

The TIMES of.... SKINKER DEBALIVIERE

Vol. 53, No. 5

February - March 2024

<http://SDTimes.org/index.html>

The oldest neighborhood newspaper in St. Louis

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UPDATE ON ST. ROCH PARISH AND SCHOOL

By Linda Cross

St. Roch has not yet received a response from the Vatican regarding the proposed closing of the parish as a result of the 'All Things New' Archdiocesan initiative. St Roch was originally slated for closure by Archbishop Mitchell Rozanski, but the parish leadership with support of parishioners, as well as friends and neighbors, petitioned all the way to the Vatican to remain open. In the meantime, the parish has been supported by Father Frank Reale, SJ who has generously volunteered to say masses at the church every Sunday at 9:00 am. The attendance has increased and new events are being scheduled in the church such as the Martin Luther King Jr commemoration that was held in mid January and the progressive dinner that was held at the end of January. St. Roch is still a very active and involved parish and hopes for a positive message from the Vatican in the future.

St. Roch School will also remain open. The parish must produce a three-year feasibility study by February for the archdiocese downsizing plan. This plan must have goals for increasing enrollment and funding the school while still supporting other parish ministries. The Archbishop will review the feasibility reports and may suggest addition revisions or amendments.

SKINKER DEBALIVIERE COMMUNITY COUNCIL UPDATES

By Molly Rater and Tracy Granneman

A lot is going on within the SDCC and 2024 will mark a year of new beginnings!

Staff Changes:

In October, the Board voted to eliminate the near full-time Executive Director position. This decision was not taken lightly but was a reflection of budget constraints and the demand support most requested of the SDCC. The Board decision allows the SDCC to hire a part-time project coordinator and to invest more funds toward direct visible returns to the neighborhood. This includes more programming, beautification, and events. Thank you to Mike Reid for all that he did in maintaining continuity within the community throughout the last few years.

Karen Kelsey, our Office Administrator, submitted her request to retire effective December 1, 2023. She worked for the SDCC for 8.5 years. We cannot express our gratitude for her support to the community.

Currently, the SDCC does not have any paid staff, but the Board will post a position for the Events Coordinator/Office Administrator early in 2024. This role will focus on supporting events and initiatives, as well as managing the SDCC Office. The Board is volunteering to continue essential operations through this period of change. Committees and the Board to continue to facilitate advocacy with the City as an ongoing effort.

New Initiatives Underway

Our first investment back to the community is to renovate the SDCC office so it serves as a much more functional space for community gatherings and events. It will be more open, adaptable and accessible for many different needs (Book clubs, Scout meetings, toddler and parent groups, small events, coffee with neighbors, etc). A survey was sent to homeowners in Skinker-DeBaliviere through the E-Blast to get ideas for uses for the office and we have received many great ideas! That survey remains open and will be posted on the SDCC Website.

January Board meeting:

Board Members and Committee chairs were confirmed for service in 2024 at the meeting on Jan 8th. 2024 Board of Directors: Tracy Granneman, President (Rosedale) Yvette Kell, Treasurer (Washington Heights), Molly Rater, Secretary (Kingsbury Square), Linda Cross (Rosedale), Mike Stephens (Parkview), John Wright (Parkview), Jim Holzer (Rosedale) AnnaMarie Bliss (At large), Tim Woodcock (Rosedale), Nathaniel Rivers (Washington Heights), Roger Harris (Washington Heights), Karen and Jeff Stokes (Grace Methodist), Carl Merritt (Cote Brillante), Kathryn Bulard (Busey Bank)

Committee Chairs:

- Security-Grady Vaughan
- Financial-Yvette Kell
- Historic-Anna Marie Bliss chair and Jim Holzer co-chair
- Housing and Zoning-Marvin Nodiff chair and

SDCC Update *continued on page 2*

NEIGHBORS ORGANIZE TO BUILD SKINKER DEBALIVIERE DOG PARK.

Here's how you can help

By Kaitlin Daniels

With your help, our neighborhood could have a new community space by the end of this year. Substantial progress has been made toward realizing the long-awaited Skinker DeBaliviere dog park at 520 Des Peres, and residents who are interested in joining can take steps to help us make it happen.

Since the latest push to build the park began a year ago, there has been broad support from neighbors. The dog park committee has raised more than \$16,000, and many neighbors have expressed interest in joining.

"I have lived in Skinker DeBaliviere for 5 years and I've always wanted a dog park! I can't wait to make more connections in my community while our furry friends get to play," dog owner Ana Barzowski said.

The Skinker DeBaliviere dog park will benefit not only those with pets who will become members. It will add value to our neighborhood by furnishing a welcoming entrance from Delmar Boulevard and serving our population by fostering community among neighbors.

"Even though I don't have a dog, I support anything that brings neighbors together. A dog park is a great way to build community,"



Artistic rendering of future Skinker Debaliviere Dog Park at 520 Des Peres by Callie Kesel, dog park committee member.

Westminster resident Fausto Gonzales said.

What needs to happen to build the park?

The next administrative step for the dog park committee to tackle is the Skinker DeBaliviere Community Council board meeting at 7 p.m. March 11 at 6008 Kingsbury Ave. The dog park committee will present our progress at this meeting, and the board will vote to make decisions that could streamline our process or potentially end the effort altogether.

Another important milestone is demonstrating sufficient interest

SKINKER DEBALIVIERE DOG PARK *continued on page 5*



Skinker Debaliviere Dog Park Website

Editor's Notes

By Linda Cross

We are approaching my favorite time of year. Coming out of the winter freeze, soon crocuses will be blooming, and we will get the feeling ‘I can make it!’ The community garden has already had their first meeting prepping for the upcoming planting season, the SDCC board of directors has been spring cleaning the office for an update and refresh, and trips to take the dog out don’t require a snow suit! The Porchfest committee is already starting their planning for another great event. This is the time of year when the neighborhood shines. I cannot wait to see everyone outside prepping their gardens, sweeping the walks, kids playing hoops, and everyone enjoying longer and longer days of sun.

Having said all that, none of the things that make our neighborhood beautiful, stable, and diverse happen on their own. There is no better way to get to know your neighbors than to be active in one thing that you enjoy that happens in Skinker DeBaliviere. Love concerts? Take a spot on the Porchfest committee. Gardening is your thing, get a plot in a community garden (we have two amazing gardens). Your OCD makes you an organizing champ, volunteer at the community council. Make the best hot dogs in the state? Be on the grill crew at a concert. Your party planning could rival Martha Stewart? Plan a block party for your neighbors. You are the master of the yard sale bargain? Help out at Rags to Riches. You have your pulse on all that happens? Write the News of Neighbors column for the Times.

Some of us (you know who you are) overcommit and overextend, but that is not necessary to make an impact. Pick one thing that you enjoy and share that with your neighbors. You may feel more connected, and we all will benefit by getting to know you better.

Guidelines for Submitting Copy

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

The writer is responsible for the accuracy of the data, including times, dates, location, and particularly the spelling of names. The editor retains the right to omit or alter any material. Opinions expressed in Commentaries are the opinion of the author.

Deadline for next issue: March 15, 2024 for our April/May issue. Please send copy by e-mail to Linda Cross, lcross@sdtimes.org.

The TIMES of... SKINKER DEBALIVIERE

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Readers are welcome to send us e-mail or letters commenting on any of our content. Send to lcross@sdtimes.org.

FREE MULCH:

Fall and winter is prime time to mulch. Thanks to the efforts of parishioners Andy Cross and Bob Dowgwillo, the City’s Division of Forestry has delivered mulch for just this purpose. The mulch is located on the 6100 Block of Pershing and is free for the taking. Please help yourself.

COMMITTEE MEETINGS: Dates, Access Links & Reports

As we prepare for the new year, we want to remind you that all neighbors are welcome to serve on SDCC committees. If you want to learn more about the committee opportunities or be connected to a committee chair, please email SDCC@skinker-debaliviere.com.

SDCC Board Meeting

Monday February 12, 7:00 PM, Zoom
An invitation link can be received by contacting the SDCC Office at SDCC@skinker-debaliviere.com
See past Board Meeting Minutes [HERE](#).

Security Committee

Tuesday, February 6, 5:30PM, Zoom
An invitation link can be received by contacting the SDCC Office at SDCC@skinker-debaliviere.com

Residential Housing & Zoning Committee

Wednesday, January 17, 6:30PM, 500 Skinker Blvd

Community Engagement Committee

January meeting TBD, Zoom
An invitation link can be received by contacting the SDCC Office at SDCC@skinker-debaliviere.com

Historic District Committee

Wednesday, February 21, 6:30PM
Zoom Meeting-Planning for community historic district educational events

SDCC Commercial Districts Committee Meeting

Next Date Forthcoming

Washington University buys vacate lot at Skinker and Delmar

Washington University recently acquired 6190 Delmar - the former Church's Chicken Lot at the corner of Skinker and Delmar. The University has a long-standing interest in the areas surrounding our campuses and try to stay informed about properties that become available. When a building or parcel of land goes on the market, we evaluate whether there may be a university purpose for acquiring the property. In the case of 6190 Delmar, the former owner of this vacant property contacted the university about it being available for purchase. We decided to acquire it as part of our efforts to play a collaborative role with municipal officials and community organizations in identifying future development opportunities to support long-term success of the Loop. The university does not currently have any plans for development of the site.

SDCC Update *continued from page 1*

Bob Dowgwillo co-chair	President
• Commercial Districts- Samantha Smugala chair	• Beautification-Andy Cross
• Community Development-Nicole Blumner chair	• Porchfest-Jim Fuchs and Molly Rater
	• Dog Park-Kaitlin Daniels.
	• Community Engagement-June Vaughan

Ad hoc and special committee chairs

- Marketing and finance-Board

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Rachel is a Proud Skinker DeBaliviere Resident

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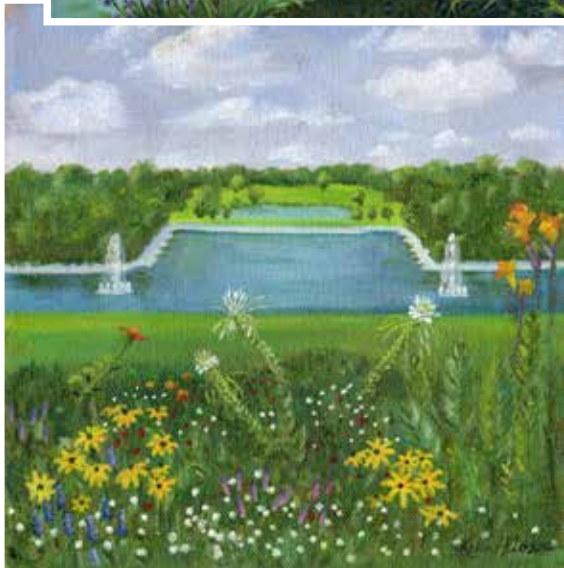
News of Neighbors

Thank you to these generous neighbors who have donated to the Times:

- Stephanie Morrison and Silas Johnson
- Sally Boggeman
- Britt-Marie and Jerome Schiller
- Margaret Welch and Mary Lou Green
- Candace O'Connor and Robert Wiltenburg
- Margaret Hermes
- Catherine Winn and Thomas Nicholson
- Mike Whisenhunt and Tim Moore
- Tom and Karleen Hoerr
- Jill and Dan McQuire
- Marlene Metres
- Robert and Heidi Dowgwillo
- John and Mary Pat O'Gorman
- Katie and Paul Kurtz

Do you have news to share? Please send your submissions via email with the subject line News of Neighbors to lcross@sdtimes.org. Be sure to mark it "News of Neighbors". We love to hear about neighbors accomplishments, awards, travels, weddings, anniversaries, births, and more!

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WORKING FOR A QUALITY RESIDENTIAL EXPERIENCE

By Housing & Zoning Committee

What constitutes quality in our residential experience? Lots of things, some of which are open and obvious; others are more subtle, hiding in plain sight.

Seven years ago, the Skinker-DeBaliviere Community Council (SDCC) addressed the rising number of single-family dwellings being converted to student rental housing in excess of the city’s occupancy limit. SDCC created the Housing & Zoning Committee (HZC) to focus on this and related matters to promote a quality residential experience.

For zoning purposes, our neighborhood consists of some blocks designated for single-family dwellings and others for duplexes; the actual housing on many blocks is a mix, plus apartment and condominium units. Given our proximity to the Danforth Campus, Washington University is the neighborhood’s largest landlord, owning 43 properties. More than a quarter of our population consists of students. Having a blend of owner-occupants and renters enriches our community.

But proximity to the university also makes Skinker-DeBaliviere an attractive magnet for investors that convert large single-family houses – some with five or six bedrooms – to student rental housing. HZC has compiled a current database (see related story) showing approximately 350 off-site residential property owners, or 30% of the total. One company owns 15 properties; dozens of LLCs own two or more.

The investors’ business model is to maximize profits by leasing to as many students as possible, at monthly rental rates of \$800 to \$1,000. In some cases, rooms have been partitioned to allow more occupants.

However, city ordinance Section 26.08.160 limits occupancy by unrelated persons by defining “family” as “persons immediately related by blood, marriage or adoption” ... “also a group of not more than three (3) persons not necessarily related by blood, marriage or adoption, living as a single housekeeping unit” (emphasis added). The purpose is to protect the quality of life by limiting congestion, noise, waste disposal, parking and related factors.

Enforcement of the city’s occupancy limit is complaint-based. HZC investigates by interviewing student occupants and obtaining personal observations from neighboring residents. This information is provided to the Building Division for enforcement. From its inception, HZC has prevailed in cases involving more than 20 properties owned by ten entities, at either the Board of Adjustment or voluntarily as the result of meetings with investors. If students – innocent victims caught in the middle of such violations -- are required to relocate, Washington University can provide alternative dwellings within its approved housing program.

To further voluntary compliance, HZC is proactive in informing investors about the city’s occupancy limits. Notices are sent to investor-owners. A “Landlord Meet & Greet” program was held where numerous landlords met with SDCC and representatives from the city’s Neighborhood Stabilization Office and Building Division, as well as representatives from Washington University. Topics such as housing conservation inspections, occupancy limitations, property management, and security were discussed. HZC also prepared information for Washington University for distribution to its off-campus students.

Owner-occupancy is another key ingredient for a quality residential experience. In addition to building financial equity, homeownership yields important contributions to society by fostering civic involvement as residents sink roots in the community. Objective measurements are discussed in “Incentives and Social Capital: Are Homeowners Better Citizens?” in Chicago Working Paper in Law & Economics:

Homeownership creates incentives for households to improve the quality of their communities since community quality is capitalized into the value of their homes.

Increased length of tenure encourages investments in community since homeowners will consume the benefits of community over a longer time.

Homeowners have a greater sense of community and greater participation: 15% are more likely to vote in local elections; 10% more likely to know their U.S. representative by name; 9% more likely to know the identity of their school board head; 6% more likely to work to solve local problems.

Homeowners are more likely to maintain their properties and invest in local amenities such as gardening.

Social capital involves shared interests and activities to promote trust among neighbors and develop a common language which fosters communications.

Thus, when homeowners sell their dwellings, they should give high priority to finding buyers who will be owner-occupants.

Another HZC priority has been advocating for residential neighborhoods to reduce short-term rentals because they convert owner-occupied dwellings to transient lodging. Short-term rentals remove neighbors -- our most important asset -- from the community, replacing them with off-site investors and transient lodgers who have no stake in the neighborhood.

HZC welcomes volunteers to help us in this important mission. Interested? Contact HZC chair Marvin Nodiff at marvin@nodiffcalaw.com.

THIS LAND IS YOUR LAND

Starting Your Own Plants Indoors!

By Mark Banaszak

Are you missing a good BLT yet? I am. Now is the time to get ready for the best BLTs of your life. Late winter and early spring is a great time to get a jump on planning your garden. One way to get ready for growing season is to start your own plants indoors. And the plants you start yourself are better than the ones you can buy at a big-box store or nursery. It is not difficult or expensive. You will have a wider choice of plant varieties, you can cheaply grow more plants of whatever kind you want, and you will know what has been added to the soil to help the plant grow. The process of raising a seed to a vegetable on your table or a flower in your vase is rewarding.

Seeds are easy to come by, and you can choose seeds from local companies, which offer plants accustomed to our local weather patterns and temperatures. Among the best of the many regional-local garden seed companies is Baker Creek. Baker Creek seeds are available at nurseries and garden stores in our area, including OK Hatchery in downtown Kirkwood. Make sure to read the seed packet before starting. You should note two things: what the seed needs to germinate, and what it needs to grow.

It is important to start seeds in the right conditions for that plant. Seeds germinate with the correct soil, light, heat and humidity conditions, so monitoring and controlling these factors can prevent problems. Soil is the first factor to consider. It is possible to germinate seeds in many different kinds of soil, but often a sterile, soilless mix is best. Seed starting mix is available at many stores, but it is also easily and cheaply made at home. The most common mix is one part peat moss or coco coir, one part vermiculite, and one part perlite. These three ingredients are cheap if bought separately and mixed at home. Coco coir is an industrial by-product of coconut harvesting, and, unlike peat moss, it is a renewable resource, so it is more sustainable. Whatever mix you choose, remember that it should stay damp, drain excess water, and be



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fine-textured, so that roots and stems can develop easily.

Seed packages often include details that help success - for example, the number of days between planting and germination and the recommended planting depth. The number of days until germination is especially important if you are planting several types of vegetables or flowers at the same time. Because some seeds germinate quickly and others not, you may think that some failed to germinate just because they didn't all sprout at the same time.

A rule of thumb for planting depth is that seeds should be planted at a depth that is twice their diameter. Really, what this means is that small seeds can be pressed onto the surface of the potting soil and covered with a thin layer of additional soil mix. Bigger seeds are planted deeper.

Bright light is important. Seedlings become leggy without bright light, so many people use either their sunniest window sill or a plant light close to the surface of the soil. Before seeds germinate and sprout, it is often essential to maintain humidity, so having a tray with a clear, plastic cover is helpful, although a cleaned plastic salad container works fine too. Some people also use a plant heating mat to guarantee a consistent soil temperature until seeds germinate. Keep the soil or the tray damp, but not so wet that you could squeeze water out.

Once the tiny plants start appearing, wait until most have emerged before removing the cover. When plants have two or more leaves, any cover can be removed. Keep any light source as close to the plants as possible. Some people use a fan or brush their plants softly to help strengthen the stems. This is important because seedlings grown indoors are more tender than those grown outside.

After the first leaves (often called seed leaves), plants will start developing "true" leaves. These leaves can be differently shaped than seed leaves and often resemble young versions of adult leaves. When there are two or three true leaves, transplant the seedlings into bigger containers, especially if you started with small pots. This gives the plants a chance to develop more roots. This is called "potting up." Some people even pot up plants several times before planting them out in the garden.

Once the plant has two or three additional sets of true leaves, get them ready to move outside by "hardening them off." This means taking them outside for increasing lengths of time. At first just a few hours in a protected location, but gradually increase the time and find increasingly sunny locations.

The date a plant should be planted in the garden can vary by the kind of plant. Seed St. Louis, the organization that sponsored our community gardens, has a great planting calendar (https://seedstl.org/wp-content/uploads/2023/01/2023_SSTL_Planting-Calendar_001-1-3.pdf). When you plant them outside, it is very important to "water them in." Water them well at planting time and for several weeks until they are established. In no time, you'll be enjoying the flowers and vegetables you started this year, and - trust me on this - your care and effort will make them look and taste better to you than what you have been used to. And you can feed yourself and your family with the true fruits of your love and labor – what a gift!

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A HISTORY OF A ST. LOUIS HOUSE

By Tony Nipert

Following the 1904 World’s Fair, Skinker DeBaliviere turned from farmland to a dense urban neighborhood. By 1912 in the southeastern corner of the neighborhood, an R.O. Brown Real Estate Company applied for building permits at 5765-67-69-71 Pershing Avenue. At that time, prior to World War I and the anti-German sentiment that would accompany the conflict, the street was still named Berlin Avenue. There is some likelihood that R.O. Brown was Reasor-Brown, a prominent home builder in the area during the early 20th century. The company built middle to upper class housing throughout St. Louis’ west end and out into county suburbs including Clayton. The permits were for \$12,000 (roughly \$370,000 today adjusted for inflation). All four buildings were to be brick single family homes at two stories tall. As one can witness in the present day, the four detached rowhomes are nearly identical save for stylistic differences in the paint schemes.

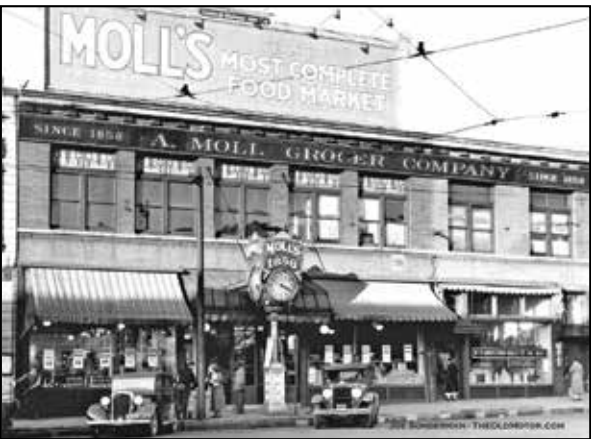


The row of houses from 5765 to 5771 Pershing

When the four detached rowhomes were completed later that year, it appears that an out-of-town investor bought both 5765 and 5767 Pershing and rented out the houses for \$50 a month, a higher-end price tag at the time. This equates to a sum of \$1,536 in 2022 when adjusting for inflation. The 7-room home at 5765 Pershing had a tile porch, tile bath, steam heat, copper screens, and copper guttering in addition to the many features such as columns and stained glass that are still present on the home today. It is readily apparent that highly skilled laborers built the home.

In 1914, a salesman named J Forbes Johnson lived at the address. He worked at 908 Clark Street downtown. His wife spent her career as a music teacher at Clayton High School and John Burroughs School. Mentions of them at the address are limited to 1914, so it is difficult to say how long they lived there. Whoever rented the home in 1916 not only had the money for rent, but also put out an advertisement seeking a housekeeper. This practice was common early on in the neighborhood due to the wealth of the residents. While some homes on the neighborhood’s western half had live-in quarters for housekeepers, this home was more modest in its intent. In 1917, the out-of-town investor moved to sell the home. It must have been difficult during WWI, because the house remained on the market until at least 1919 when it was listed for \$5,500. Depending on the new construction sale price, which is lost to time, this listing price potentially represented a small to moderate profit.

In 1920, a Jewish family by the name of Herman resided there as evidenced by their son’s wedding posted in the paper. Both Jacob and his wife Malla were Russian immigrants. The 1920 census lists four family members living at the home. The patriarch Jacob



Moll’s Market was a staple in the West End in the early 1900s

Herman was the proprietor of a dry goods store at 1322 S Broadway in the Kosciusko neighborhood. Jewish families were common on St. Louis’ west side. Soldan High School, designed by William B. Ittner (interestingly, the inspector of the property shared the same last name in the 1923 listing), was a heavily Jewish high school from its opening date in 1909. The house was again listed for sale in 1923 highlighting wainscotting (removed during an undocumented later renovation) in the bathroom and oak floors throughout the home. The price tag was \$9,000. Neighbors during these years included an Irish Immigrant sportswriter by the name of John Sheridan and the owner of the first Ford dealership in St. Louis, William Johnson.

From roughly the mid 1920s through the 1950s, it appears that

HISTORY OF A ST. LOUIS HOUSE continued on page 6

KIDS CORNER

By Jenny Matthews



Paper cup windmill making tutorial in 4 easy steps

- You will need:
- a paper cup, a toothpick, a bendy straw, markers, scissors & glue
1. First, mark the bottom and the mouth of the paper cup with a pen, and cut it out as shown in picture 1.
 2. Then use colored pens to draw beautiful patterns on the paper cups.
 3. Punch a small hole in the bottom of the paper cup, then insert a toothpick and stick it with hot glue.
 4. Finally, put the plastic straw on the toothpick, and use your mouth to blow the windmill and it will turn.

Credit to www.diyartpins.com

SKINKER DEBALIVIERE DOG PARK continued from page 1

to ensure financial sustainability and the longevity of the dog park. The dog park committee has circulated an interest survey to assess the number of people who would like to join at a \$50 annual membership fee. At the time of writing, the dog park committee has reached 85% of our target response number.

Fundraising for both construction and ongoing operating expenses remains a major priority, and we aim to raise at least \$10,000 more in neighborly contributions and/or corporate sponsorships.

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SKINKER DEBALIVIERE PROPERTY INFORMATION

By Bob Dowgwillo

The Skinker-DeBaliviere neighborhood has a total of 1247 properties and 349 off-site residential property owners, according to a new study underway by the Housing & Zoning Committee (HZC) of the Skinker-DeBaliviere Community Council.

The property distribution consists of 768 single families, 172 condominium or townhouse units, 223 multi-families, 48 businesses or non-residential, and 40 vacant lots, parks, or parking. The off-site owner properties represent 30% of all residential properties. This surprised the committee. Informal estimates of a few years ago suggested far fewer.

The focus of the HZC study is the St. Louis City record of the properties within the SDCC boundaries. The HZC obtained an electronic copy thanks to the efforts of committee member Linda Cross. The records are in an electronic spreadsheet format, called a “flat file” database. As received, the data contained many inconsistencies, errors, and omissions that had to be reconciled. This is not unusual for databases requiring manual data entry and lax enforcement of standards for names, abbreviations, spelling etc. Corrections were identified by the committee of the whole. For example, the original database contained none of the properties within the city limits in Parkview. We still must obtain the needed information for the new Expo apartment buildings on DeBaliviere.

Note that this study defines a property per the city’s records. For example, a building of six rental units is one property, while a building of six condominium units contains six properties.

To no surprise, Washington University is the largest residential landlord with 43. The next largest landlords that can be identified own 15, 7, 6, and 5. Two landlords own four, eight own three, and 16 own two. Finally, 217 owners have only 1 property. However, it is likely that some of the ownership numbers are understated. Many properties are recorded as being owned by a Limited Liability Company (LLC). The database contains some 60 LLC-type entities. It is common for a particular person to own several LLCs, one for each individual property. To date, the committee has identified some but certainly not all the multi-LLC owners. Our own Skinker-DeBaliviere Community Housing Corporation has 12 properties, of which nine are listed as vacant residential lots.

The database does not provide the number of units for each rental property. However, a boots-on-the-ground survey was conducted to add this information to the database. The result: there are at least 916 rental units within the SDCC boundaries. These are spread across all residential types, from single family houses to 24 unit apartment buildings. Washington University has about 303 units.

Using the number of rental units and an estimate of the number of occupants per unit, the current SD population is estimated to be about 4808. This result, of course, depends heavily on the occupancy of each unit, information not provided in the original database. For our purposes, a single family property was assumed to have four occupants. All other units were assumed to have two occupants. This approximation seemed reasonable, given that, by city ordinance, the number of unrelated persons in a unit is limited to three. Alternately, the 2020 Neighborhood Population and Demographics Census lists the Total Population of SD as 3899, which is 20% lower than the committee estimate. This difference, though approximate, supports the committee’s long-held opinion that the 2020 census implied a reduction in population at odds with the experience of permanent residents and real estate professionals alike.

As part of its activities, the SDCC monitors and evaluates community housing issues and participates in multi-party discussions about the future of the neighborhood. For the HZC, the database is a tool to monitor housing occupancy violations in rental properties.

Of necessity, the database represents but a snapshot of the neighborhood properties. The data change constantly due to sales, new construction, and re-purposing. Our corrections and updates are ongoing but incomplete. However, the committee feels this process is slow enough that the overall findings are representative enough to help guide decision-making. The HZC anticipates publishing a formal report of its findings.

HISTORY OF A ST. LOUIS HOUSE *continued from page 5*

the family of John Joseph O’Neill lived in the house. Prior to moving to the residence, he had lived in the Fountain Park neighborhood at 923 Walton Ave. The first mention of the O’Neill’s at the home is in a 1926 newspaper note about a child’s birth. By 1930, the home was valued at \$10,000. Due to the Great Depression, the home’s value receded to \$6,000 in 1940. The home was also coming up on thirty years by that point and surely needed some maintenance and updating. In 1931, an exchange listing was placed. This listing mentions a garage, which is oddly the only hint that a garage ever existed on the property. Aerial views from 1958, the earliest that I have been able to view, do not show a garage on the property.

The commonality of John J. O’Neill’s name makes it challenging to source information. Census data states he was the son of Irish Immigrants. It is possible O’Neill attended St. Louis University High School and, if so, would appear to have been well connected socially. His occupation was as a buyer at a department store. The 1940 census lists seven family members living at the home. One of those children was Donald O’Neill who attended the prestigious Irish Catholic McBride High School on the northside (it was most recently Hawthorne). In 1952, an announcement was made for one son’s engagement to Joan Margaret Murphy. Their marriage took place a year later and a picture of Joan Margaret Murphy is included. The couple was married at the local Catholic parish, St. Roch’s – a beautiful gothic revival church that spoke to the Catholic heart of the community in the early 20th century. This is the last mention of the O’Neill family at this residence. Their story supports the neighborhood’s reputation of having a strong Irish Catholic population in the mid-20th century. By 1958 Kenneth McGinnis, an accountant at the St. Louis Art Museum, had moved into the home. That year, he passed away. In 1964, a foreman at Lillie-Hoffman Cooling Towers named Henry Hoffman lived at the home. By the early 1960s, the neighborhood was undergoing radical change. It had become one of the most integrated neighborhoods in both St. Louis and the United States.

In 1966, the property was once again listed for sale. A black married couple by the name of Horace and Anna Busch who had both grown up in Mill Creek Valley attending St. Malachi’s Catholic Church bought the home. They married in 1952 and raised six children. Horace Busch served in the U.S. Air Force earning an Air Force Outstanding Unit Award and likely bought the home through the G.I. Bill as it was advertised in the listing. Again, this transaction shows a larger trend as many black residents moved to Skinker DeBaliviere in the decade after Mill Creek Valley was leveled. Black residents first started buying homes in Skinker DeBaliviere in 1963, but likely lived in rentals there starting in the 1950s. The property was put up for sale at a price tag of \$89,900 in 1987 (roughly \$243,000 today adjusted for inflation). But it did not sell for unknown reasons. The home was again listed for sale in 1997 for \$140,000 (roughly \$270,000 today adjusted for inflation). However, it does not appear it sold as the Busch family-maintained ownership.

Horace and Anna Busch were heavily involved in the neighborhood from the moment they bought the house, contributing to the diverse and inclusive neighborhood character that bucked national trends. Horace and Anna Busch were active parishioners at St. Roch’s, and Anna served on the Skinker DeBaliviere Community Council. Her name is featured throughout “The Paper,” Skinker DeBaliviere’s homegrown monthly newspaper. In the early 1970s, the Busch family opened their home for the Skinker DeBaliviere House Tour. The Busch family lived in the home until their passing in the early 2010s and were well regarded by neighbors and leaders of the community. While they had several children, Former Mayor Lyda Krewson remembers them fondly mentioning that she spent many a night at their dining table talking political strategy for the ward.

5765 Pershing has a remarkably intact history considering the change the neighborhood has undergone in its first century. Throughout its first one hundred years, the home has represented the cycles of demographic changes and given a glimpse into the various residents that lived in the neighborhood.



Horace Busch



Anna Busch

Skinker DeBaliviere Community Council (SDCC)

November 13, 2023 Meeting Minutes

Board Members Present: Molly Rater (Secretary, Kingsbury Square), Yvette Kell (Treasurer, Washington Heights), Jim Holzer (Rosedale), AnnaMarie Bliss (at large), JoAnna Schooler (Washington University), Tim Woodcock (Rosedale) Karen Stokes (Grace Methodist) Kim Freter (St Roch)

Not Present: Tracy Granneman
(President, Rosedale), Carl Merritt
(Cote Brillante), John Wright
(Parkview Agents), Linda Cross
(Rosedale), Mike Stephens (Parkview),
Nathaniel Rivers

(Washington Heights) Kathryn
Bulard (Busey Bank)

Visitors: Ald. Shameem Clark-Hubbard, Andy Cross (beautification), Grady Vaughn (Security), Marv Nodiff (HZC), NIS Crystal Thomas (substitute for Sheree), Michelle Davidson (neighbor), Nick Stephani (Neighbor and Dog Park rep)

Meeting was called to Order at 7:03
in person. Quorum with 8/15 board
members present

Introductions

Public Comment:

Michelle Davidson expressed need for traffic calming on 5800 and 5900 blocks of Pershing. Cars and buses are traveling too fast. She will be in contact with Alderperson Hubbard about being put on list for speed humps.

Nick Stephani of the dog park committee reported that he had no formal report but available for questions/concerns.

Aldermanic Report: Shameem reported that the Aldermanic board had 3 meetings left for the year. Short term rental bills 33 and 34 passed but regulations will not be in effect for about one year. Public will be educated on the new regulations.

Board Bills 127 and 128 regarding the unhoused bill of rights proposal have been pulled back and will go back to the planning committee. Reappropriation funds from Covid 19 have to be designated by 2026. Water Division asking for 400 million dollars. Anna Marie asked if anyone had been hired to help go through building permits and Shameem reported that someone was hired in August to help with this. Shammem reported that the First Responder luncheon provided by the SDCC was very well received and appreciated

Approval of Minutes: October minutes approved with correction requested by JoAnna that it be noted that Wash U did not own any properties on Kingsbury after inquiry by neighbor Teryl Riggins.

Follow up from last meeting: Tracy has talked to neighbor Teryl Riggins about her parking concerns on Kingsbury. Shameem reported that Kingsbury neighbors would need to apply for an ordinance for parking permits. Neighbors on that block will need to be surveyed to see if they feel this is necessary. Teryl may try to apply for a reserved handicap parking spot. Marv Nodiff and Bob Dogwillo of the HZC reached out to Teryl after the meeting to further discuss.

Financial Report: Yvette reported that the Debit account and operations account had been consolidated. Other accounts are the Operational Savings account and the dormant WAC (West End Arts) account

The WAC account has about 20,000 dollars in it and was originally designated for arts and beautification projects in our neighborhood. Andy has spoken with members of this original committee and they did not seem to have an objection to funds being rolled over to the general

operating fund if needed. One idea proposed was to use the money to improve the Greg Freeman Park and Playground.

Yvette plans on working on tearing down and restarting our QuickBooks account to make things more streamlined and easier to interpret.

Friends campaign will be postponed until after the first of the year so priorities and plans can be outlined. Neighbors may be more willing to donate if they see where their money is going: Better community spaces, handicapped access to office. Another idea was for donors to designate where they want their money to go. Incentive prize options should be made more clear on donation letter.

Staffing Changes:

Mike Reid has left the position of Executive Director as part of the new staffing model effective

November 3rd

Yvette reported that Karen Kelsey will be retiring November 30th

Plans for hire of project manager will be delayed until January/February after board has time to decide job needs/priorities

Board members will be asked to help with administrative duties until then like monitoring the email account/ phone messages/helping with events like Wintermarkt

Several board members expressed willingness to help or knew neighbors that would

Marv Nodiff expressed that volunteers needed to be thanked

Yvette asked what board members would be willing to stay on for 2024. JoAnna, Molly, Anna Marie, Yvette, Jim and Tim committed. Kim Freter was undecided.

Office clean up

2500 dollar cost for office clean up approved unanimously by board. Expenses would include professional services for things like carpet removal, handicapped ramp access creation.

Shameem reported that she may be able to provide a dumpster for office clean up. Tentative date for office clean up 12/16 and 12/17 with pre-clean up assessment on prior weekend to make sure volunteers would be used effectively

Page 2 of 3

Committee Reports

Housing and Zoning: Working on demographic data of neighborhood to be highlighted in SD Times

Historic Committee: Next meeting has been delayed due to AnnaMarie's new job

commitments. Plan on doing education for neighbors regarding permitting, approved materials, vendors for historical building supplies

Beautification Committee report – submitted by Andy Cross

For the first time in memory our Rags to Riches yard sale was rained out on August 26 so we tagged on to Parkview 's yard sale on Oct 14 and the 2nd rainout ever happened. On both dates the forecast changed every 15 minutes predicting a wildly different forecast with each report. Next year Parkview plans to have their yard sale on the Rags to Riches date with dry weather in August.

Oct 28 was our annual SD Food Drive. We collected 1,286 items, not counting 173 that were expired or without expiration dates. It was a good-sized collection. Thank you to all who volunteered and to those who donated.

Wintermarkt is on Sat Dec 2. 11am to 4pm. Tell your friends & relatives to get all their holiday shopping done easily at 1 location and support artists & craftspeople while "buying local".

Security Committee: Minutes
submitted separately

Meeting adjourned at 8:25 pm

Minutes submitted by Board Secretary Molly Rater 11/14/2023



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IN YOUR EAR

By Hawkeye Z. Hoerr, Commentary in the TIMES since 1980

October 24, 2027
FROM: Warden Horace C. Williams, Federal Penitentiary, Florence, CO
TO: Prisoner Donald J. Trump
Prisoner #241000936547

Prisoner Trump, I begin this correspondence as I have begun each of my previous responses to your repeated entreaties by again noting that you will receive no special treatment at this Federal Prison. In each of your letters to me, all fourteen of them, you state that “The Apprentice” was the highest rated television show of all time (no, it wasn’t) and that you received more votes that President Biden in 2020 and 2024 (no, you didn’t, either time). But again, even if your facts were accurate, they are not relevant. You are here because you were convicted by a jury of your peers and sentenced by a U.S. Federal Judge. Once again, it does not matter that the judge made donations to Pete Buttigieg’s campaign.

But just as your previous life does not benefit you here, it should not penalize you either. The Florence, CO Federal Penitentiary is a fair place so I will kindly respond to each of the points you raised in your letter.

Yes, you may be correct that Donald J. Trump has no real peers, but that does not mean that you cannot be found guilty and sentenced by a jury of your peers, as you were. You may recall that the judge laughed when your attorney said that all jurors should be chosen from the Mar-A-Lago membership list.

No, I will not require the guards to refer to you as Still

President Trump or, even, Should Be President Trump.

No, you cannot wear a blue suit and a too-long red tie. It doesn’t matter that you feel the horizontal stripes on your uniform are not flattering to you.

No, you cannot have lunch and dinner delivered from McDonald’s. You are correct that DoorDash makes deliveries here each day, but those are for staff members.

No, even though you have offered to have the letters made and mounted, you cannot have TRUMP HQ sign placed over the door to your cell.

No, you cannot have prisoner Giuliani’s cell located next to yours. In fact, Mr. Giuliani requested not to be next to you.

No, you cannot move to a different cell. I understand that you may be embarrassed by your cell being sandwiched between financial cheat Bernie Madoff and Russian spy Robert Hanssen since neither appeared on “The Apprentice,” but they have told me they are embarrassed to be next to you.

No, I am confident of our record keeping and you are wrong. Neither Madonna nor Taylor Swift has requested to visit.

No, Hunter Biden’s cell does not have a larger television screen.

No, you cannot use the equipment in the Florence Penitentiary Media Center to revive “The Apprentice.”

No, you cannot use the equipment in the Florence Penitentiary Media Center to film a new series, “Witch Hunt,” despite you saying that Elizabeth

Montgomery’s heirs offered you the props from “Bewitched.”

No, neither hair dye nor hair gel are permitted in your cell despite your threat to continue using lunchroom food to shape your hair.

Finally, since you and I will be interacting for a long time – my retirement is not until 2031 and your sentence runs a decade longer than that (and your track record does not suggest that time off for good behavior will be a consideration) - I must note the importance of courtesy in a Maximum Security setting. Your inability to pardon others from federal crimes does not preclude you from saying “Pardon me” when you bump up against another prisoner or loudly belch. Most recently, the bumping happened last Monday when you were in line to receive crayons. I am told that you pushed and shoved to get all of the red crayons. And for the loud belching, did you really say, “I’m the best belcher in the world! Bilden can’t belch like me and neither can Hillary!”?

Indeed, Prisoner Trump, your

rudeness has been mentioned to me a few times. I received a petition signed by the other prisoners in Block D because they were unhappy that your screaming “Witch Hunt, Witch Hunt” during the showing of The Wizard of Oz caused us to stop showing the film. Likewise, when you kept chanting “Lock Her Up” during the showing of “Barbie,” it caused us to stop that movie too. Our prisoners look forward to Movie Night, so your inappropriate behavior may cause you to miss seeing the films. Since you have already lost your right to exercise in the courtyard – why did you feel you were the only one on your team who could shoot the basketball? – I hope you maintain your movie night eligibility. I suspect you will want to see “All the President’s Men” and “Evita Goes to Jail.”

Sleep well, Inmate Trump, and know that the federal government is protecting you from yourself. It’s not an easy job.

r application to H.S.H.K. (Hawkeye’s School of Hard Knocks).



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