takes its name from the park it runs beside and through from Kingshighway to Skinker. (6, p. 344) No explanation of either Rosedale or Nina could be found. However, we do know that Washington Heights 1st Addition was developed by Nina Realty Company.

Another group of street names comes from the family history of the Kingsburys and appears on the plat showing the division of the Kingsbury Farm in 1873 (see p. 11). The most obvious of this group is Kingsbury Avenue. Both Kingsbury daughters attended a convent school in Paris whose Mother Superior was

Madame DeBaliviere. The title of Mary Virginia's husband, Armond Francois Robert, Count DeGiverville, was given to a street originally planned to run westward from Union to Skinker. When Parkview and Washington Heights subdivisions were developed, the sections of the original DeGiverville from DeBaliviere east to Union and the Wabash Railroad tracks west into Parkview were renamed Berlin. After this, DeGiverville began at DeBaliviere and ran parallel to the railroad tracks curving to end at Delmar Avenue a short distance north. Several years later, in 1918 during World War I, the name Berlin was changed to Pershing. (6, p. 344) This was done both to honor Missouri's General John J. "Black Jack" Pershing and to remove the German name (a common patriotic practice—sauerkraut was renamed "victory cabbage"). Adele Kingsbury's husband gave his name to two streets—the present Waterman Avenue bears his last name. The present Belt Avenue originally bore his first name—Alfred. Another street named for the Kingsbury girls' grandfather, Jacob Kingsbury, was shown on the plat of 1873, but evidently never developed. (see p. 11)

One street in our neighborhood was the center of controversy around the time of the World's Fair—Skinker Road. Many people felt that Skinker Road was not an appropriate name for a thoroughfare of such wide prominence. Mr. Gibson, a St. Louis councilman, introduced a bill to change the name from Skinker Road to Rochambeau Avenue. This name was in honor of the French count who aided American independence and took into account the fact that the French exhibit at the Fair would be located on this road. (60, p. 123)

The name was not changed. In fact, a poetry contest was held by The St. Louis Republic to inspire local pride in the name Skinker Road. Walter B. Stevens, Secretary of the World's Fair Company, was quoted in The Republic of September 14, 1902 as saying: "The idea of awakening local pride in giving to the 'Midway' of the Exposition the stickative title of Skinker Road is thoroughly American in sentiment and the proposed [poetry] contest is a fine medium of arousing popular interest in the perpetuation of a highway filled with the city's earliest savor." (60, p. 124) The contest was won by a Kentuckian, Mr. Henry Cleveland Wood, and is discussed by characters in Mr. Wetmore's book:

"Skinker! What a prosaic name," exclaimed Mrs. LeGrande.

"Yet they have written poetry about it," said her sister.

It must have been a very difficult task.

"Poets can do anything. Marletta, do you remember the verses that were judged the best in the prize contest?"

"Yes, mother. The poem is named 'Polly,'" and she recited:—

"Oh! Polly do you mind the day  
When Dobbin bore a double load,  
And you and I were on the way  
To Singin up the Skinker Road?"

"Your bonnet caught a brier spray  
That pulled it and your hair awry;  
I freed you in my awkward way,  
And—then! don't blush; I won't tell why.

"Ah! that was many a year ago.  
How time does fly when hearts beat true;  
Your cheeks were red as roses blow,  
Your eyes like diamonds made of dew.

"How scenes have changed and faces passed,  
Fond hearts grown still that with love beat;  
Our own heads crowned with snow at last,  
Life's path now trod with halting feet.

"Yet once again the winding ways  
We travel to the Great World's Fair.  
What! this the spot of other days?  
And blushing, sweetheart, I declare."  
(17, p. 115-116)

Additional World's Fair  
pictures on page 12.

# Neighborhood Chronicles

## SUBDIVIDING FOR RESIDENTIAL LIVING

The history of our neighborhood land until it became the Kingsbury Farm, the subsequent division of the Farm between the two Kingsbury girls, and the influence of the River Des Peres, Forest Park and Washington University upon our portion of the city are extremely important as we begin to trace the actual development plans and construction.

No doubt many men over the years had examined and appraised the land on which the neighborhood sits, considering how best to develop it. Bell Place (Washington Terrace and Kingsbury Place) had begun in 1894. The Cabanne District north of Delmar had long been under development as a fine residential area. Forest Park was officially opened in 1876 (the same year that the city and county had separated). The road to Thomas Skinker's home (near what is now Ellenwood Avenue just beyond the city limits in Clayton) had been traveled at least every Sunday, when Skinker held a sort of "Open House" for his friends all day. (18, p. 156) Surveyors must have been on our land over and over again. Why was it still undeveloped territory at the turn of the century?

As can be seen from the map explaining the division of the Kingsbury Farm (see p. 11), the River Des Peres snakes back and forth through the area. The quotation earlier in this history (see p. 14), concerning the river overflowing the land between its turns after a hard rain, explains why our area was not already developed. The river would have to be controlled before development began, and that would have meant a large investment. Taking all of this into consideration, it is not surprising to find that when development actually began, this entire area was un-

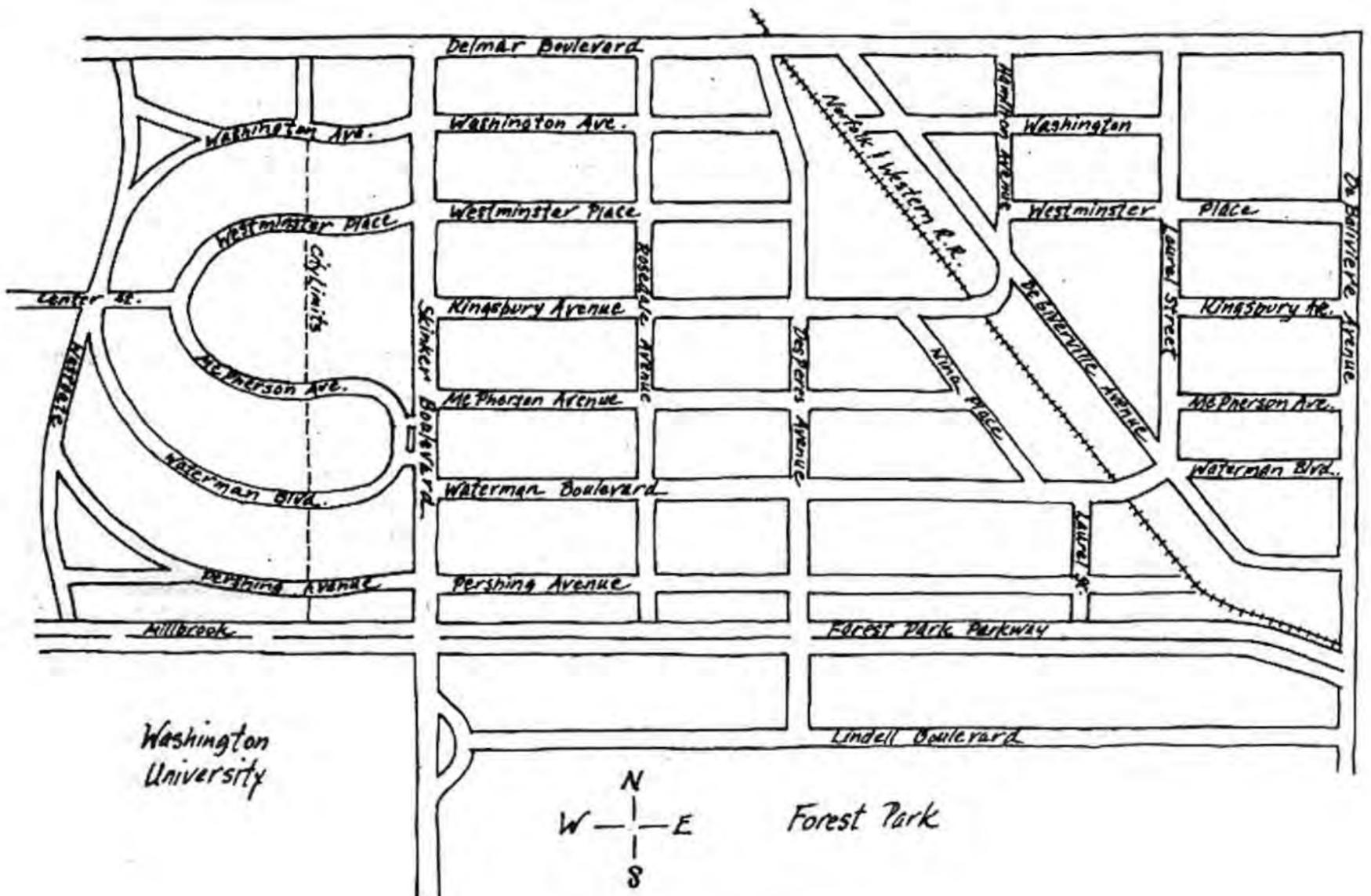
der the control of a single company. That company was the Parkview Realty and Improvement Company, an association of men apparently investing large sums of money. We have no way of knowing who was included or how much money was involved from each man. That Parkview Realty did intend to treat what is now the entire Skinker-DeBaliviere Neighborhood as a single entity is spelled out later, as will be seen in the discussion of their 1903 Prospectus. For this reason, we have focused our research on The Parkview Realty and Improvement Company and attempted to follow its various transactions over the years of primary development. Each portion of the Parkview Realty story has had some impact on making our neighborhood what it is today.

On November 12, 1901, Henry S. Caulfield, attorney for the Lincoln Trust Company of St. Louis, forwarded to the Missouri Secretary of State the certified articles of incorporation for "The Parkview Realty and Improvement Company" plus Lincoln Trust's check to cover incorporation tax and the state's fee. The incorporation papers were filed and recorded November 13, 1901. Parkview Realty's capital stock was \$5,500,000, a huge sum for that time. This was to be divided into 55,000 shares of \$100 each. (48) The stock and the company directorships were oddly divided among the six original incorporators. The major identifiable stockholder was Adrian Ogle Rule, vice president of Kilgen-Rule Real Estate Company. (3, p. 515) Of the 55,000 shares, 5,000 were preferred and 50,000 common. Rule held all 5,000 preferred shares plus 4,170 shares of common stock, apparently a personal investment of \$917,000. Rule was also one of the five directors named in the articles of

incorporation. The other four directors were: Thomas Wright, a former cigar manufacturer who was engaged in real estate, investments and banking at the time; (3, p. 652) George F. Durant, General Manager of Bell Telephone Company of Missouri and first vice president of the Lincoln Trust Company; (2, p. 169) Edward H. Coffin, St. Louis passenger and ticket agent for the Wabash Railroad; (3, p. 125) and Moses Greenwood, Jr., a former U. S. Assistant Civil Engineer associated with his father in a general real estate business. (2, p. 238) These last four owned one share of common stock (at 5100) each, and were named directors. Courtland B. Van Sickler was not named a director and subscribed for 45,826 shares of common stock (\$4,582,600). He was listed in Gould's 1903 Directory of the City of St. Louis as a clerk at the Carleton Dry Goods Company. (8) Van Sickler had a lot of money at his disposal in 1901. He not only made this enormous investment but also bought some interesting parcels of land, cited previously (see p. 13). Perhaps someday it will be discovered just who (singular or plural) Van Sickler was. It could be quite interesting. On February 10, 1902, a meeting of the stockholders of the Parkview Realty and Improvement Co. voted to change the number of directors from five to seven; names of new (and/or different) directors at this time are unknown. (48)

Despite the fact that Parkview Realty's incorporation papers state that "the same [amount of capital stock - \$5,500,000] has been bonafide subscribed and all thereof actually paid up in lawful money of the United States, which is in the custody of the persons hereinafter named, as the first Board of Directors," (48) less than a year after incorporation, in

The Skinker-DeBaliviere Neighborhood.



## Neighborhood Chronicles

1901, and the addition of two more presumably wealthy persons to its Board of Directors, Parkview Realty was apparently in money trouble. The company had debts of \$3,500,000 on the land it owned: the Catlin Tract, the present Parkview Subdivision, and the land from Skinker to DeBaliviere, Delmar to the present Forest Park Parkway, excepting the northeast corner (Laurel to DeBaliviere, Delmar to the alley north of McPherson)

The World's Fair site had been officially selected on June 28, 1901, (5, p. 46) and Parkview Realty's large parcel of land on the Fair's northern boundary could conceivably be leased to hotels, restaurants, and exhibitors who wanted to be nearby, or even as campgrounds for Fair-goers (as actually happened in University City). Whether there was real financial difficulty within Parkview Realty or not, we don't know, but the possibilities should be presented.

Their property, excepting the Catlin Tract, had been purchased from eighteen different owners by this new, seemingly innocuous developer. On July 1, 1902, Parkview Realty took out a first mortgage on all their land for \$3,500,000 in order to consolidate and pay off their debts. This mortgage was held by Lincoln Trust Company, who was to issue 5,000 5% gold bonds as the need arose. (32) With a lack of hard facts, questions easily arise. Was it easier to buy the land as a simple real estate development company and was Lincoln Trust, through its officers, behind this whole deal from the beginning? Remember, George F. Durant was Lincoln's first vice president. Or was his interest purely personal, and when financial difficulties arose, his contact with Lincoln Trust merely a godsend to bail them out? How about Lincoln Trust's president, A.A.B. Woerheide, who became prominent in development of the Parkview Subdivision? Was his later involvement merely to protect Lincoln Trust's investment in this mortgage? Consider Edward H. Coffin, an original Parkview Realty director, who was associated with the Wabash Railroad which ran through this area. Was he merely understandably bright in seeing the possibilities of the land through which the railroad passed or did he represent speculative railroad interests?

Then there is Thomas Wright. He was the president of Parkview Realty and a real estate and investments man himself. Or perhaps the key lies with the only identifiable large investor, Parkview Realty's secretary, real estate man Adrian O. Rule. Were the plans for the World's Fair the whole reason for Parkview Realty's existence? Perhaps this whole deal was open, aboveboard and purely business speculation, the presence of Courtland B. Van Sickler and his huge pile of money merely obscuring sound business practices from our view some 70 years later. Whatever the case, we hope that this illustrates the need for maintaining an ongoing neighborhood history, to limit the speculations caused by lack of information.

Probably sometime during 1903, another phase of Parkview Realty and Improvement Company's history began to unfold. The company issued a "Prospectus", not printed as were so many documents meant for public eyes, but typed with carbon copies or "dittoed" which probably meant a very limited distribution. This prospectus proposed formation of a new real estate company to buy and develop what is now the Parkview Subdivision, emphasizing the investment possibilities in a scheme which indicated a return of 370% on investment in three years. (53) The map accompanying the Prospectus clearly showed the "Grounds of the Louisiana Purchase World's Fair" colored red, with placement of the larger buildings blocked in. This appears to be Parkview Realty's own map to indicate the location of its properties within the metropolitan area. Hand-shaded in blue, the area of development by the proposed new company is clearly visible. The prospectus states Parkview Realty's intentions of "improving the immense tract" they owned "as one property, which plan would so develop that the building and treat-

ment of each part will add to the value and betterment of the remainder." (53) By the time the Prospectus was issued, the Catlin Tract from Union to



Nicholas M. Bell

Skinker had already been "graded and improved with streets, gutters, curbs, sidewalks, sewers, gas, trees and shrubs, all at an expense of about \$350,000" (53) The rest of Parkview Realty's property, from DeBaliviere to Melville, and Delmar to the railroad right-of-way, had just been graded at a cost of about \$500,000. To quote from the Prospectus:

*This newly graded portion has peculiar value because of the following reasons:*

1. *It is directly in the line of channel of the best residential property in the City, and is the last and only property of its kind that remains;*

2. *Its surroundings are all that can be desired - Westmoreland, Portland and Bell Places on the East, - the Cabanne District on the North, - and Forest Park and the Washington University, with its magnificent endowment on the South insure for this property for all time to come, desirable features and an exclusiveness with social surroundings which are most essential factors in the problem of permanent values.*

3. *The transportation facilities are perfect as a double street car loop has been provided, - with a double track West on Delmar to Skinker Road and East on DeGuerville [now Pershing] and McPherson Avenues, to accommodate all Olive Street cars, which will divide at Taylor, one-half going North and West on Delmar to Skinker Road, and return East on DeGuerville and McPherson Avenues, the other one-half going West on McPherson and DeGuerville to Skinker Road, and returning East on Delmar Avenue to Taylor and Olive.*

4. *The City Water is in Skinker Road, and the grading has been completed and the most desirable of all grades established, viz., an Eastern Slope, i.e., the grade beginning at DeBaliviere Avenue rises gradually and uniformly to the Western Limits of the property at Melville Avenue, which is 40 feet above DeBaliviere on Kingsbury Boulevard, the centre of this property. (53)*

Parkview Realty's plans for all of its property, as listed in this seemingly private Prospectus, are what have led us to surmise that there might have been prior knowledge of the site of the Fair, before it became officially selected. They state:

The Parkview Company divides its property into three tracts and proposes to treat them as follows:

First: The Catlin Tract - to lease to World's Fair, Railroads and Hotels.

Second: That portion between DeBaliviere Avenue and Skinker Road-temporarily to lease to Hotels, Restaurants, Cottages, &c., for World's Fair purposes, and after the Fair to be devoted to high-class Apartment Houses and Residences.

Third: That portion West of Skinker Road to be sold to a Company at a nominal price in order to secure immediate improvement of streets, buildings, &c., which will be undertaken at once, and thus enhance and add to the value of the remainder of the property which will be handsomely improved when the contemplated temporary structures shall have been removed. (53)

It is the third tract of land with which this Prospectus deals, and for acquisition and development of which the proposed new company is to be formed:

It is the purpose of those who form the new Company to purchase this tract of ground and to thoroughly improve the same with streets, sewers, sidewalks, curbs, water, &c., and to arrange for the building of flats or apartments on portions of the prop-



Dr. Augustus Charles Bernays



Lucian Blackmer

## Neighborhood Chronicles

erty, reserving the remainder for artistic homes, in this artistic tract in the midst of these artistic surroundings. (53)

In the "Financial Scheme" section of the Prospectus is the heart of the proposal: organize a company under Missouri laws with a capital stock of \$200,000; \$50,000 as first payment on the property, \$150,000 to have the improvements made at \$7.50 per front foot. Presumably Parkview Realty would do this with the cash from the capital stock subscription. Parkview Realty estimated conservatively that the value of the improved lots, "without adding anything for World's Fair values. . . would be from \$75.00 to \$100.00 per front foot" and ". . . agreed to sell this property to a syndicate of friends and insiders at practical cost to the Company, viz., \$32.50 per foot or \$650,000." The company wanted \$50,000 in cash and a deed of trust for \$600,000 at 5% for three years. ". . . the terms are such as to enable the subscribers to realize the maximum of returns for the minimum of investment, for if the property is bought, improved and sold within three years at an average price of \$75.00 per front foot, the return to each subscriber of \$5,000 would be \$18,500 . . ." says the Prospectus. (53)



C. Marquard Forster

There is no doubt that the offer made by the Prospectus was considered a good one indeed. On January 11, 1904 Articles of Association were signed forming just such a company as the Prospectus had proposed: to buy for \$650,000 the land of Parkview Realty west of Skinker, lay it out, improve it, sell it, form a corporation and accumulate a cash fund of "not less than \$200,000 nor more than \$300,000." Lincoln Trust Company of St. Louis was to be agent and trustee, to hold the money, and to get the company incorporated. The signatures of 24 prominent St. Louis business and professional men, with their pledges of \$5,000 each, appear on this document. The Kilgen-Rule Realty Company pledged \$16,000 under the signature of its president, Rudolph F. Kilgen. Architect William Albert Swasey made a trustee's pledge of \$50,000. Adrian O. Rule, leading identifiable stockholder in Parkview Realty and Improvement Co., pledged \$5,000 and was one of the original trustees. (29) Presumably his initial investment in the property was taken into account in waiving the rest of the trustee investment. Another original Parkview trustee was Henry S. Caulfield, whose signature and pledge do not appear on this original document but among whose papers the document was found. If Caulfield had indeed also pledged \$50,000 as a trustee, the total cash fund of the company would have totaled \$236,000, enough to have the improvements made and a little extra capitol.

The signers of these Articles of Association were obviously the



Charles Green

"friends and insiders" the Prospectus intended to sell to: Thomas Wright, an original director of Parkview Realty; A.A.B. Woerheide, president of Lincoln Trust Company at the time of Parkview Realty's incorporation; George W. Lubke, Lincoln Trust's second vice president; J. H. August Meyer, their third vice president, and presumably Henry S. Caulfield, Lincoln Trust's attorney at that time. Other signatures include:

**Julius Pitzman**—brilliant longtime City Surveyor and planner of "private places" (Benton, Vandeventer, Westmoreland and Portland, as well as Compton Heights,



Hiram Leffingwell

Flora Boulevard, and Parkview Subdivision), the introducer of "the system of selling property under restrictions" and "chief engineer of Forest Park until plan was completed and drives laid out". (3)

**Henry Nicolaus**—rich brewer who Lincoln Steffens reports in his 1904 book *The Shame of the Cities*, was tried for bribery during the reform era in St. Louis and who quickly received a directed verdict of not guilty when he pleaded ignorance of where his money had gone.

**Murray Carleton** - president of Carleton Dry Goods Co., where the mysterious Courtland B. Van Sickler worked as a clerk.

**Bernard Griesedieck** - secretary of the National Brewing Company.

**L. R. Blackmer** - president of Blackmer & Post Pipe Co., manufacturers of sewer pipes and kindred products.

**C. Marquard Forster** - vice president of the St. Louis Brewing Association and manager of the City Brewery Branch thereof.

**Charles M. Skinner** - president of Buxton and Skinner Stationery Company.

**John C. Roberts** - vice president of Roberts, Johnson and Rand Shoe Company (later International Shoe Company).

**Antoine B. du Pont** - second vice president of the St. Louis Transit Company.

**Ferdinand Herold** - president of the Cherokee Packet Company and owner of a zinc mine at Webb City, Missouri.

**Charles R. Blake** - president of Sligo Iron Store Company, iron merchants.

**George E. W. Luehrmann** - president and treasurer of Charles F. Luehrmann Hardware Lumber Company.

**Moses H. Alexander** - funeral director, who later listed himself as a director of Beredith Realty Company.

**Fred Schafer** - unidentified, perhaps in the insurance business.

**Dr. Augustus C. Bernays** - internationally known surgeon, professor of anatomy and surgery at medical colleges of St. Louis.

**Lizzie Blumeyer** - mother of George Blumeyer, president of the Eagle Supply Company.

**Sylvester P. Keyes** - president of Keyes-Marshall Bros. Livery Company, with seven locations, one at the Planters Hotel.

**Henry J. Stolle** - treasurer, J. S. Merrell Drug Company, wholesale drugs.

**Gustave W. Niemann** - president of the Title Guaranty and Trust Company. (2,3,8,9)

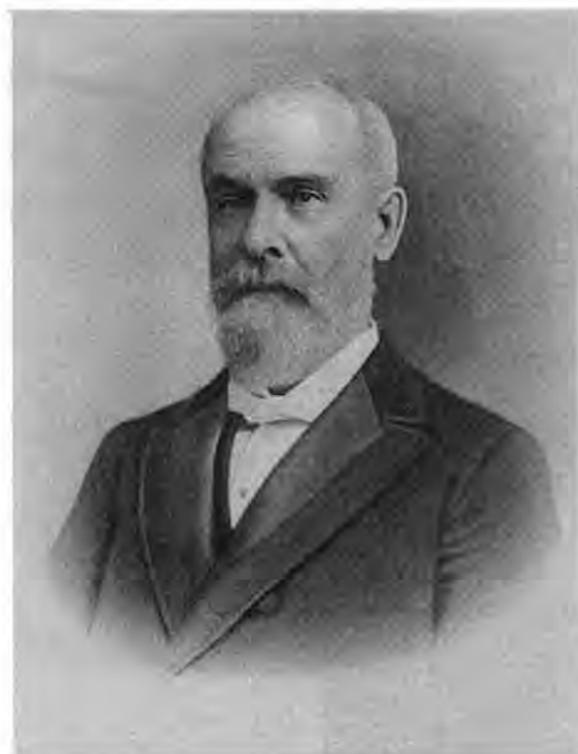


Moses Greenwood, Jr.

## Neighborhood Chronicles

Preparing the way for the appearance of another (as we speculate) Courtland B. Van Sickler type, these real Articles of Association say outright that the persons signing may have a "straw party" stockholder in the future corporation who will immediately transfer his stock and interests in that corporation to the person who has actually put in the money. These "straw parties" may or may not even have a legitimate interest in the corporation themselves. Parkview Realty, meanwhile, was looking to the World's Fair to realize some profits, as the Prospectus has shown. When the western half of Forest Park was selected as the Fair's site in June, 1901, the architects commissioned to design the Fair decided that this 657 acres "would not afford sufficient space for the plans in contemplation. Negotiations were opened looking to the annexation of additional territory for exposition purposes." (5, p. 46) Accordingly, the Catlin Tract from DeBaliviere to Skinker (59.6 acres) was leased and become the "Pike" area, and another 1.5 acres of Parkview Realty's land was added. This resulted in payments totaling \$208,500 by the Louisiana Purchase Exposition Company to Parkview Realty.

The great plans for leasing land "to Hotels, Restaurants, Cottages, &c., for World's Fair purposes" mentioned in the Prospectus apparently never materialized. Aborted plans for a midway off the grounds of the Fair, which were thwarted by the Fair's leasing of the Catlin Tract for "The Pike", (5, p. 92) could well have been part of Parkview Realty's plans, not fully stated in the Prospectus. The official book of maps of the World's Fair shows only a frame hotel ("The Germania") at the northeast corner of Skinker and Forest Park Parkway. No other buildings (temporary or permanent) existed within all of Parkview Realty's land with the exception of the Catlin Tract's "Pike". Several large hotels, however, were constructed on the east side of DeBaliviere. If the off-grounds midway idea was indeed Parkview Realty's, it would account for the curious specification in the Deed of Trust between Parkview Realty and Lincoln Trust in 1902 that leases could be made



Samuel N. Holliday

but that "no lease shall be made . . . for a term continuing longer than July 1, 1907", (32) although the bonds to be issued under the Deed of Trust were not payable until July 1, 1912. This could be construed to insure that the Fair people were paid up and gone before the bonds came due.

By 1905, the Fair over and in the process of being dismantled, actual development of our neighbor-

hood began. The Parkview Subdivision plat was filed and recorded at the Office of the St. Louis Recorder of Deeds (59, Book 17, pp.42-43) on November 21, 1905 by Beredith Realty Company, A.A.B. Woerhelde, president, J. H. August Meyer, assistant secretary. On August 8, 1904, Beredith Realty had hired St. Louis architect William Albert Swasey (one of the signers of the Articles of Association, presumably as a trustee) to do the architectural work and supervision on at least 20 houses in the Parkview Subdivision for a period of three years. (31)

Julius Pitzman himself had designed this subdivision and drawn upon the experience gained from problems developing within his earlier designs. There are no straightthrough streets, no long vistas of houses sitting in rows. All streets are curved and, where there could have been a typical subdivision view of houses upon houses in all directions, small triangular parks with trees offer instead a sense of privacy from all but immediate neighbors (50)

The Parkview Subdivision was also set up as a trusteeship, with Adrian O. Rule, John C. Roberts, and Henry S. Caulfield as the first trustees. (58, Book



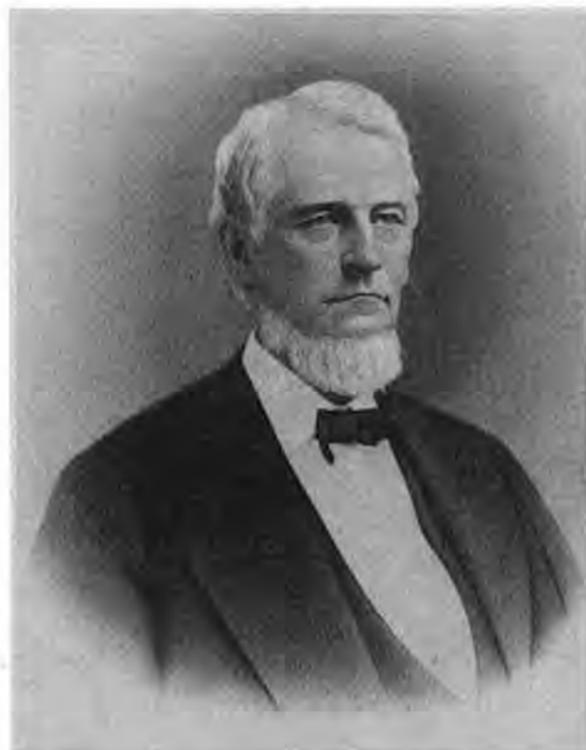
Henry Nicolaus

1910, p. 1) The trustees in effect controlled the land. A comprehensive list of restrictions on the property of the subdivision existed, seeking to preserve its character as a fine dignified residential area within reasonable reach of the business, educational and cultural core of the metropolitan area. Buyers were expected to understand and agree to the restrictions. This trusteeship worked quite well for many years, until progress and inflation made some of its provisions unworkable. Governor Caulfield himself, as the last of the original trustees, assisted in planning for the change in control which would be necessitated by his death. The change from trusteeship to agency control of the subdivision occurred in June, 1966. (47)

Even before Parkview Subdivision's plat had been filed, Beredith Realty had signed a gas easement agreement with Laclede Gas Light Company on August 1, 1905. (30) Beredith, presumably the corporation set up by the Articles of Association, was ready to go. But their architect, Swasey, had moved to New York City and a letter from Beredith to Swasey, dated September 22, 1906, shows that problems had arisen. Accordingly, in this letter the contract with Swasey was dissolved by mutual agreement and an ongoing dispute over payment for work already completed was settled thus: having already been paid \$4,000, Swasey would pay back \$1,500 and give all studies, sketches and specifications already made

to Beredith for their exclusive use. In return, Beredith would convey to Irene McN. Swasey a choice lot in the Parkview Subdivision. (31) This long distance disagreement is the probable reason that no one was actually listed as living in the Parkview Subdivision until 1908. (7)

Returning to our embattled friends at the Parkview Realty and Improvement Co., we find them receiving



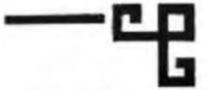
Trusten Polk



Rolla Wells

an offer for the whole of what was left of their original holdings (Delmar to Forest Park Parkway, Skinker to DeBaliviere, excepting a small portion at the northeast corner) in November, 1905. A new group called West End Realty Company offered a purchase price of \$1,785,000. (70) On January 9, 1907, West End Realty filed and recorded a plat for the Washington Heights Subdivision (that area we now call Rosedale-Skinker), bounded by Delmar and Forest Park Parkway, Skinker and Des Peres Avenue (the last projected as a private street). (59, Book 17, #2, pp.118-119)

# Neighborhood Chronicles



## Acknowledgements

The portraits of those involved in the early development of our area we obtained from the St. Louis Public Library. The books and photo collection from which they were copied are

Reavis, L.U. *Saint Louis: The Future Great City of the World*. St. Louis: Gray, Baker, 1875.

Hyde, William. *Encyclopedia of the History of St. Louis*. Southern History Company, 1899.

Strauss, J.C. *Portraits of St. Louisans*.

The Times expresses its sincere appreciation for the assistance provided to us in obtaining these portraits to Jean Gosebrink of the Library's Special Collections department.

We again want to acknowledge the assistance of the Missouri Historical Society's Karen Goering.



*Left: Graceful Fountain, a stereograph made by Keepstone View Company, 1904 World's Fair. Photograph courtesy of the Missouri Historical Society, 1904.*

*Below: Orphan children at the Belgium Pavilion, 1904 World's Fair. Photograph courtesy of the Missouri Historical Society, 1904.*



**Join us again in September for the next installments of  
The Neighborhood - A History of Skinker DeBaliviere:  
The Neighborhood Takes Shape and The Neighborhood Matures**

# OPERATION BRIGHTSIDE BLITZ DAY IN SKINKER DEBALIVIERE

by Laure Porterfield

Hats off to the many hardworking neighborhood residents who labored to improve our community on Operation BrightSide Blitz Day, Saturday, May 1, 1999.

Many alleys benefited from the efforts of weed-chopping, trash-gathering residents who worked so hard that City Refuse could barely keep up with all the activity. The south alley of 5700-6100 Pershing received special attention from a crew of Community Service workers under the supervision of 7th District Police Officers. Four Corners Park was a hotbed of activity. Serving as a distribution point for BrightSide flowers and trash bags, as well as the site of a neighborhood-wide plant exchange and 50 pounds of grass seed, the Park also received a good spruce-up. Many volunteers, including NSO Larry Isom and neighborhood children, enjoyed earning their hot dogs, chips and soda after a hard morning's

work. Thanks to our own Mary Lou Green at Operation BrightSide, as well as the many families and friends who made Blitz Day '99 a great success.



## Moments from the West End Arts Council Event April 17



## Delmar Improvements Update

City officials, neighborhood representatives, and Sarah Smith from Bi-State have planned the implementation of physical improvements to the thoroughfare. Specifications are now being prepared for the median that will go from the Delmar station to DeBaliviere. It is hoped that construction can begin this year. New signaling and crosswalks by the station will be put into place soon to increase pedestrian safety. Joe Edwards is continuing his preparations for the Pageant, a concert hall to be located on the north side of the 6100 block. Edwards is meeting with local officials and is trying to answer any questions about the project. In the meantime, the Commercial Development Committee and the alderman are working to augment parking in the vicinity of the Pageant—for customers of local business during the day, for church parishioners, and for those attending concerts at the Pageant. A meeting with immediate neighbors is being planned.



photos by King Schoenfeld

# Views of the City

Where the Sidewalk Ends

by Billy Handmaker

It's Monday evening, May 10th, and Crossroads School is hosting a crowd of 250-300 people on the front green space as National Public Radio's Ray Suarez discusses his new book, *The Old Neighborhood, What We Lost in the Great Suburban Migration, 1966-99*. As the sun sets in the west (ok, there are some things that are better in the county), Suarez shares his memories of growing up in an urban neighborhood where everything was within walking distance. He also points out how the ties of our society have fragmented as we have left behind that neighborhood. (If you have not seen it already, I recommend Barry Levinson's wonderful movie *Avalon*, which shows how Americans fleeing to the suburbs and the intrusion of television into our living rooms changed us irrevocably.) It's an idyllic urban evening with people sitting and standing on the grass, listening to Suarez, and feeling good about living in the city.

Among the many wonderful points Suarez makes, one stands out. Suarez says that we need to get back to living in settings where everything, or almost everything in our world, is within walking distance. When we can walk to our place of worship, our school, our library, or vari-

ous shops, we develop a closer relationship with our space and the people who inhabit it. We feel a connection to those places, and in the process, we put those locations into our concept of intimate space.

In the comedy, *L.A. Story*, there is a humorous scene where Steve Martin and a newcomer to LA get into his car and go to a neighbor's home two houses away. When the guest from the United Kingdom asks Martin why he does not walk, he guffaws and exclaims "walk, nobody walks in LA!" as if it is the most ludicrous thought in the world. Unfortunately, it's not only in LA that the automotive mode of thinking predominates. In St. Louis, and in other municipalities, we take the easy route of jumping into our automobile, turning on our radio and heading out. (It amuses me how Americans, who would never walk anywhere at home, go overseas and walk everywhere, and it even has a certain cachet since it's in a foreign country.) We have become so dependent on our cars we're like Steve Martin; the thought of walking anywhere becomes ridiculous.

However, not all of our automobile travel can be attributed to laziness. In many new suburbs, walking takes place in the street, because there are no sidewalks. Planners create places like Ye Old Towne Estates or Condorama Complex Village based on the assumption that nobody would really want to walk when they can take the car. These new suburban developments have the notion of car travel so deeply implanted in them that walking is nothing more than a chance to appear on the Chuck Connors' Thrill Seekers television series.

In the process of foregoing sidewalks, the planners have also created islands of isolated individuals or families where people have little opportunity for unplanned interactions. In her wonderful book, *The Death and Life of Great American Cities*, Jane Jacobs explains the many ways in which sidewalks benefit us individually and communally. In discussing the types of interactions and discussions on the sidewalk, Jacobs says

Most of it is ostensibly utterly trivial but the sum is not trivial at all. The sum of such casual, public contact at a local level—most of it fortuitous, most of it associated with errands, all of it meted by the person concerned and not thrust upon him by anyone—is a feeling for the public identity of people, a web of public respect and trust, and a resource in time of personal or neighborhood need. The absence of this trust is a disaster to a city street (56).

The sidewalk forces us to run into each other casually and have informal conversations. In the process, lines of miscommunication fall and the strangers who live on our street become recognizable people with whom we connect. Although these individuals may not be our best friends, they are people whom we can grow to trust and whom we can view as part of our community. To quote Jacobs again,

Under this system, it is possible in a city street neighborhood to know all kinds of people without unwelcome entanglements, without boredom, necessity for excuses, explanations, fears of giving offense, embarrassments respecting impositions or commitments, and all such paraphernalia of obligations which accompany less limited relationships. It is possible to be on excellent sidewalk terms with people who are very different from oneself, and even, as time passes, on familiar public terms with them. Such relationships can, and do, endure for many years, for decades; they could never have formed without that line, much less endured. They form precisely because they are by-the-way to people's normal public sorties (62).

As a level of trust in our neighbors and in our neighborhood increases, the sidewalk also becomes a teaching place for children. Jacobs discusses how in a neighborhood characterized by mutual dependence, people expect each other to help socialize their children. I hope that when our two boys act out or misbehave, other adults sitting on their front porches will let them know that they have misbehaved, and not just that that they have violated our standards but those of the entire community. When children play on the sidewalk, as opposed to being by themselves on a playground or in a park, they do so in front of their own parents but also in full display of other adults who can monitor their behavior.

While playing on the sidewalk, children also watch and mimic how adults interact with one another. Children eventually learn how people speak to each other, how they help strangers, and how they look out for each other. In the process, they realize that the lessons we impart to them verbally are not just manufactured rules that adults don't really believe. They witness and internalize forms of communal behavior that prepare them to be citizens and participants.

When sidewalk life is missing, children lack this daily example of how adults talk with people they know, and just as im-

portantly, how they talk to strangers. Is it any wonder that teenagers with no models of adult conflict resolution resort to violence when they feel frustrated? They live in their private castles, and they have no contact with other adults or children. One of my acquaintances once said that by living in the suburbs of St. Louis, she had relegated her children to growing up in the "prison of West County." Although there are many reasons for the ongoing increase in school violence, we cannot ignore how our neighborhoods fail to socialize our children as one major component of this frightful trend. Our children become alienated as they fail to make connections with any community structures, such as churches, synagogues, mosques, YMCA's, etc. In the process, they cease to see how their interactions affect others, and they become free floating atoms with no ties to anyone or anything.

Building and fixing sidewalks may not cure all of the ills of late twentieth century American society, but it may help restore a sense of community for our children and ourselves. (After all, something that has been a part of urban areas since the days of Pompeii cannot be all wrong.) Sidewalks provide the bridge between the public activity of the street and the private world of our houses, and in the process, they transform us from being individuals into members of a community.

## Kudos

by Lana Stein

Congratulations to the Times' occasional correspondent, Tim Schoemehl, on his graduation from Trinity University in San Antonio. A dual major in political science and history, Tim will be a CORO Fellow in St. Louis for the coming year.

Will Freeman, son of Greg and Elizabeth, has graduated from Crossroads High School. In the fall, he will journey to Chicago to attend Columbia College. He has a strong interest in the arts.

Archway announces that John Hermann of Unity Health has joined their board of directors. Their new clinical director is Jeffrey A. Schwartz, formerly employed at a state facility in Georgia.

Carol Kohfeld and John Sprague of 63xx Pershing celebrated the marriage of their son Kurt to Sandy Ging on May 29. The happy couple are honeymooning at Pebble Beach while the parents recoup on the river.

Congratulations to June Fowler of 62xx Pershing who was named a Woman of Achievement by the Journals newspapers. June is an executive at Mallinckrodt.

Dina Vatcha has achieved a major milestone. She graduated Magna cum Laude from the University of Missouri at Columbia with a Bachelor of Health Science degree in Occupational Therapy.

## Archway Receives Drug Court Contract and Expands Facility

Archway, a drug rehabilitation facility, has been quietly located for over two decades at the southeast corner of Pershing and DeBaliviere. Recently, Archway was awarded a 3 year contract from St. Louis County Drug Court to provide intensive outpatient prevention treatment services to substance abuse offenders. Archway's program objective is to reduce recidivism and prison commitment through immediate and intensive intervention and supervision. This program will serve first-time nonviolent offenders whose charge is felony possession of a controlled substance.

In addition, Archway is expanding to occupy the entire building at its Pershing location. The small grocery that occupied the main floor has relocated.



## GLIMPSES OF THE MCPHERSON COMMUNITY GARDEN

photos by Andy Cross



Neighborhood Youth hard at work



Cool weather crops at peak performance at the McPherson Garden

**SKINKER DEBALIVIERE COMMUNITY COUNCIL  
BOARDS OF DIRECTORS MEETING  
MARCH 8, 1999 MINUTES**

**In Attendance:** President Gary L. Hayes, presiding; Directors Ann Smith Carr,

Lara Doyle, Greg Freeman, Jane Geiler, Steve Givens, Ronie Haliburton, Shashi Kara, Gwen Lazard, Susan Littlefield, Miki Merritt, Dan Schesch, Julie Schoemehl, Lana Stein. **Guests:** Andy Cross (Beautification Committee Chair), Sgt. Dan Chitwood, SLPD, Joe Edward; (Blueberry Hill), Suzanne Goodman, (Washington University), Pat Hagan, (The Pageant), Paul Hohmann (Transportation Committee Chair), Alderman Lyda Krewson, George Montgomery, SLDC, Katrina Steirholz (Playground Committee Chair), JoAnn Vatcha, Chair, Commercial Development. **Staff:** Gary Boehnke (Housing Corporation Project Administrator), Laure Porterfield (SDCC Executive Director).

**Absent:** Peggy Droege, Ruth Johnson, Maggie Hart-Mahon, Shirley Polk, Paula Sigman.

Meeting was called to order at 7:05 p.m. by Gary L. Hayes, President.

Suzanne Goodman was introduced as the Washington University community affairs representative.

**I. Commercial Development Committee, JoAnn Vatcha, Chair**

A. The state has money available that may be applied for to complete the sidewalk project on Delmar. Asked Council for a letter of support for the City's application.

B. Have applied for a grant to do marketing on Delmar; awards to be made at the end of April and announced in early May.

C. Work on the Delmar median expected to begin soon; Kuhlman design group drafting final design now.

D. Joe Edwards and Pat Hagan: propose a new business venture in 61XX Delmar.

E. They want to build a concert hall on the north side of the street. Will have two storefront businesses, two floors of office space and a music club (1500 capacity). Project opening 10 to 12 months; working on parking problems. Plans will be available in Skinker DeBaliviere Community Council offices.

A motion was made to support the project, which may include: later requests for a variance to zoning ("F") for conditional use and the possibility of 3:00 a.m. closing liquor license, restrictions to be discussed later. Proposed by Susan Littlefield, seconded by Greg Freeman. Motion passed; ten in favor, two abstained (Jane Geiler, Miki Merritt).

**II. Security Update /Sgt. Dan Chitwood**

There was a decrease in crimes against persons, and an increase in burglaries and thefts of motor vehicle parts. Auto thefts were down. Several arrests made and burglaries stopped.

**III. Approval of Minutes**

Minutes were read, corrections to attendance made and approved.

**IV. Financial Report, Lana Stein, Treasurer**

The corrected projected budget was presented by the treasurer; a motion to accept was made by Dan Schesch and seconded by Ann Smith Carr. Motion passed. Fundraising: Jane Geiler report that committees and events are being organized. They will kick-off with a Walk-a-Thon this spring. Triva Night and other events planned.

Ongoing T-shirt sales. Next meeting to be announced.

**V. Transportation Committee, Paul Hohmann, Chairman**

A. Historic Neighborhood Association has planned a meeting at St. Roch at 7:00 p.m. on March 15, 1999.

B. A neighborhood MetroLink meeting is planned at Grace Methodist Church 7:00 p.m. on April 26, 1999. There was a discussion about keeping the meeting to neighborhood residents and invited guests. A motion was made by Ann Smith Carr and seconded by Julie Schoemehl to seat residents first. Others may be seated if space is available. Questions and comments from residents only. The motion passed unanimously.

**VI. Beautification Committee, Andy Cross, Chairman**

Good turn out for Blitz Day Planning Meeting. Will be creating Planters for vacant lots at 57XX Westminster/McPherson. Will plant with low-maintenance wildflowers. Andy also presented a community bulletin board for installation adjacent the Skinker DeBaliviere Community Council offices. Laure Porterfield thanked Andy for his hard work and his family for sharing his time with the neighborhood. Garden plans are being finalized for McPherson Garden and new projects underway for Block 1035 garden.

**VII. Playground Committee, Katrina Steirholz, Chair**

A. Youthcycle equipment to be sold and funds to be used for playground.

B. Gary L. Hayes is checking into getting used equipment from Darst-Webbe.

C. Checking into the need for a \$5,000 deposit for maintenance.

D. Committee wants to begin construction when 80% of cost raised. The board suggested they submit a three stage plan for construction and completion.

**VIII. Housing Corporation, Gary Boehnke**

A. Housing Corporation now has deeds to Mills lots.

B. Purchase of this building completed a) need to work out lease agreement for CDA b) goals to repair exterior and rehab residential apartments.

C. Work out lease agreement for gardens

D. See written reports

E. A Steering Committee for the lease and rehab consisting of the executive committee and either Ann Smith Carr or Maggie Hart-Mahon was suggested and approved.

**IX. Executive Director's Report, Laure Porterfield**

A. Update from Arts Council

B. DeBaliviere MetroLink lot update scheduled for May meeting. To be presented by Brent Hill.

**X. Rosedale, Julie Schoemehl, President**

Issues:

Streets - traffic patterns

Rags to Riches sale

Combined Block meetings will be set up by representatives elected to the Council

Booth at the Balloon Race in order to raise money

Rosedale's Annual Meeting set for May 19th

9:30 p.m. Meeting closed and went to executive session.

**SKINKER DEBALIVIERE COMMUNITY COUNCIL  
BOARD OF DIRECTORS MEETING  
APRIL 12, 1999**

**In Attendance:** President Gary L. Hayes, Directors: Ann Smith Carr, Lara Doyle,

Peggy Droege, Steve Givens, Ronie Haliburton, Ruth Johnson, Shashi Kara, Maggie Hart-Mahon, Gwen Lazard, Susan Littlefield, Shirley Polk, Lana Stein. **Guests:** Andy Cross, (Beautification Committee Chair), Carmine Fowler, Sheila Garcia, Sara Graham, Georgi Fox, Amy Gill, Paul Hohmann, (Transportation Committee Chair), Tamara Frank, 7<sup>th</sup> District, Laura Hawkins, Terry Kowalczyk, 7<sup>th</sup> District Police, James Mason, Bernadette Mooney, Dan Schesch, Mohammad Shakiary, Larry Isom, NSO; **Staff:** Gary Boehnke, (Housing Corporation Project Administrator), Laure Porterfield, (SDCC Executive Director).

**Absent:** Greg Freeman, Miki Merritt, Julie Schoemehl, Paula Sigman, Dan Schesch

Meeting was called to order at 7:02 p.m. by Gary L. Hayes, President.

**I. Washington University students introduced as Thirteen Carnival representatives.**

A. Students addressed concerns about noise and security during the carnival. Cell phone number for security is 540-2049.

B. A request has been made to close Waterman Way. The property is to be vacated and turned over to the adjacent homeowners and will become their responsibility.

A motion was made by Susan Littlefield to support the permanent closing of Waterman Way, with the property to go to the adjacent homeowners. Seconded by Ruth Johnson. Motion passed. A letter of support will be sent from Council to Alderman Lyda Krewson.

**II. Security update/Terry Kowalczyk**

A. A rise in crime, mostly due to stolen license plates/tabs.

B. A serious accident on 61XX Waterman last week.

C. Dogs from 6186 McPherson who were menacing the neighborhood have been caught and impounded. Black dog seen east of DesPeres has not been out lately.

D. House at 6186 McPherson has been condemned.

E. Monthly public affairs meeting for the district held second Tuesday at 4014 North Union. Motion made to thank police for their response to the problem caused by dogs was seconded and passed.

**III. Approval of Minutes**

Minutes were read, correction to attendance made (Peggy Droege absent in March) and approved.

**IV. Financial Report/Lana Stein, Treasurer**

Have not received payment from institutions: have not requested payment as yet. A motion was made by Ann Smith Carr and seconded by Ruth Johnson to approve the report. Motion passed. Jane Geiler, Fund raising co-chair, presented a tentative calendar of events beginning with a Walk-a-Thon on June 5.

**V. President's Report/Gary L. Hayes**

A. Announced rally at St. Roch on April 19, at 4:00 p.m.

B. Lengthy discussion regarding support for the Coalition for Underground Expansion position statement. Motion to accept was made by Susan Littlefield and seconded by Maggie Hart-Mahon. Motion passed (8 in favor, 0 opposed, 4 abstained)

C. McPherson/Sinker parking lot: further discussion with Washington University and Heritage regarding fence on McPherson and along the alley. Waiting a reply.

D. In a meeting hosted by Suzanne Goodman with Washington University, discussed neighborhood's position of no dorms, no classrooms in Skinker DeBaliviere neighborhood.

**VI. Executive Director's Report was included in the Board packet.**

A. Written report for Housing Corporation attached to packet. No questions. Adjourned at 9:05 p.m.

**In Your Ear**

*Continued from page 16*

repeat of Seinfeld, or Der Ally McBeal, you're glued. By coming through the tube, they have a captive audience of billions. After all, except for sleeping, at any given moment, more people are watching t.v. world-wide than doing anything else. (How's that for a depressing thought?)

Don't go grabbing for your t.v. guide, because it won't be listed there. Heck, it may not even be during ratings week. But some day, probably sooner than you think, all of the television screens in the world will emit a funny hum and go Zap. Existing programs will be interrupted and sets that were off will automatically be turned on, waking the third of the world that was asleep with a t.v. in their bedroom. The initial image will be striking, something so different and bizarre, that it rivets our attention. We won't be able to look away. We will know that what is on the screen is not of our world. Then the message will begin.

**Enterprise Foundation Grant**

*Continued from page 1*

community as well as enhance the overall neighborhood," noted volunteer Katrina Steirholz. The volunteer effort has raised two-thirds of the approximately \$55,000 needed to build the playground. Other contributors include Washington University and Whitaker Foundation and individuals.



# In Your Ear

by Hawkeye L. Hoerr

Each year it becomes increasingly clear that we are not alone. No, I'm not announcing that there are suburbs or they people actually live west of Hanley Avenue; for better or worse, mostly worse, we've known that for years. Why someone would actually choose to live OUT THERE is a topic for future columns.

Rather, dear reader, in saying we are not alone I am referring to the increasingly clear reality that life-forms exist on other places than our planet. Yes, this question is still subject to debate but it's a bit like questioning whether we'll wind up with a new taxpayer-financed downtown baseball stadium within the next ten years. Like, duh, does anyone really not know this?

It was only a few hundred years ago, a mere hiccup in the continuum of time, when we — we as in the royal we, humankind, mankind, man, woman, us — discovered that, gosh, the rest of the solar system doesn't revolve around the Earth. In retrospect, it's easy to see

how our egocentrism stems from our geocentrism. Anyway, the protests of Popes and poets aside, it was soon clear that we were just a part of a solar system in which we revolved around the sun. From there the steps were logical and easy, again relatively speaking. Thanks to the invention of the telescope, we learned that there were many, many other stars and that we need to cover our windows. How many stars? Carl Sagan pointed out that there are more stars in the universe than grains of sand on the North American continent. That's like a lot. The comparison stunned me because I could never figure out how he managed to count all that sand. Once I tried counting the sand that was lodged in my shoes after running by the ocean and gave up.

And if even an itsy-bitsy percentage of those stars have planets and an even teensier percentage of those stars have life forms, that represents millions of planets with something alive. The inevitability of this gets more and more

obvious. This became even clearer recently with the discovery of actual planets on a nearby star. We know for pretty sure that our solar system is but one of many.

Sooner or later we will hear from them. What they are, whether they breathe or walk, and how they look is open to question. Wiser heads than mine have said that if evolution began again on the Earth, under the exact same conditions, the end product — us — would look very different than we do today. So speculating on the form of these life forms is a bit like predicting what will wind up in the space where Talayna's Restaurant used to be. It's a crap-shoot.

But they're there. How we will hear from them is almost as interesting as what we will hear from them. First, of course, my geocentric bias is that sooner or later, we will hear from them. I mean, how could they not want to contact us? (On the other hand, how often do I stop whilst driving through subur-

bia or even strike up a conversation with the ever-friendly customer relations agent at the county 7-11? Maybe this is an assumption that should be questioned!) For the purposes of this line of semi-reasoning, however, let's assume that they will want to get in touch with us. But how? This column will explore the how; future pithy pieces will pursue the what.

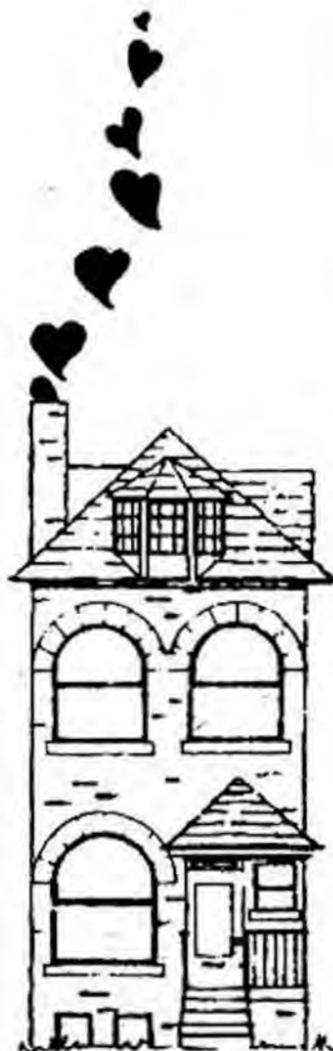
How? Surely they won't call us on the telephone. Can you imagine the long-distance charge? And Shirley, they won't send something through the U.S. mail. If they are smart enough to be contacting us, they'll know better than to depend on the mail. (Here's a troubling thought: if they sent us a letter, it could have been mailed decades ago and they're wondering why we've not replied. Yikes, it's been misdelivered! Instead of it getting to the White House on Pennsylvania Avenue in D.C., probably someone at the White House Retreat Center in South County got it, misread the signature, and wondered why a letter writer named Alan misspelled his name as Alien, and what are these funny words anyway? Alas.)

Ok, so phone and mail are ruled out. They (it?) will want to make an impact and given the status of leadership in the world today, may decide to bypass chain of command and go directly to the people. What about skywriting? A lost art, to be sure, but one which could have a cool effect. Think of it: There, above us against the blue sky, in giant letters a mile long, we see the white clouds spelling PEOPLE OF EARTH, HELLO. WELCOME FROM AFAR. WE'D LIKE TO TALK TO YOU ABOUT METROLINK ROUTES! Oops, that last part of the message just slipped in. Anyway, skywriting has potential: relatively inexpensive, lots of visibility, good windshield appeal. But somehow it seems a bit antiquated, like crop-dusting. Besides, whatever language they chose to use would have to be written backwards by them so we could read it and that would be tough to do. So probably not.

E-mail? Given the plethora of junk e-mail I get daily, it doesn't require much techno savvy to get e-mail addresses, so that's a distinct possibility. But a wise alien life form may not want to be associated with Bill Gates, so I don't think so. Going to where people congregate to spread the word holds some potential but unless they advertise 40% off at the shopping mall, they'd be ignored. Going through the pulpits, having the various priests, ministers, and rabbis spread the word have some logic, I grant you, but I don't think it would work. After all, a lot of religion is still coming to grips with Darwin, so getting the clergy to introduce green men or wide-eyed ghosties would be too great of a stretch.

All the easy possibilities are eliminated so there's only one route left. What is pervasive, designed for communication, and appeals to the lowest common denominator? Of course, the television. They could easily take over every regular, cable, and satellite signal so that all the televisions in the world were simultaneous broadcasting their message. Whether you're watching Oprah, E.R., a parliamentary update, the local Chile vs. Argentina soccer game, Dallas with Chinese subtitles, a

*Our home is in  
the city...  
so is our heart.*



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Continued on page 15