

Tower Grove Heights Gazette

GRAND TO GUSTINE

ARSENAL TO UTAH PLACE

Volume 22, No. 1

Spring 2011

Everyone needs help every once in a while.

2010 ONE HUNDRED Neediest Cases

BY ELLEN WILSON **T**his year is perfect example of how much of a group effort sponsoring families during the holidays really is. I wish I could say that I am person who can always keep juggling balls in the air, but this year they began to fall all around me during the holidays. But as is the nature of the people who live here, people who have helped in the past and new people who wanted to get involved began to pitch in to help with little more than a pleading look. It is a wonderful

feeling to know that my neighbors will pitch in when I need some help.

Even with a few snafu's this year, we received generous donations of both cash and gifts. Our two families got \$210 each in a combination of Target and grocery gift certificates in addition to \$300 each for utilities that are paid directly through 100 Neediest Cases. Each family member also received at least three gifts with the children getting quite a bit more. Practical gifts ranged from linens and towels to clothes, scarves, and pajamas, but many other gifts were fun things for the children such as puzzles, games, books, trains, and princess paraphernalia to make Cinderella jealous.

Especially this year, the organization of this project was an enormous group effort and I

would like to thank each person who helped to make this a true neighborhood effort. The TGHNA Board is helpful with the selection process of families and donates space in the Gazette as well as printing costs. Last year's President David Bruns and newly instated Marilyn Browning were both helpful in creating time during Board and Neighborhood meetings to get the word out. David Kim helps keep the money in check and the Gazette staff and editor Mark Froese work to get information to all the neighbors. As always, the biggest help comes from people in the neighborhood who are willing to donate generously of their time, effort, and of course cash, to help the families.

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Grand House Tour 2011



Mark your calendars for The 17th Annual Grand South Grand House Tour, to be held on Saturday, April 16, and Sunday, April 17, from 11:00AM - 5:00PM each day. Homes on tour will come from five neighborhoods in the surrounding area: Tower Grove Heights; Tower Grove East; Shaw; Compton Heights; and Compton Hill Reservoir Square. As usual, it will be a designer's delight for all to admire. Transportation will be provided on both days. The Tour begins in front of the main

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South Grand to Receive a Facelift!

New Logo to Enhance New Look



South Grand Community Improvement District recently consulted with Propaganda, a local marketing company, to update its logo and tagline. South Grand will soon release ads which will include the new logo and much more. The projected timeline will prepare for an exciting summer on South Grand. The new tagline, "A Flavor All Its Own," nods to South Grand's image as the

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Tower Grove Heights Gazette

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FEATURED ADVERTISER

CLASSIC METAL CRAFT, INC.



BY **MARILYN BROWNING** You don't have to travel far to find examples of the work Classic Metal Craft does. Look no farther than our Tower Grove Neighborhood signs—the classy looking ones with a silhouette of neighborhood houses set against a dark green background. For each sign, the sign itself was sub-contracted, the casting for the base was bought, and extruded tubing was used in the middle. (The sign design came from Tower Grove Height's resident Tim Barker.) These individual parts were coordinated and put together by Classic Metal Craft to form the pleasing whole—a perfect example of the kind of work they do. Their skill lies in fabricating, that is, using some combination of available decoration iron work--finials, forgings, castings, inserts, bases and the like, along with standard manufactured pieces and raw materials to form the final product.

As you might guess, this isn't the kind of operation that fits in your garage. Peter Zadrozinski, the owner, lets me take a tour of the place where all the metal work is done. The workshop off the front showroom contains designated areas for each part of the process. Large racks by the loading docks contain the various raw materials and standard tubes, rails, and bars. Two large overhead cranes lift the various stages of metalwork from one area to another.

Four huge worktables are used to do the cutting, fitting and welding. There are dipping tanks to cover the welded pieces in red-oxide primer, and a large area for spray-coating custom paint colors on the finished work. Those that will receive a powder-coat or hot dip galvanized finish will be sent off-site. There's even a gas fired forge and power ham-



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CLASSIC METAL CRAFT, INC.

mer as well as an old fashioned anvil for hand-wrought ironwork. A shop foreman with 16 years of ornamental iron experience assigns the work based on the experience and skill of the workers.

Everything from iron gates to balconies, fences, and stair railings can be fabricated here. Given the huge number of decorative options, finishes, and the specific needs of any given site, each piece is unique. As Peter Zadrozinski puts it, "it's custom work without the custom price."

Classic Metal Craft has been in business since 1989, and in its current location for the last twelve years. Peter bought the business from the previous owner four years ago, prompted by a desire to own his own business and a long-time (unrealized) desire to be an architect. He brought with him a degree in manufacturing engineering, and some much-needed technology in the form of computer-aided design. The computer-aided design (CAD for short) accompanies any estimate, and lets customers see detailed drawings from various views of the work they're purchasing.

When the business changed hands, the previous owner agreed to be available for three months full-time, three months part-time, and three months on the phone while Peter learned the details of the operation. That turned out to be one and a half years full-time during the peak of new construction starts and rehabbing, an experience that brought Peter up-to-speed pretty quickly on the ins and outs of custom metal work.

A lot has changed just in the last four years. When Peter took ownership, high-end custom building jobs formed the better part of Classic Metal Craft's work. Now regular homeowners and small contractors are the biggest source of orders. The metalwork they did was mostly intended for outdoor use, and finished accordingly to take the weather. Now the company is doing more and more interior iron work, both metal with metal and metal with wood. That gives the homeowner or contractor an even greater variety of finishes to choose from, since they aren't restricted to the standard exterior - oil-based paint, or powder-coat- finishes.

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- Lynne Shuter
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- Susan and Gary

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In addition several people helped to distribute fliers to neighbors.

- Hillary Coffee
- Kim Cole
- Rich Iezzi
- Jim McClaren
- Ann Orcutt
- Tom Reitenbach

Wrapping and delivering the gifts is always a huge task and this year we had a lot of new faces. Gen Obata, Judi Sharp and Suzanne Carran wrapped and organized the gifts and again Pauline Ashton helped to get every thing to the center for the families to pick up.

*Thank you again to all who donated
and participated this year.*

South Grand to Receive a Facelift!

*article continued
from page 1*



premier eclectic and international district of the St. Louis, home to a variety of culture, art, and of course, food. Many of the businesses on South Grand already have the new logo and tagline in the form of window decals. Additionally, you can purchase a South Grand t-shirt at www.STL-Stlye.com.

Parking: Yesterday's Problem

The South Grand Parking Lot located at 3500 Hartford Ave should be complete by February. Due to the wintry mix in the past months has delayed the opening of the lot. The lot will consist of 95 free parking spaces for visitors to the district, only one entrance and exit has been designed for the lot located on Hartford. Also, a pedestrian entryway has been installed linking with Commerce Bank pedestrian walkway. The pedestrian entryway will be well lit as well as the rest of the parking lot increasing the previous light standards from two to six. The district is currently looking into grants to fund events in the lot on typical slower nights in the district during the summer months. Any questions about the South Grand Parking Lot, please contact Rachel Witt Executive Director, South Grand Community Improvement District at (314) 772-5750 or via email rachel@south-grand.org.

New Streetscape on Hold Due To Weather

The South Grand Great Streets Initiative has been put on pause due to the weather. It is estimated at the latest the construction will resume March 2011. Phase one construction consists of new sidewalks and bump outs which should be complete by May 2011. Phase two construction consists of new street trees, lighting, benches, bike racks, planters and plants, and light synchronization. It is anticipated to be complete by September 2011. Any questions about the South Grand Great Streets Initiative, please contact Rachel Witt Executive Director, South Grand Community Improvement District at (314) 772-5750 or via email rachel@southgrand.org.



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Susie Gudermuth

by Marilyn Browning

I heard about Susie Gudermuth long before I ever met her. “Oh yeah, that’s one of Susie Gudermuth’s properties” was something I heard over and over. The general impression I got before we ever met was that Susie was a force to be reckoned with, a passionate urban pioneer with an enduring love of old buildings and a willingness to put money and hard work into them to save them from the wrecker’s ball. All of this is true. It also turns out that Susie in person is smart, funny, pragmatic, generous with praise, quick to share the credit, and not at all shy about offering an opinion.

Susie grew up west of Saint Louis in Eureka, Missouri, not that far as the crow flies but a world away from the big city. She was the middle of three children. Susie’s older brother is a country farmer who has since retired to Texas, and her younger sister is a housewife, mother, and grandmother living in Town and Country. Susie’s mother was herself a housewife and mother, but often worked outside the home. She started by assisting Susie’s dad in the grain elevator business keeping the books, delivering feed to the farmers, or whatever else was needed. When the grain elevator closed, her mother worked various jobs to bring in extra money, including a job with the Saint Louis County bookmobile in Eureka, and her longest lasting job, as an office worker at the Brown Shoe Company in Clayton. According to Susie, her mother was “interested in everything and everyone. If a volunteer was needed at home or in the community, she was there.” It’s pretty clear that Susie got a lot of her passion for living and can-do attitude from her mother. Those traits have served her well over the years—first during her career as a nurse, and later on when her love for old buildings thrust her into the job of saving and restoring as many as she could.

The seeds of her interest in urban revitalization were sown during a nursing fellowship in Denver in the 1970’s. At that time, according to Susie, Denver was poised for a rebirth, fueled by the energy of a group of young rehabbers. Back in Missouri, Susie began rehabbing with the purchase of two properties—one on Utah Place and another on McDonald Avenue—while living in University City. She moved to a two-family house on Utah Place in 1980 and rehabbed the house while living in it. Susie’s mother came to live with her to take care of Susie’s dog, Scuffy. “The dog died and she stayed,” says Susie, and the neighborhood became as much home to Susie’s mother as it did to Susie herself. Eventually, when Susie started rehabbing full-time and was spending more time around the house, her mother decided it was time for a home of her own, and she took up residence down the street on Utah.

Susie has more than 40 properties that she’s either rehabbed or will be rehabbing. Most are in the area from South Grand Boulevard to Gustine, and from Wyoming Street to McDonald. Some are or will be sold, some remain rental properties. Susie’s approach is as a neighborhood builder and not as a developer. Therefore, she didn’t start by clearing the neighborhood residents out, but instead she and others tried to keep existing residents who care about the community, while attracting new people who would add interest and quality of life to the community.

Susie and others bought key buildings that could fall into the hands of absentee landlords who did not have the best interests of the neighborhood at heart. She felt that corner buildings were especially important in stabilizing a neighborhood. One such corner building she helped rehab was the building on the northwest corner of Juniata and

Spring Street, jokingly nicknamed the Hartford Arms. Susie remembers it as home to prostitutes, drug dealers, and children run wild, with building residents who camped out in the front of the building and hassled the passersby. The building is now three condominiums, with permanent residents instead of transient ones.

Another corner building was the old Ziegler Bakery building at Wyoming and Spring Street, built between 1908 and 1909. At one time it was home to the L& B Bar, disgorging intoxicated clientele from the early afternoon through the evening. Building code violations continued to mount, including broken windows, peeling paint, garbage, and overgrown weeds. The bar finally closed in the mid-1990’s and the building went vacant. Susie was finally able to make a deal with the owner of the building in 2000, and converted the building to condominiums.

A third notable corner property is the Capistrano on the northwest corner of Gustine and Utah, built in 1924. Susie purchased it from the city in 2000, and development began in 2002. Originally a warren of over two dozen tiny apartments, Susie is in the process of converting it to five condominiums.

Susie met and married Howard “Tim” Hays in 1992. He brought his own passion for the neighborhood and surrounding area, as well as a family background of working in national parks, which made the Tower Grove Park area a natural fit. An early collaboration between husband and wife resulted in an art and wine party where the many artists in the neighborhood could showcase their works. (Susie quotes Tim as saying “Anything can be solved with a party.”) The place was packed to capacity and beyond. “No one could get in or out of the house, and the crowd exceeded anything we could

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Tower Grove's Renaissance

An excerpt from Mark Abbott's book, *Tower Grove*.

The neighborhood started to show signs of resurgence in the early 1980s. While central cities across America and Europe had experienced similar phenomena in the late 1960s and throughout the 1970s, the neighborhoods that had gone through some type of resurgence were generally close to downtowns, college campuses, or nightlife districts. They were not in staid South St. Louis—the bastion of middle-class family life. Young, urban professionals (Yuppies) who were the vanguard of the “gentrification” movement were normally single and relatively affluent. They wanted—and could afford—an environment that was trendier than Tower Grove had ever been.

The “urban pioneers,” however, who “re-discovered” Tower Grove in the 1980s were a different breed than the gentrifiers who had resurrected much of New York, Chicago, Boston, and even some sections of St. Louis like the Central West End. The typical new Tower Grove residents were in their late twenties to mid-thirties and just starting their families. They were teachers, nurses, or other lower income professionals, rather than the doctors, lawyers, and higher income professionals who gentrified other neighborhoods and cities. Tower Grove's attraction was its “un-trendiness.” Although they wanted to live someplace that was more interesting than the suburbia of the 1950s and 1960s where many of them had grown up in, this new generation of Tower Grove residents were looking for a safe environment for their children, a lot of house for their money, and a place that had a strong sense of community. In short, they were looking for an alternative to both suburban life and the glitz of some gentrified neighborhoods.

The rebirth of Tower Grove occurred in almost the exact order of its decline. The streets with mostly single-family houses that were the first to slide in the postwar period were the first to recover. This was not all that surprising. Even though they had been neglected for some time, they were made of brick and/or masonry (which had been mandated by the Connecticut Realty Company in the initial deed restrictions) and withstood the test of time. Because they were built at the turn of the century, they had features not found in vastly more expensive homes in the suburbs: in-laid hardwood floors, crown molding, and tile roofs.

Although some of these homes had extremely outdated kitchens and bathrooms, and some needed a great amount of interior cosmetic work, they could be tremendous deals for new homeowners willing or able to do much of the work themselves. Young couples, without much in the way of savings, were able to purchase much more home and much sooner than they would have been able to do so in the suburbs.



DICKMANN

But there were problems. Tower Grove always had a reputation as being a safe neighborhood, and a trend of rising crime troubled newcomers and longtime residents alike. After a couple of sensational murders in the early 1990s, many residents panicked, especially since there seemed to be a rise in gang activity.

There were also challenges on Grand. For years, Grand had held up the neighborhood with its thriving business district. However, in the mid-1980s, it started to slip badly. A number of businesses had gone under, and they had either been replaced by lesser occupants or had become vacant. Woolworth's was a major loss in the early 1990s. The discount store had been a hub for decades.

Mounting class tension was another major problem in Tower Grove during the early years of its renaissance. Although most of the first wave of newcomers to Tower Grove were not extremely wealthy, they were considerably better off than many of the longtime residents—even those who were homeowners. Many of the newcomers had come to the neighborhood because of its historical character and wanted renovations to reflect historical standards, whereas older residents simply tried to maintain their homes any way they could. This was perceived by the newcomers as undermining efforts to realize higher property values. In some parts of Tower Grove, there were tensions between homeowners and renters. By the 1990s, both homeowners and renters were attracted to the area because of its perceived value. However, because of differences in income and educational backgrounds, the two groups had opposing lifestyles that produced open hostilities since they often lived next door to one another. Sometimes this mounting class tension was expressed between sections in

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GrandHouse Tour 2011

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gates to Tower Grove Park, at South Grand and Pestalozzi. Tickets are available in advance at www.towergroveeast.org or by phone at 314-567-2030, as well as on the day of the tour. Music and wine tasting is planned at the end of the tour.

You still have an opportunity to add your home to the tour, or volunteer as a guide at one of the homes on tour. Invite your friends; both from the city and county to enjoy a spring day in our neighborhoods. Call Debby Ervin at 314-560-7018 to volunteer, and for more information on having your home as part of the tour.

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REHABBING WITH RICH

If you're up against a wall ...fix it.

BY
RICH IEZZI

I normally do an article about a recently completed project in the neighborhood but I must not have looked hard enough to find one. So I'm going to do a quick outline on interior wall and ceiling repair.

Walls and ceilings comprise the largest space on any building or apartment. If you have wall and ceiling troubles, you have a lot of trouble. So let's fix them.

Loose and bulging plaster is a common problem. First, remove the loose material with a hammer and scraper and make a square or rectangular hole without removing the small strips of wood lathe behind the plaster. Use a Shop Vac to contain dust. Ideally, the edges of the hole will end at a stud but they don't have to. Buy a sheet of ½" drywall and fit a piece for the hole by cutting the gray drywall paper and folding the sheet at the cut to break it. Screw into studs if you have them. Otherwise, mark the location of the lathe strips and use them to secure the drywall patch with drywall screws.

Now you get to 'tape' the patch. What's the big deal about taping? It's simple. Buy some joint compound and tape (paper tape or self-sticking gauze) and fill the gap between the drywall and the plaster with the joint compound ('mud'). Lay the tape on the wet patch and smooth it out to eliminate bubbles. And you're done---for now.

The secret to taping is three words: less is more. The less product you glob on the wall, the less you have to remove by sanding. The idea is to spread, or feather, irregularities caused by the patch to a wide area so the repair is invisible. With that in mind, lightly skim over the patch several times and remove high spots with a scraper. You may need to skim it five times but you'll have

continued on next page

REHABBING WITH RICH

If you're up against a wall ...fix it. continued


very little sanding and that's the idea. Skimming good, sanding bad.

Do the same thing with an interior wall crack. Apply the mud over the crack, then smooth on the paper tape. When the tape and mud dry after the first coat, drill drywall screws through the paper tape into the lathe to secure the plaster to the wall. The screw heads should dimple the paper without going through. Skim over the screws and you look like a genius.

How about doing an entire ceiling? No problem but why do so many people feel they have to tear out the old ceiling first? Use 2" screws with 1/2" drywall and go right over the old stuff unless there's a reason it has to come down. Ceiling joists are on 16" centers and span your house from side to side. You should be able to locate them by tapping the ceiling with a hammer to hear a solid 'thunk'. Mark their location on the walls, then use the wall marks to snap a string line across the ceiling to locate joists. I prefer using 12 foot drywall sheets installed perpendicular to the joists. If you'll be doing several ceilings, consider buying a drywall jack or you'll spend as much time renting and returning the jack as dry walling. Drywall jacks sell for \$269 at Harbor Freight and really make life easy. If you can lift a 12 foot sheet of drywall (82 lbs.) three feet off the floor by yourself, you can place it on a drywall jack and do an entire ceiling. Tired of looking at the jack after the ceilings are done? Sell it on craigslist.

If your walls are OK but hairline cracks drive you crazy, cover them with Glidwall. This is a 36" wide fiberglass mesh that bonds to your wall with primer and produces a surface that won't crack---ever. I love Glidwall and would be happy to walk anyone through installation or show off a finished wall

And what's so bad about being a wall? Sounds like they spend a lot of time getting plastered.



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Tower Grove's Renaissance

CONTINUED

Tower Grove. The most overt tensions were between groups in the eastern section of the neighborhood—which increasingly claimed a separate identity as Tower Grove Heights—and the western section that had become known as Oak Hill. To highlight their resentment of what many of them perceived as patronizing attitudes of Heights residents, more than a few Oak Hill residents started to refer to their part of the neighborhood as “the Valley.”

Another challenge that Tower Grove faced between 1990 and 2000 was its changing racial composition. The neighborhood experienced a dramatic increase in both its African American and Asian populations. The African American population jumped from 6 percent to 31 percent, and the Asian population went from 3 percent to 8 percent. This influx of non-whites produced some early tension between the groups involved. The tension, however, was much lower than anticipated. Many new African American and Asian residents were—like the whites who moved into the neighborhood in the 1980s—lower income professionals. As a result, they shared the same attitude and world-view.

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Tower Grove's Renaissance

CONTINUED

For a number of reasons, by the end of the 1990s Tower Grove was in a position to experience a second wave of rejuvenation. One factor was a national real-estate boom at the beginning of the new millennium. In St. Louis, property values in the city rose faster than they did in suburban areas. As property values escalated, property owners and developers undertook riskier projects. Homeowners undertook major renovations. Developers, aided by creative state tax credits, purchased distressed multifamily apartment buildings and transformed them into condominiums. As the renovation fever accelerated, it gravitated to the western side of the neighborhood as well. Two-family units in Oak Hill were converted into larger single-family residents as property values increased.

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JAY'S INTERNATIONAL

Business conditions in the neighborhood also improved. Because of low rents and easy access, South Grand became a concentration of ethnic restaurants. The first restaurant was a Lebanese eatery called Saleem's. Although Saleem's eventually relocated to the Delmar Loop, it set the tone. As the Asian population in the area exploded, South Grand became a magnet for Asian restaurants—especially Vietnamese. By the end of the 1980s, South Grand was a regional destination point for people who wanted ethnic food. The success of the Vietnamese restaurants and the popular Thai restaurant King and I led to an influx of an array of ethnic restaurants coming to South Grand. At present, South Grand has everything from Afghan to Ethiopian. It even has an international grocery store.

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continued on page 16

RESIDENT PROFILE: *continued*


Susie Gudermuth

have imagined.” Whatever wine and food was provided gave out long before the party did. It remains a perfect example of neighborhood building of another kind.

A current project that Susie enthusiastically promotes isn't a house at all, but the Tower Grove Heights Green Alley project initiated by another neighborhood resident, Laura Johnson. Susie tells me that she's wanted to improve the Utah Place alleys for years, but for one reason or another has suffered setbacks. The soon-to-be-started alleyways project, now funded by an EPA grant and South Grand Great Streets project money, is “better than anything I could have thought of—not only beautiful but also environmentally responsible.”

Susie sends me off at the end of the interview entertained, inspired, and with a new must-read, *The Death and Life of Great American Cities* by Jane Jacobs, a champion of grass-roots efforts to block urban-renewal projects that have destroyed local neighborhoods. Summarizing the virtues of Tower Grove Heights, she says, “We're a mixed-use community with economic and cultural diversity. No one planned it. It just happened, which is the best way.” Not planned perhaps, but certainly helped along the way through the efforts of neighborhood builders like Susie Gudermuth.





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Annual Orchid Show at the Missouri Botanical Garden exudes Mayan Flair.



Travel to a mysteriously different time and place with the debut of the 2011 Orchid Show at the Missouri Botanical Garden. This winter, the Maya-themed show offers colorful orchids, lush foliage and eclectic art and accents, Saturday, Jan. 29 through Sunday, Mar. 27. The show is open 9 a.m. to 3 p.m. Mondays through Fridays (last weekday entry at 2 p.m.) and 9 a.m. to 5 p.m. on Saturdays and Sundays. Orchid Show admission is \$5 per person (ages 3 and up), in addition to regular Garden admission (\$4-\$8).

The Orchid Show is the one time of year for visitors to see a regularly rotating display of the Garden's orchid collection, one of the largest in the nation. The Garden is home to 7,500 individual orchid plants representing approximately 280 genera and over 2,500 unique orchid taxa.

This year's Orchid Show theme is a nod to the much-discussed Maya "Long Count" calendar, which reaches its end in 2012. Prints of ancient Yucatan ruins sketched by famed writer John L. Stevens and artist Frederick Catherwood, photographs and cases of botanically-derived textile, agricultural, medicinal and ceremonial products offer an orienting insight into Maya culture in the show's entry vestibule. As visitors step into the 5,000-square-foot Orthwein Floral Display Hall, they are transported into a jungle-like environment filled with verdant foliage. A light fog meanders through the pathways, adding to the ambiance. Life-sized, moss-covered mannequins donning colorful, elaborate headpieces of dried botanicals pose throughout the display. A large, central serpent fountain gurgles water from its mouth. Replicas of a reclining Chac Mool stone statue, chiseled towers and other sculptures peek out from behind plant leaves. At every turn, hundreds of blooming orchids fill the scene.



Photographers are welcome to use hand-held cameras to capture the Orchid Show for personal enjoyment; tripod and monopod usage is not permitted indoors.

Sponsorship support for the 2011 Orchid Show is provided by Northern Trust Bank.

Admission to the Orchid Show is \$5 per person (ages 3 and over), in addition to general Garden admission (\$8; St. Louis City and County residents, \$4 and free on Wednesday and Saturday mornings until noon; free children ages 12 and under). Garden members are admitted free to both the Garden and Orchid Show.

The Missouri Botanical Garden is located at 4344 Shaw Blvd. in south St. Louis, accessible from Interstate 44 at the Vandeventer exit and from Interstate 64 at the Kingshighway North & South exit. Free parking is available on-site and two blocks west at the corner of Shaw and Vandeventer.

For general information, visit www.mobot.org or call (314) 5775100 (toll-free, 1-800-642-8842).

Join the Garden or renew your membership during the 2011 Orchid Show and receive free show admission for two adults and all children. Memberships begin at \$65 (\$60 for seniors) and offer 12 months of free admission for two adults and all children, plus exclusive invitations and discounts. Learn more at www.mobot.org/membership.



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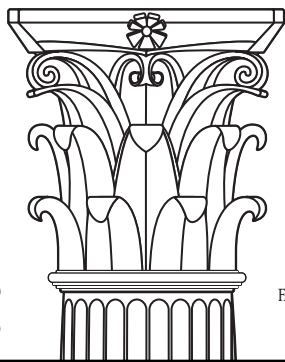
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Gigoit – <http://www.gigoit.org> Phone: 877-244-4648

“GIGO” is an acronym that stands for ‘Garbage In, Garbage Out’ which is a modern spin on the old saying, ‘One person’s trash is another person’s treasure’.

ReUseIt St. Louis – <http://groups.yahoo.com/group/ReUseitStLouis>

Find a new home for reusable items.

Recycle St. Louis – <http://groups.yahoo.com/group/RecycleStLouis>

...everything posted on this recycle board must be 100% free.

St. Louis Baby Cycle – <http://groups.yahoo.com/group/stlbabycycle>

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www.habitatstl.org/restore Phone: 314-531-4155

ReStore is an outlet for donating or purchasing new or used building and construction materials.

Tower Grove’s Renaissance

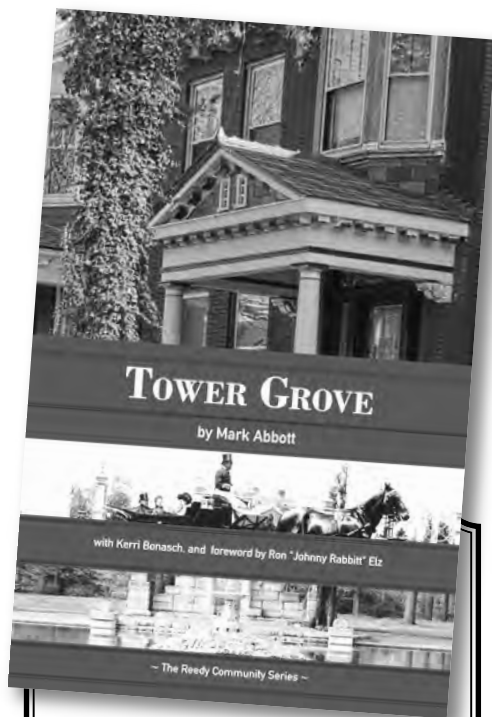
CONTINUED

Improved physical conditions also aided the resurgence of the South Grand business district. New construction filled in several unsightly holes, giving the strip a much more uniform appearance. The look of the district also was enhanced by the regular street and sidewalk cleaning provided by the new tax-supported commercial district. The increased prosperity of Tower Grove led to a flowering of businesses beyond South Grand. As prosperity moved east to west, business activity surged on Morgan Ford as well.

A third factor for the second Tower Grove renaissance was the continued strength of its institutional life. While the churches were not as strong as they once were, the fabric of community life remained strong. Tower Grove East, Tower Grove Heights, and Oak Hill each had strong neighborhood associations with regular monthly meetings, periodic newsletters, and active block units. When the neighborhood could have gone in either direction in the 1990s, the neighborhood associations faced the challenges of the neighborhood head on. They did not cause the real estate boom at the turn of the century, but they were instrumental in enabling the community to take advantage of the opportunity when it occurred.



photo by Mark Scott Abeln



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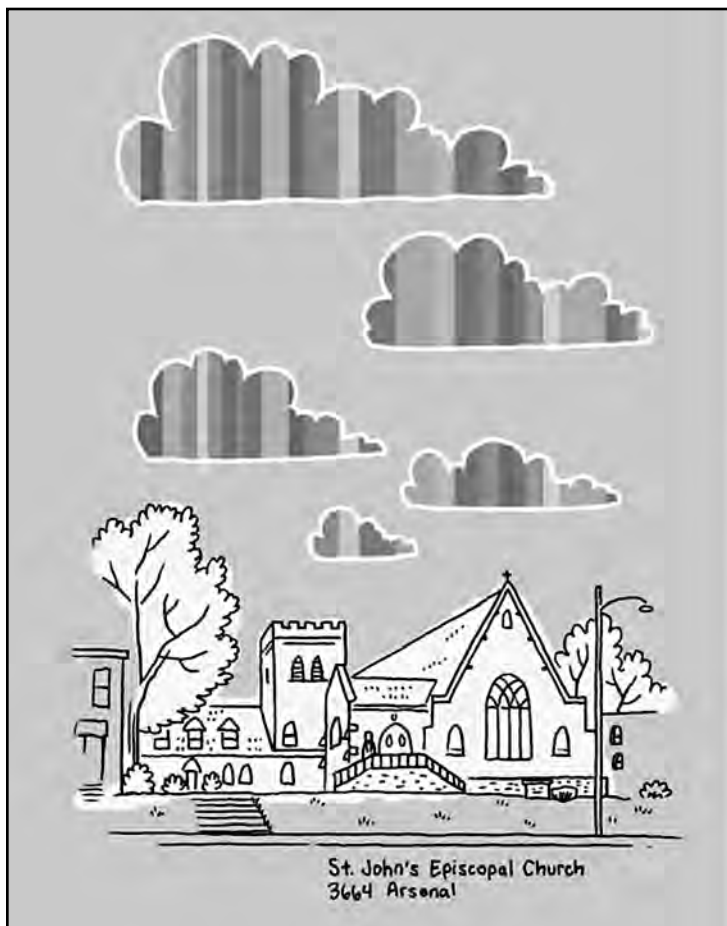
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"DID YOU KNOW?"

by Debby Ervin

A new column starting with this issue of the TGH Gazette. Each issue will tell you what houses sold in our neighborhood and at what price. In addition, the column will share some interesting facts about real estate that may be helpful to you. Questions are welcome anytime and answers will be included in future issues.

Here are some real estate predictions for 2011 from Denise Lones CSP, M.I.R.M., CDEI:

Denise Lones is founding partner of the Lones Group has been publishing predictions for 11 years with a success rate of 98%.

Denise@thelonesgroup.com

DID YOU KNOW?...

"2011 is the year (home) prices will increase."

"Interest rates will likely rise slightly throughout 2011."

"Research from a variety of sources shows that consumer confidence is on the rise."

Your feedback is important to me and the future of this column.

Please send your comments to deborahervin@att.net.

DID YOU KNOW?...

- A ¾ bath is a bathroom with a sink, toilet and shower (no tub).
- Painting copper pipes black will prevent thieves from reselling copper if stolen from your home.
- VA loans are the only loans still assumable.

DID YOU KNOW?...

These houses have sold in TGHN between Nov. 30, 2010 and Jan. 31, 2011?


- 3817 Utah Place for \$264,625.
- 3671 Humphrey for \$250,000.

- 3847 Utah Place for \$376,000.
- 3866 Hartford St for \$38,775.

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Tower Grove Heights NEEDS YOU!

The Tower Grove Heights Neighborhood Association can only be YOUR association if you join. With your participation, TGHNA will be a reflection of what YOU want the Heights to become. So please don't delay in joining or rejoining.

- To find out what is happening in the neighborhood
- To have a liaison with City Hall and other agencies
- To make the neighborhood a more interesting and fun place to live
- To make the Heights a cleaner and safer place
- To better protect our property values

Please indicate your membership level choice:

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___ Yes ___ No, Include my name, address and contact information in the TGHNA Buzz Book

___ Yes ___ No, Please add my email address to the Neighborhood Forum Email notification list



Return this form and tax deductible gift to your block representative or send to:

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