



Rockwell Beer Co. coming to Francis Park

by Chip Kastner

Ever since Lanai Coffee in Francis Park closed in 2019, longtime St. Louis Hills resident James Sanders heard rumors of other businesses looking to lease the former maintenance building near the park's southwest corner.

When the COVID-19 pandemic hit, Sanders and his business partner Chris Hulse—who own Rockwell Beer Company on Vandeventer—decided to evaluate the space for a potential expansion. The pair are now in the process of developing the area into a beer garden.

“We didn’t know how long COVID would last, so we were thinking that, at least in good weather, people can get outside and socially distance,” Sanders said. “So around last summer, we started looking at several parks and settled on Francis Park.”

“St. Louis has a rich tradition of breweries beer gardens,” Sanders continued. “When we were working on the layout for Rockwell’s patio, we were talking to a friend who is a landscape designer and works at HOK, and he did a lot of research. In the 1880s and 1890s, St. Louis had over 75 beer gardens within city limits.”

While Sanders and Hulse conceptualized Rockwell in late 2015 and opened it in 2018, both have worked with the brewing industry for years.

“I’m a commercial litigator by practice; [Hulse] is a real estate broker. I had been in the brewing space from a legal perspective for a long time and worked with several breweries,” Sanders said. “Chris worked with Urban Chestnut in the Grove and helped bring 2nd Shift to St. Louis. We met because I had contacts for brewers, and he had building experience, so we were looking to do something together.”

As part of the terms of their lease from the city, Sanders and Hulse are required to operate the facility seven days a week from April through October, from 10 a.m. to 10 p.m. However, the site is being designed with shaded areas

to offer some protection from rain, and potentially fire pits and heaters for colder months that could allow for operation in early spring and late autumn.

“When the city put out the RFP (request for proposal), it was to activate the area as a concession stand,” Sanders said. “It includes requirements for concessions, healthy snacks, water for kids playing in the park, food service every day: morning, afternoon, and night. So while the beer garden will certainly be a theme, it’s really a concession stand that’s designed to activate that portion of the park and have a consistent presence that adds to security and engagement of the park with the neighborhood.”

The beer garden will offer nonalcoholic service in the morning, including water, coffee, tea, energy drinks, and grab-and-go items. Principal food service will run from late morning through the evening.

Beverages will include draft beer —primarily by Rockwell, but with some guest taps—and light wine. The terms of the city’s lease allow Rockwell to offer cordials such as Irish coffee, but no cans, bottles, hard liquor or shots.

“When we looked at Lanai Coffee and what worked and didn’t work with it, we observed that if you have a coffee-centric stand then you’re not

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Rockwell (Cont'd from Page 1)

getting all-day activation,” Sanders said. “So we’re looking to activate the space all day, seven days a week.”

Sanders and Hulse plan to make minimal changes to the look of the maintenance building, which dates to 1929 and has served a number of purposes over the years. Improvements will be made to the doors, windows, tuckpointing and interior work, but the majority of improvements will be made to the grounds around the building such as fire pits, drainage, shade and landscaping, creating what Sanders describes as “a park within a park.”

As of late May, Sanders and Hulse were still working through the final details of the design and applying for permits. Once the permits are issued, they hope to complete the work in six to eight weeks and open immediately afterwards. The lease is for three years with the option to extend another two.

“We think this is an important thing to do in St. Louis,” Sanders said. “We hope this catches on, and we hope to look back in five or ten years and see beer gardens in other parks. We decided to make the investment; it’s a significant investment, and even if we’re not permanent we’ve significantly improved the area.”

“As residents of the neighborhood, we have no desire to do anything other than provide a positive experience for the neighborhood,” Sanders continued. “It would go completely against our goal to provide anything other than that. We’re deploying a professional staff that has experience in the industry, we’re both city residents who invest exclusively in the city, send our children to schools in the city, understand the importance of investing in the city, generating more business in the city, focusing on more people moving to the city, and rebuilding the tax base in a way that makes it better for everyone.”

Neighborhood groups are supportive of the project.

“We are excited about this project,” Tom Byrne, President of Friends of Francis Park, said. “James Sanders and his partners have a long track record of successful city projects, and their plans for the Francis Park facility are first class. We think the beer garden and concession stand is going to be a wonderful amenity for our park.”

“James Sanders and Chris Hulse met with neighborhood leaders on several occasions and have answered our questions, providing assurances their operation will not adversely impact neighbors, especially people whose homes are located near Francis Park,” Nan Vordtriede, President of St. Louis Hills Neighborhood Association said. “Based on these commitments and further requirements of the City shared by Alderman Oldenburg, we believe that this project will be an asset for St. Louis Hills and the people who live here.”

Run for the Hills

September 18, 2021
5K Run/1M Walk/1M Youth Run

30 Years Running

**2019
 Winner
 Big River Running
 Community
 Support
 Award**

The Run for the Hills is back in action in 2021 and now is the perfect time to train! Run the 5k, walk the 1 miler, watch your kids compete in the 1 mile race or sign up to show your support and get an awesome commemorative t-shirt. These shirts been spotted in vacation photos from across the globe! This year marks our 30th year and 100% of the money raised from the Run for the Hills is spent directly on improvements in our beloved neighborhood Francis Park. Please sign up to support your park and neighborhood and encourage your neighbors and friends to join you!

- Running 30 consecutive years–1991 to 2021
- Best race food in StL including Ted Drewes, StL Bread Co, Edibles and Essentials, Pretzel Boys, LeGrands, Schnucks & Dierbergs
- Super cool blended t-shirt celebrating our 30th year
- Awards for the top runners
- Inflatables for kids of all ages
- Cheer on your favorite runners along the route
- Choose from: 5K Run through beautiful St Louis Hills (\$25 in person or virtual runner with submitted time*)
 1 mile walk around Francis Park (\$20)
 1 mile timed youth race around Francis Park (\$20)
 Don't want to run or walk? Be a neighborhood supporter and sign up for the shirt (\$25)

Easy to Register online

<https://runsignup.com/rfth> OR use QR code



No paper registrations. Register by September 1 to be guaranteed a t-shirt.
 Prices increase after September 16, 2021 11:59 pm CDT.

*See registration for guidelines for submitting virtual race times.

Questions: Call (314) 749-8661.



September 18, 2021

You and your neighbor

by Nan Vordtriede, President, St. Louis Hills Neighborhood Association



Spring, my favorite season of the year, has quickly become summer. There is nothing like nature's pleasant reminder of spring's renewal and growth. The season when perennials pop their sleepy heads presenting picturesque fragrant gardens, trees bloom, annuals are planted, and lawns are

manicured. Depending on the project type, home improvements are either just beginning or finished for enjoyment.

More and more persons are vaccinated as we come out of Covid (and our newer norm) and events are slowly coming back. Neighbors are out strolling, speed walking, running, biking, or driving. Residents fence or yard talk, visit Francis or Willmore Park and enjoy the latest in the neighborhood. On to summer, neighbors' backyard pools are up and running for summer splashes as barbecue grills are sizzling with meats and veggies. The area is abuzz!

The St. Louis Hills Neighborhood Association finished a virtual Easter Egg drawing contest. Francis Park Lily Pond and Park corners have received their Spring cleaning as well as the Park House garage clean-out for Rockwell's forthcoming hopeful August 1st debut. Although some events were cancelled, we still look forward to the 10th annual Grub and Groove event on August 14. We look forward to the Tour de Francis Park 2021 (Gateway Cup) on September 4th and the 30th Annual Run for the Hills which is scheduled for September 18th. Although there's no Art in the Park and House Tour this year, we are hopeful for 2022!

It is YOU and YOUR neighbors, while strengthening the neighborhood, who create the special environment and events we call home. How can you get to know your neighbors better, while contributing to safer, more pleasant surroundings? Coordinate a Block Party! During the party (with burger or hot dog in hand) discuss who will volunteer to be Block Captain or Co-Block Captains. Create a listing of contacts, emergency numbers and generate ideas to share. This takes minutes, in-between that burger, hot dog, non-alcoholic beverage, wine, or beer. Later contact the St. Louis Hills Neighborhood Association's Block Captain Committee Chair, Mary Jo Gabel (mojogabe@


sbglobal.net) or if you have further questions our Safety Committee, through Safety_Committee@stlhills.com.

A few neighborhood tips to share: The SLMPD has asked us to report what may be considered small things before they detract from the appearance and safety of the neighborhood. Keep porch lights on from dusk to dawn. Park and House Smart - Keep doors, garage, and car doors locked. Valuables in a safe place and not in sight. It is better to report your sightings to the authorities, than continually discuss on social media platforms.

Do not overfill dumpsters (which only residents can use). When day and night driving, be conscious of the increased pedestrians, whether in crosswalks or otherwise. IF you are the pedestrian, focus on bright clothing or something blinky to be seen.

The St. Louis Hills Neighborhood Association Board Members, Executive Committee, Chairs, and Community Partners also contribute to this special home atmosphere. I constantly say how much I appreciate and am humbled by **ALL our Volunteers**. We have a variety of education, talents, and knowledge behind these persons who keep things running smoothly. They are key to an Association. Yes, there are times when opinions are out there to "agree to disagree," isn't that what it is all about? Although understandably families and special circumstances might arise, our volunteers are there to make us bigger, better, and stronger as a neighborhood. I have never met such a dedicated and committed group of persons who are also constantly searching for "new" volunteers.

The list of these Board members is on page 2 of this newsletter. I would be remiss if I didn't take the time to list each in this article by name: **THANK YOU TO: Tom Bene', Patricia Talley, Ken Gabel, Gary Wells, Rick Palank, Mike Banahan, John Burghoff, Carol Wilson, Brad Arteaga, Wayne Myrick, Don Orf, Sarah Seger, Janice Starbuck, Tom Scheifler, Mark Johnston, Jesse Rehmer, Chip Kastner, Kate Faust Corcoran, Kristen Miller, Caitlin and Michael Kremer, Rob Curtin, Kim Heitert, Michelle and Steve Cheli, Elizabeth Kurowski, Tom Byrne and Joni Ott (our Friends of Francis Park Partners). Michael Zensen (Art in the Park) and Kevin Kozminske (Grub and Groove) and Carol Hofer (Hampton Chippewa Business Association) (Note: THIS does not include the MANY volunteers behind the Committee Chairs and Events.)**

Won't you join us and bring your ideas too? There is still time to renew or become a member and  **Cont'd on page 5**

Resident or neighbor?

by Gary Wells

If this newsletter was delivered to your door, then you're a resident of the St. Louis Hills Neighborhood. Like the rest of us, you have found this corner of the city and selected it as the kind of neighborhood you want to live in. It is a wonderful part of the city, isn't it?

Well, you can help sustain the neighborhood by becoming a member of the St Louis Hills Neighborhood Association! The annual membership fee, which is a modest \$30, is waived for your first year of residency. Membership includes the rest of the quarterly newsletters throughout the year, email updates (if you sign up to receive them), and notifications of neighborhood meetings and events throughout the year. As a member, you can also participate in one of the many committees that help direct the activity in the neighborhood – the Safety Committee, Block Captains, Streets and Properties Committee, the Welcome Committee, Holiday Lighting Awards, Lawn & Garden Awards, and so, so much more!

You can either fill out the membership card you will find in this newsletter and mail it in or go on-line at stlhills.com/membership to join through PayPal. While joining on-line, you have the option to sign up for easy automatic

annual renewal of your membership. Either way, you will go beyond being a resident and instead be a full member of the neighborhood.

Neighbors (Cont'd from Page 4)

volunteer at the same time too! Membership is \$30.00/per year. As you turn in your memberships, meet new people by volunteering for an event. <https://stlhills.com/membership-benefits/slhna-membership/>.

A huge Thank you to all our leaders and representatives who spend countless hours in meetings, answering emails, questions and serving our neighborhoods: Alderman - Tom Oldenburg, 82nd State Representative - Donna Baringer, 16th /12th Ward NIS - Kathy Savage, SLMPD 2nd District Captain – Christi Marks, Officer Liaison – Vince Stehlin. This for their endless time, guidance, city support and efforts within the neighborhood.

To you, our residents, we are grateful for your devotion in making St. Louis Hills wonderful. Have a safe and spectacular summer!

The St. Louis Hills Neighborhood Association
invites you to add value to the community with your
2021 membership dues and volunteer efforts.

Join or renew now by remitting \$30 using one of these methods:

- Online via PayPal -



Scan the QR Code with
your smart phone or
navigate to the
membership page at
stlhills.com

- Check by Mail -

Mail payment along with this card to:

SLHNA
P.O. Box 190314
St. Louis, MO 63119-6314

NEW RESIDENT? ☐ The first year of membership is FREE.
Contact membership@stlhills.com for questions.

ADDRESS: _____ APT.# _____

NAME: (RESIDENT 1) _____ PHONE: _____

EMAIL: _____

NAME: (RESIDENT 2) _____ PHONE: _____

EMAIL: _____

VOLUNTEERS NEEDED! We rely on volunteers for the following events
and committees. Please check any which you are able to assist:

- | | |
|--|--|
| R1 R2 | R1 R2 |
| <input type="checkbox"/> Christmas Tree Lighting | <input type="checkbox"/> Francis Park Cleanup Team |
| <input type="checkbox"/> Easter Egg Hunt | <input type="checkbox"/> History Committee |
| <input type="checkbox"/> Gateway Cup Bike Races | <input type="checkbox"/> Marketing/Newsletter |
| <input type="checkbox"/> Holiday Decoration Awards | <input type="checkbox"/> Safety Committee |
| <input type="checkbox"/> Holiday Party | <input type="checkbox"/> Scholarship Committee |
| <input type="checkbox"/> House Tour (Biennial event) | <input type="checkbox"/> Senior Liaison Committee |
| <input type="checkbox"/> Lawn and Garden Awards | <input type="checkbox"/> Streets & Property |
| <input type="checkbox"/> Run For the Hills | <input type="checkbox"/> Welcome Committee |
| <input type="checkbox"/> Block Captains | <input type="checkbox"/> Young Professionals |

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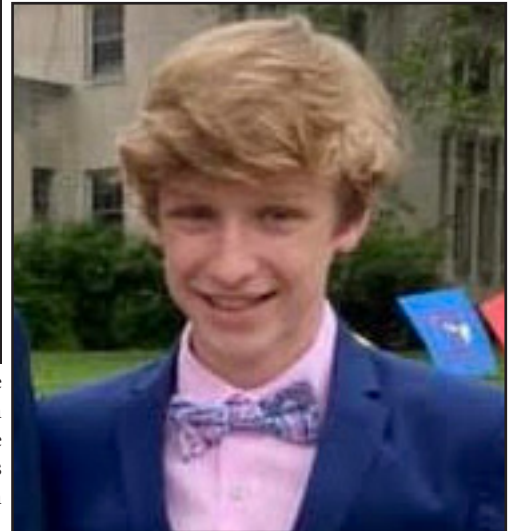
St. Louis Hills scholarship winners announced

by Michelle Cheli

Membership in the St. Louis Hills Neighborhood Association is an excellent way to meet your neighbors and contribute to the success and beauty of our neighborhood. Another great benefit of membership in the SLHNA is the Annual Scholarship competition. The eighth grade children of parents who are members of the SLHNA may enter the competition to be awarded a one-time \$600 scholarship to the high school of their choice.

This year, the three scholarships were awarded to the following students: Charlsie Longland from St. Ambrose, who will attend Bishop DuBourg High School; Jeremy Roeder Jr. from St. Gabriel the Archangel, who will attend Bishop DuBourg High School; and Charlotte Wegman from St. Gabriel the Archangel, who will attend Nerinx Hall. We congratulate these students on their scholarship, leadership, and service in school, church, and community. They are very deserving of the award.

A history of membership is required for application consideration, so if you have students in 4th or 5th grade, now would be a great time to join the association or make sure your membership is up to date.



Clockwise from upper left: Charlsie Longland, Charlotte Wegman and Jeremy Roeder Jr. were the winners of this year's St. Louis Hills Neighborhood Association scholarships.

Block captains needed!

by Mary Jo Gabel

Since some restrictions from the pandemic have been lifted, it is time to regroup. The Block Captain program has become an essential means to stay connected during these changing times. So, this may be an excellent time to update the St. Louis Hills Block Captain Program. Do you know your Captain? Does your block have a block captain?


The block captain has become an important link to the success of the Neighborhood Watch Program. This program is an effort to keep neighbors well informed. Sharing current happenings, alerts and neighborhood issues keeps and makes a neighborhood strong and vibrant. With neighbors out and about, it may be the time to explore who is a block captain or who has interest in becoming a captain. Incidents this spring have demonstrated the power of a cohesive neighborhood utilizing phone, email and text lists of neighbors, keeping porch lights lit through the night and deploying Ring

cameras.

The responsibility of a block captain is to strengthen and unify their neighborhoods. To develop a safe and healthy neighborhood through information sharing, collaborative planning, community action, and policy advocacy. The Block Program is not an overwhelming commitment, it is way to say hello and stay connected.

Presently we have 227 blocks to cover in St. Louis Hills, currently 98 or 43% of these blocks need to be covered by a Block Captain volunteer. Help us fill these vacancies with yourself or someone that might be of interest to the program.

If you have an interest in joining the Block Captain Program, or if you want to know who the Block Captain of your block is, or if your block even has a Block Captain assigned; please contact me at (314) 568-

 Cont'd on page 7

That other park in the neighborhood

by Chip Kastner

After walking around Francis Park for probably the thousandth time and wondering if there was a way to mix up my walking routine, I got to thinking: Why not take advantage of that other park in the neighborhood? You know, the one that I seem to never hear anyone talk about? It's a bit further from my house, but it's a manageable walk.

Willmore Park, at 105 acres, is nearly twice as large as Francis Park and is one of the largest (and newest) of the 108 parks in the City of St. Louis. As the name suggests, a large portion of the land for the park was donated to the city by Cyrus Crane Willmore, the man who developed St. Louis Hills and several other neighborhoods in the area.

And, through a weird twist of political boundary-drawing, St. Louis Hills' alderman currently has no responsibility over the park. That's right: Even though Willmore Park is within the neighborhood boundaries of St. Louis Hills, aldermen aren't assigned to neighborhoods; they're assigned to wards. After the 2010 census and ward redistricting, almost all of the park was placed in Ward 12, which covers parts of the Princeton Heights, Boulevard Heights and Carondelet neighborhoods.

I've lived in St. Louis Hills for six years now, and had actually only been to Willmore Park a few times to take our dog to the dog park. Why bother going there for anything else, when Francis Park is so much closer to my house and the focal point of so many neighborhood events?

As it turns out, Willmore Park has a lot of things to offer that Francis Park does not. Perhaps the most obvious feature is the pair of ponds, stocked by the Missouri Department of Conservation with a couple varieties of fish during the warmer months. The routes around the ponds are a good place to observe various waterfowl. There are a couple of walking paths between the two ponds, and each brings a little bit of variety.

I was inspired to write this article when I was walking through the park and noticed some people playing disc golf. I'm notoriously oblivious of my surroundings, but after observing them, I started to note the "tees," baskets and course maps dotted all over the place. I had no idea that the park offered this feature, but it's been there since 2013; it's 18 holes, winds all throughout the park, and is the only disc golf course within city limits.

I mentioned the dog park in passing earlier, and it's massive: Spanning an area over an acre in size, it's by far

the largest dog park in the city, featuring two fenced-in play areas, an agility course and multiple water stations. When our dog was still living, he loved coming to the park and running free with the other dogs. The one drawback is that membership isn't free; for city residents, it's \$52/year for one dog and \$10/year for each additional dog.

Other features include five pavilions, each boasting a capacity of 100 and containing six tables and a grill; they can be reserved for the day for \$50 on weekdays and \$80 on weekends. The playground is quite large and seems well-attended. There are two soccer fields and four softball fields that can be reserved, four lighted tennis courts, and more that I'm sure I'm missing. Every time I walk through it, I feel like I notice something else new, like a fire pit surrounded with stone benches.

All that being said, the park doesn't attract the same army of volunteers that Francis Park does, and there are some areas in need of maintenance. Spots of the park tend to flood rather badly whenever it rains. I like looking at the ducks and geese, but they do leave a bit of a mess around the ponds at times. All in all, though, if you're like me and have rarely visited the park because you're so much closer to Francis Park, it's absolutely worth spending more time in.

Block Captains (Cont'd from Page 6)

7177 or mojogabe@sbcglobal.net.

Please consider becoming part of this program. It requires as much time as you have to give. Two meetings per year, keeping current directories, sharing information that is suggested, such as crime reports and current SLHNA events and neighborhood alerts.



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Why we built a house in St. Louis Hills

by Chip Kastner

If you were a newcomer to St. Louis Hills, you would likely assume that the house at 5021 Donovan Ave was original to the neighborhood.

If so, it's exactly what Patrick and Emily McGinnis had in mind when they built their house near the northwest corner of Francis Park in 2018.

"Our goal was for people to see the house and say 'Oh look, someone's really been doing a good job maintaining that old house,'" Patrick said.

Neither Patrick nor Emily grew up in St. Louis Hills; they met while attending St. Louis University and moved to the Central West End after getting married. When they were looking to buy their first house, Patrick made

the declaration that he "wasn't leaving the city." After losing out on a couple of offers in the Tower Grove South neighborhood, they developed "house fatigue" and refocused their search from forever home, to a house that would be a great place to start a family, with the intention to start the search again in a few years. In the end, their choice came down to a townhouse in Benton Park or a house on Nottingham in St. Louis Hills.

The house in Benton Park had a few disadvantages—among other things, the master bedroom was on the third floor and the laundry room was in the basement—so Patrick and Emily bought the house on Nottingham, knowing nothing about the neighborhood or all it had to offer, assuming they would restart their

■ Cont'd on page 9



Although it looks like it could be original to the neighborhood, the house at 5021 Donovan was built in 2018 by Patrick and Emily McGinnis. Photo by Patrick and Emily McGinnis.

New house (Cont'd from Page 8)

search again in a few years.

“But, we fell in love with the neighborhood and stayed a little bit longer,” Patrick said. “We have three kids who all go to St. Gabe’s. I grew up in a neighborhood like this, where there were lots of kids, and they could walk around safely and go to different shops and stores. I wanted to make sure that our kids had the same kind of environment: You had neighbors, lots of friends, and you didn’t have to schedule play dates because the kids could create their own fun, which this neighborhood offers.” This turned out to be true for both the kids, and Patrick and Emily as well.

Patrick and Emily were looking for a little more space than their Nottingham house offered, but real estate in St. Louis Hills often sells so quickly that they became intrigued by the vacant lot at the corner of Donovan and Itaska.

For most of the neighborhood’s history, 5021 Donovan had been half of a double lot shared with the house next door. For years, a bonus room from the house extended into the vacant portion. However, when the house sold about fifteen years ago, the owner tore down the bonus room and split the lot so that the other half might one day be used to build

a new home in the neighborhood.

Through their real estate agent at the time, Patrick and Emily reached out to the owner of the lot and made an offer.

“There were always a lot of rumors as to why there wasn’t a house on the lot; that there was a cave or boulders underground,” Patrick said. One of the first steps they took was to employ an engineering firm to drill holes on the lot, but there was no cave or other issues hiding below the surface.

After connecting with several architectural firms, Patrick and Emily were referred to Killeen Studio Architects by another family in the neighborhood who were pleased with their work on a house expansion.

Unlike many other neighborhoods like Lafayette Square and the Central West End, St. Louis Hills isn’t located in a City Historic District; there are no requirements to build houses that match the historic character of the neighborhood. But, the style of St. Louis Hills homes was one of the draws to the neighborhood for the couple.

“We drove around this neighborhood and Holly Hills,” Patrick said. “Stylistically, the houses around Carondelet Park are in the same style. We took pictures of things we liked and wanted to have in the house, and we gave all those pictures to the architect.”

The architect took the pictures and gave Patrick and Emily a few different design options, from which they chose the look of their new home.

One of the big surprises about building a new house in the city today was how zoning laws have changed since the neighborhood was built.

“A lot of things that would have been perfectly acceptable when the neighborhood was built, such as where you place a house on the lot, have changed,” Patrick said. “We’re on a corner, and if you look at a lot of corner houses, a lot of the houses go right up to the sidewalk. But you can’t do that any more, so we’d have to essentially put the house in the back right corner of the lot.”

“Another thing that was odd was, we have an attached garage on the house,” Patrick continued. “If you have an attached garage, it has to be so far from the alley, but a detached garage can literally be anywhere on the lot.”

In the end, Patrick and Emily were able to get exceptions to the new zoning laws, allowing the house and side porch to be closer to the sidewalk on Itaska and



Patrick and Emily McGinnis reside at 5021 Donovan with their three children. Photo by Patrick and Emily McGinnis.

When a nuisance property moves in next door

by Chip Kastner

Neighborhood Improvement Specialists (NIS) such as Kathy Savage, NIS for St. Louis city wards 12 and 16, work in tandem with police officers and prosecutors on the St. Louis Problem Property Team to focus on eliminating nuisance properties. According to a document provided by Savage, the team uses legal means such as summonses and property closures to clamp down on “illegal activity such as drugs, guns, gambling, disturbances [and] unnecessary noise” on nuisance properties.

When the Problem Property Team receives a complaint about a property, they review all calls for police service on the address in question. To be declared a nuisance, the property must have received at least two police calls for disturbances, fights, gambling or prostitution; or a single call for drugs or weapons.

The team recommends that residents “be intolerant to illegal activity in your neighborhood.” Whenever such activity occurs, residents should call the police to report the problematic property’s address, the type of activity, and descriptions and/or names of suspects. Residents can call 911; or, to remain anonymous, they can dial *67-314-231-1212.

Regardless of the outcome of the call to the police, the team states that residents should next contact their NIS to advise them of the exact address of the nuisance property and the nature of the nuisance behavior(s). The current specialist, Kathy Savage, can be reached at savagek@stlouis-mo.gov or 314-657-1362; or her team’s office can be reached at 314-657-1392.

Assistant City Counselors assigned to the Problem Property Team, upon reviewing the case with the NIS, have the final decision in sending a property a Public Nuisance Letter.

Once a property qualifies as a nuisance, the counselor, NIS, police and the property owner meet to discuss solutions for removing the property from the list of nuisance properties. According to Savage, “Input from neighbors is critical in both declaring a property a nuisance as well as in determining what these solutions will be.”

The team then monitors the property for twelve months and can send summonses to owners, tenants and guests; these can carry a fine of \$100 - \$500 or a penalty of 90 days in jail per incident. Additionally, if nuisance behaviors continue without abatement, the property can be referred to a hearing, which usually involves witnesses from the neighborhood. Based on the hearing’s outcome, the city may close and board up properties for up to twelve months.

Businesses can provide a unique challenge, because guests may linger in the neighborhood after patronizing the establishment; according to an email from the City Counselor’s office, the city can’t hold a property owner responsible for “unforeseeable disrespectful or criminal behavior that occurs outside of their property.”

In situations like this, the Counselor’s office recommends calling the business to report patrons who have parked illegally, and calling the police to report other illegal activities by patrons conducted off-property.

Make the call

Kudos to concerned citizens who take to social media to inform and warn neighbors of suspected or actual crime taking place in the neighborhood.

However, reporting crime to the police does much more to protect our neighborhood. Once the police have been notified, officers can be dispatched and perhaps catch the same criminals on another block. These criminals do not stop with one crime, so preventing further action is key.

This month a concerned citizen saw a crime happen, called the police, and then tracked the perpetrator while still maintaining direct contact with the police. This collaboration resulted in an arrest.

by Pat Talley, crime & safety education

With staffing and other resources at the SLMPD thinly stretched, it’s important that our involvement in reporting crime be ramped up. Before you post on social media, please call 9-1-1 or 231-1212 first. It’s important the police have accurate statistics on the amount of crime occurring in the area so that adequate resources can be dispatched here. The Police Department is grateful for videos and photos sent in by concerned citizens when they catch a crime on their personal security cameras or cell phones.

It’s important that thieves, drug dealers and the like be sent a clear message that St. Louis Hills is not a safe place in which they can operate.

Car clouting and how to prevent it

by Pat Talley, crime & safety education

Car clouting. Smash & grab. The act of breaking into an automobile and stealing its contents has become a frequent occurrence in our neighborhood and beyond. Guns, purses, backpacks, laptops, phones, money and anything else that may or may not have value are being stolen. Unfortunately, many of these thieves do not need to break anything to get in because the cars are unlocked. During the first 15 days of May, three unlocked cars were entered and items stolen. If the car is locked, once the break-in occurs the items have to be replaced, and sometimes the car will need to be repaired adding additional cost to the victim.

These thefts are perpetrated by individuals operating alone and looking for opportunity, or by groups of thieves working together with a getaway car following along with them. You can take steps to keep from becoming a victim. Make it hard for these thieves to get into your vehicle. Remember, these are lazy people who would rather not work for their money.

Here are some tips on how you can avoid becoming the victim of a car clout:

- Lock your car and make sure the keys stay with you
- Close windows all the way
- Turn on the security system if you have one
- Purchase a steering wheel lock for about \$15
- Leave nothing in your car. Even something lacking in value may still tempt a thief
- Call 9-1-1 if you see a crime occurring or 231-1212 to report a crime after the fact

Unfortunately for everyone, when neighbors are careless, and stealing from cars becomes more profitable here, more thieves will come. Our neighborhood is worth fighting for—let's work together to keep each other safe.



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Auto Theft Safety Tips

HEAT (Help Eliminate Auto Thefts)

Here are a few tips to help SLMPD protect YOUR property

- **NEVER** leave your vehicle running unattended with the key in the ignition.
During colder weather, people are tempted to "warm up" their vehicles by starting it and leaving it unattended. Thieves are aware of this and tend to target these vehicles to steal. Even if you are using a remote starter, an unattended vehicle that is running will still bring attention and make you susceptible to property damage and/or items stolen.
- **NEVER** leave your vehicle unlocked and close all windows.
Thieves are looking for an easy opportunity and will walk around checking door handles to see if vehicles are left unlocked.
- **NEVER** leave a spare key in your vehicle and keep all key fobs with YOU!!!
- **ALWAYS** park in well-lit areas and close to building's entrances.
- **NEVER** leave valuables in plain sight.
*Thieves are tempted by items out in plain sight. Be mindful, that they are also watching for people who place valuables in the trunk of their vehicles, too. Any valuables that you must leave in the vehicle should be hidden and secured **PRIOR** to your arrival at your destination.*
- **NEVER** leave a firearm in your vehicle.
Thieves know common places that firearms are hidden. They also know places (sporting events etc.) that do not allow firearms inside and will target vehicles at this location. If you are not allowed to take your firearm inside with you, leave it at home.
- **USE** an Auto Theft Deterrent.
Another layer of protection is a visible or audible device which alerts thieves that your vehicle is protected. Those devices include audible alarms, steering wheel locks, steering column collars, brake locks, wheel locks, and theft deterrent decals. Steering wheel locks (The Club) can be purchased for \$15 at the following locations:

Five Star Senior Center- located at 2832 Arsenal

Missouri Department of Revenue- located inside City Hall

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Our Route 66 ride rolls on!

by Ron 'Johnny Rabbitt' Elz, KMOX Radio

When last we met, we were headed west on The Mother Road from the 5500 block of Chippewa of some 65-75 years ago. That's when, as it is today, most all the buildings to just east of Sulphur were flats, houses and apartments with a few retail places on the northwest intersection of Chippewa & Sulphur such as the Public Service Savings and Loan, Bertram's Drug Store which had a busy soda fountain—done in green marble—and Gray's Barber Shop where the motto was "8 chairs, no waiting." Incidentally, in the late '80s, a barber from that shop named Bill Black made clothes from human hair collected there and he was featured on The David Letterman Show and Ripley's Believe it or Not. Bill gave me a hair vest, but I used it as a prize on my KXOK radio show.

On the northwest corner of Sulphur there was The Ranch House restaurant, best recalled as Bauer's Ranch House (very memorable spaghetti and meatballs). Then staying on the north side to Hampton, the primary building was in the Williamsburg style of the original Hampton Village medical building that backs to Sulphur on the south side of Chippewa which is extant and appearing about the same as when it was created by real-estate whiz Harry Brinkop.

In that north building some of the shops were Johnnie Brock's (in the pre-Dungeon days), William's Fabrics, Dependahl Shoes, Gorman & Rabb's Childrens' Shop, Edith's Specialty Shop (I don't remember her specialty), Weller's Men's Wear, and Mrs. St. Louis Maternity. At the corner of Hampton there was a very large 3-D billboard for Mayrose ham, and on the northwest corner there was an equally big 3-D billboard for Stag beer. Just north of the Stag sign was the then ultra-modern Stein Brothers Bowling Alley, then it was vacant land right up to Mardel and the Mallinckrodt grade school field.


Across Chippewa from Sulphur to Hampton, was the heart of the Hampton Village Shopping Center that was created in the 1940s as the first St. Louis area center designed with the automobile in mind; in no small part since it was on bustling Route 66. The original showplace of the auto-centric complex was the huge (by the standards of the '40s) Bettendorf Super Market that was started in 1941 and which Joe Bettendorf advertised was the largest supermarket in the world. The giant grocery was in the middle of the property and surrounded by a parking lot. The big place, built on an axis, had replaced a large indoor/outdoor farmers' market. A free-standing J. C. Penney store opened on November 2nd, 1949 in the southeast corner of the shopping complex.

The Village's main 2 story building on the east was developed to house medical offices on the top floor with general retail on the first... just as it basically is all these years later. The north end of the structure was the site of a Walgreens, complete with soda fountain and lunch counter, and there was a S. S. Kresge 5 & 10 at the south end. In between these stores a couple of the early shops included Garland's, and Aronson's Men's Wear.

One planned project that didn't get beyond the drawing board was a large movie theater to be constructed in the Colonial Revival style that was all set to go up in '47 where today's Schnucks store is located. The Fanchon & Marco theater chain was to have been the operator, but the prevailing fear that television, which started here on KSD-TV Channel 5 in 1947, could sound the death-knell for movie houses; plus, the post-WWII flight to the suburbs, theater owners and movie studios felt, with foresight, that inner-city movie-houses would go the way of vaudeville. It would have been the first theater to be built in St. Louis since before WWII, but that honor went to the small Crest theater on Gravois in Affton which opened in October '48.

On the west side of Hampton just south of the tiny white porcelain White Castle - a still-missed landmark - complete with car-hops, there was the other Hampton Village building, which did not have the success of the east and north locations. Maybe the best-recalled place there was Mascara's restaurant and cocktail lounge. To the west of the Castle on 66, Sam the Watermelon Man had a stand, and Bill Hoppe had moved his 'Hop into Hoppe's' hamburger business from a location on Hampton just north of Pernod. He too offered car-hop service.

On the north side of Chippewa west of Hampton, Pilot House Fried Chicken garnered some success. Then at Clifton, the Jewell Animal Hospital has had a long-run. And the Crystal Tower apartments across 66 also remain. In the 6400 block there was an H. C. Sinclair gas station (19 cents a gallon in '49), and just west was the noted Café 66 that became even more noted when it became Biggie & Charlie's restaurant and Stan Kann played the organ.

Soon St. Louis Hills resident Julius 'Biggie Garagnani' teamed up with another St. Louis Hills resident - Stan 'The Man' Musial—and Musial & Biggie's was underway while Charlie Re went back to running what had been Biggie & Charlie's Brass Key... which is now Cunetto's. The neon beer sign in front of Musial & Biggie's was for Griesedieck Brothers. After Stan & Biggie moved to Oakland Avenue, the Rte 66 spot would become a Flaming  Cont'd on page 13

Enjoying our neighborhood parks

by Gary Wells

Summer is here, schools are out, vaccinations have been received, and once again the park is the place to be! Whether it's Francis Park or Willmore Park, folks are going to be enjoying the wonderful natural settings in our neighborhood. In order to ensure that everyone can enjoy our parks equally, we would like to remind you that there are a few rules.

First, golf carts and other miniature motorized vehicles are not allowed inside the parks, for any reason other than maintenance of the park or for authorized use during approved park events. These cute little vehicles may have originally been designed to cart you across greens, but neither park has any manicured golf courses nor do we have the maintenance crews to repair muddy ruts. Also, it's

against city ordinances and we wouldn't want you to get a ticket.

There are also ordinances about keeping your dog on a leash. You may have the friendliest dog in the world, but other people and their pets may not know that. So if your friendly dog comes charging up, or if they jump around wanting to play, this can cause an unfortunate series of reactions that could be avoided by simply following leash laws.

Please always pick up after your furry friend and deposit the waste in one of the trash cans around the park. Speaking of trash – if the nearest available trash cans are full, please look for one that is not full

■ Cont'd on page 14

In case of emergency...

by Gary Wells

Do you have an "Emergency Case" or "Go Bag" in your home?

These are portable containers that you can grab on your way out of your house in the event of any emergency which may cause you to vacate your house for a while. The most obvious cause would be a fire, but there are numerous reasons why you may have to get out as quickly as you can, leaving all nonessential items behind.

One neighbor was glad that his family had such a case when a vacant house next door to him caught fire. This family's "go case" contained passports, birth certificates, insurance papers, medical forms, thumb drives with all of the most valuable computer files, a wedding album and the family Bible. The St. Louis Fire Department responded quickly and dealt with the fire expertly, so the neighboring houses were not affected. But there was a very

■ Cont'd on page 15

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Route 66 (Cont'd from Page 12)

Pit. To the west at Childress the 2 story brick building was for decades a U. S. Post Office branch.

Due to space limitations here on our H. G. Wells style Rte 66 time-trip, we have to take a time out until we meet again. When that happens we'll move west out 66 to the county and drop in on 3 dozen more places that used to be.

If you're into the past, you can find my St. Louis history presentations on such sites as: The Missouri History Museum, Oasis, and the St. Charles City & County Library.

Missouri legislature cuts medicaid funding

by Donna Baringer, State Representative, Missouri District 82



While the 2021 legislative session has officially ended, the work is not over. A special session must be called because of the Federal Reimbursement Allowance, also referred to as FRA's. This is a voluntary tax paid by Missouri health care providers that allows the

state to leverage more federal Medicaid funding. The tax accounts for nearly 80 percent of the program's funding. FRA typically is reauthorized with little controversy each session. However, this year was not the case, and it is set to expire Sept. 30. To renew the FRA, the Governor must request a special session, or the state is set to lose hundreds of millions in federal matching funds. If we do not reapprove, then hospitals have no choice but to increase the fees charged to those with insurance to offset these costs.

The state legislature's unwillingness to fund Medicaid expansion is a completely separate issue. The voters have already approved Medicaid expansion, and it is now part of our constitution. However, the majority party in the legislature refused to put the funding mechanism for the match into the budget. There are approximately 270,000 Missouri residents who do not currently qualify for Medicaid but will as of July 1 under the new constitutional provision. Through no fault of their own, they cannot get medical coverage. If they need health care, hospitals can't turn them away, but the cost of their care will be passed on to patients with health insurance. Whether it is the FRA or the unwillingness to fund the voter-approved Medicaid expansion, when we go into special session, I will fight to get both approved. In the end if we do not, we are set to lose billions of dollars in federal health care funding, many working Missourians will still not have health coverage, those with healthcare will pay more and it will all end up in court. Passing these during the special session is a win-win; not passing these is a lose-lose.


The swells and swoons of increased home values

by Gary Wells

Unless you've been living "off the grid" for the past year, you've no doubt heard that housing prices across the nation have been swelling dramatically. The St. Louis market is no exception. Homes in the St. Louis Hills neighborhood – from Chippewa to Loughborough, Hampton to the city limits - have seen an increase in average sale price go from around \$319,000 in the first half of 2019 to just over \$364,000 in the first five months of this year. That's an average increase in property value of \$45,000 in two years! (All prices based on MLS-listed homes through licensed real estate brokers.)

The largest factor in this shift has been described as "low inventory" for homes that are available for sale. In other words, there aren't enough houses marketed for sale in comparison to the number of people looking to buy a home. While sellers have been reaping substantial proceeds from the sale of their house, buyers have been forced to take extreme measures to have their offers accepted ahead of all other interested parties.

Although this may make it a smart time to sell, there is a backside to these numbers. For one thing, if you are going to sell your house, then you're probably

 Cont'd on page 15

Parks (Cont'd from Page 13)

or take your trash with you. Overflowing trash cans can attract a different sort of furry friend.

Park structures should be used for their intended purposes. The playground is for kids to play on, tennis courts are for tennis, walking paths are for people who want to get their exercise, etc. Also, please be mindful of curfews within the

park. It's terrific that residents feel comfortable enough to walk the outer sidewalks at all hours of the day or night. But if you are inside the park after curfew, that may lead to a nervous 911 call from one of our neighbors who are dutifully keeping watch over the neighborhood.

Thanks, and we'll see you around the neighborhood!

New House (Cont'd from Page 9)

the attached garage to be closer to the alley.

While the house may be difficult to distinguish from its neighbors on the outside, the home's interior offers a number of modern amenities not found in most houses original to the neighborhood.

"We'll have repair people come to do work who are surprised when they come in," Patrick said. "Inside, it's an open concept, and that's what we wanted. We love the neighborhood, we love the houses, and we just thought it would be neat to combine a more modern interior with a neighborhood feel."

"In a lot of houses built in the 1930s and 1940s, there's a lot of rooms of all the same size," Patrick continued. "What we've created is a very open concept main floor. In the back we have a 15-foot NanaWall, a wall of glass doors that opens like an accordion all the way." This extends the dining room space onto the back patio and deck.

Upstairs, the home features three bedrooms in a loft space. "We have three kids; our goal was to create a house where all three could have friends over at the same time," Patrick said.

While the process of working with an architect to pick every feature of the house was overwhelming at times, Patrick and Emily have no regrets about their choice to build a new house in St. Louis Hills.

"We even thought about where we were going to put the Christmas tree and Christmas lights, the planning process was very intentional, and Mike at Killeen was a critical part of that," Patrick said. "But I don't think there's anything we would have materially done differently."

While the house may be newer than most in St. Louis Hills, that doesn't mean the projects ever end: The house was constructed with ten-foot ceilings in the basement, but wasn't finished. This fall, Patrick and Emily will be employing Garcia Construction to finish the basement.

Emergency (Cont'd from Page 13)

real risk to neighboring residences while the flames were climbing out of the roof of the vacant house.

The emergency case, which should be stored in an accessible location, should include copies of important documents, certificates, and licenses, as well as irreplaceable photo albums and back-up disk drives. Maybe toss in an emergency contact list, with medications and doctors noted.

As long as you are making these preparations, take a few minutes to review emergency plans with others in the household. Where do you keep this "go bag"? What location would be safe to rendezvous outside if people leave the home through different doors? Who's grabbing the

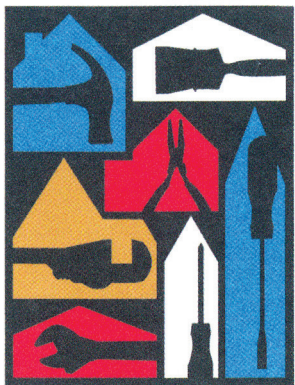
pets? Perhaps most importantly – who can calmly call 911 to give detailed and specific information as to the nature of the emergency?

We want our neighbors to be safe. Having a plan, and reviewing it regularly, will help you stay safe if the time ever comes when you have mere minutes to react to a situation.

Home Values (Cont'd from Page 14)

going to be the buyer in another transaction. The yin of selling becomes the yang of buying. Or, what goes around comes around. And that's not even touching the costs of going through inspections and appraisals from a lender who may say, "This house is NOT worth this much."

Another catch to the increase in home sale prices is the inevitable increase in appraisal values. Neighbors have been getting their assessment statements in the mail lately, and that's where you feel the swoon from the reality of increased home values. Even if you haven't made improvements to your house, you're probably going to be paying more in property taxes based on these recent assessments. If you have any questions about your home's assessed value, you can contact the City Assessor's office at www.stlouis-mo.gov/government/departments/assessor/ or call (314) 622-4050.



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Commander, 2nd District SLMPD:
Captain Christi Marks, 314-444-0100
cmmarks@slmpd.org

Police Officer Liaison, 2nd District SLMPD:
Officer Vince Stehlin, 314-444-0100
vstehlin@slmpd.org

Community Outreach/Business Liaison:
Don Veile, 314-444-0168, dlveile@slmpd.org

Problem Properties Officers:
Anna Biondolillo, ambiondolillo@slmpd.org
Dave Krapf, dekrapf@slmpd.org

Crimestoppers: 866-371-TIPS

City Fraud Hotline: 314-641-8600

Citizens Service Bureau: 314-622-4800

Refuse Division: 314-353-8900

Neighborhood Improvement Specialist, Ward 16:

Kathy Savage, 314-657-1362
SavageK@stlouis-mo.gov

**President, St. Louis Hills Neighborhood
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