

# Tower Grove Heights Gazette

GRAND TO GUSTINE

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Volume 25, No. 1

Spring 2014

## Rooster: South Grand BY METRA MITCHELL TAYLOR



Image: A rendering of the new Rooster location at 3150 South Grand Blvd.

Grand Avenue will soon feature a striking example of a modernist building imaginatively adapted for a new restaurant. South Grand's lone glass box, The Hamiltonian Federal Savings and Loan Association Building is set to become the second location of David Bailey's popular restaurant Rooster. Those who pass by the mid-century modern building as it is under construction might be surprised by its architectural significance.

Bailey's project is utilizing historic tax credits and as part of the process the Preservation Research Office prepared a National Register of Historic Places nomination. In the past, the Tower Grove Heights Historic District had excluded the Hamiltonian building from the district boundary, which made it vulnerable to demolition and ineligible for rehab tax credits. The steel and glass business temple has stood vacant since 2003. While scouting a south city location, David Bailey was dismayed he was one of the only developers who had seriously sought interest in the property at 3150 S. Grand.

## Winter in Tower Grove Park

**JOHN KAREL** Imagine that the winter of 2013/2014 will be noted as one of the most severe in living memory. We already know that the bitter cold has damaged some of our plants, but the extent and severity will only be fully known when this long winter comes to its end, which of course it will.

In the meantime, we are very busy here preparing for the upcoming season of activities (our hardworking staff get amused when people ask, "but what do you do in the winter?"). There are of course whole worlds of preparations, repairs, scheduling, maintenance, and planning that must go on through the cold. And many of our public programs continue right through the winter: Café Madeleine, Stupp Senior programs, Chamber Music Concerts, and Friends Lecture Series, and more. Just check our website at [www.towergrovepark.org](http://www.towergrovepark.org).

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"We specifically wanted another Rooster and we specifically wanted it in Tower Grove" says Bailey. Working with local SPACE Architecture + Design as well as his sister-in-law's design firm based in both Chicago and New York City (BedroomsByBrynne.com), Bailey has drawn up plans for renovation which will complement the stark minimalism of the building. The lighting will mimic the original Mid-century Modern design completed in 1962 as well as the aspects for the build-out, which is markedly different from the older, Art Deco light fixtures from the downtown Rooster.

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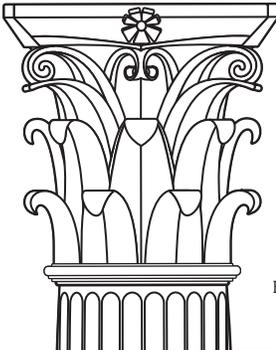
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# Don't Hate Me, But You Live in the Suburbs

Andrew Wanko While you may think of Tower Grove Heights as “inner city,” the neighborhoods surrounding Tower Grove Park could accurately be described as St. Louis’s first true “suburbs.” Don’t worry, it’s no insult – my great city neighborhood in Carondelet developed the exact same way. The reason is their planned development. Tower Grove Heights was one of the first “neighborhoods” to use design restrictions and speculative development in the modern sense we understand today.

In 1876, St. Louis City and County split in “The Great Divorce,” and the land Tower Grove Heights now sits on became part of St. Louis for the first time. Houses didn’t exist and the side streets didn’t exist, as the area was mostly rolling farmland belonging to William Switzer. Switzer was deeply indebted to the Connecticut Mutual Life Insurance Company, and was soon forced to turn over his property. Connecticut Mutual (think “Connecticut” and “Hartford” Streets) wasn’t in the real estate business, but decided to hold onto the land as a developer. In 1897 the area was organized as “Tower Grove Heights” and Connecticut Mutual fixed the land up at its own expense. Unlike other “unplanned” neighborhoods, the company graded streets and installed sidewalks, gutters, water lines, gas lines, sewer mains, and electric lines before almost any houses were built.

As the World’s Fair took up most of St. Louis’s construction resources, not many houses went up before 1904. In 1905, Connecticut Realty Company filed a plat amendment that would further “plan” the neighborhood. All houses would sit 25 feet from the street, be brick or stone construction, be at least two stories high, and have no “nuisance uses” (like backyard butcher shops or blacksmithing sheds).

This preplanned, regulated strategy for house construction is completely different from older neighborhoods like Benton Park and Soulard. There, lots were typically sold one at a time, homes were built at various distances from the lot edge (including directly on it), and stores and factories intermingled with residences. These neighborhoods were exciting, active, and crowded, but for families looking to get away from the city’s noise (and

having enough money to do so), the suburbs of Tower Grove Heights offered an orderly, controlled environment.

In contrast to Soulard’s lots being sold to buyers who would live in the house they built, two-thirds of Tower Grove Heights building permits went to speculative developers, who saw investment opportunity galore. They snatched up lots, sometimes half a block at a time. Between 1905 and 1909, nearly 600 buildings went up in Tower Grove Heights, which must have been quite a sight! Over 70% of them follow a simple architectural formula: two stories high (some with finished attic), two bays wide, and a projecting front porch. Uniqueness was created with dozens of brick colors, architectural details, and window treatments.

When we step inside houses in Tower Grove Heights, we see a huge difference from Soulard and Benton Park as well. Most older neighborhood homes from the late 1800s were arranged in a “shotgun” style (usually three big rooms in a row). The house’s appearance was not “specialized” - the rooms were versatile in simplicity, and could fit as many beds and wardrobes as a large immigrant family needed in any arrangement. The long back porch provided space for washing and preparing food (many had no original kitchen), and each

*continued on page 6*

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# Rooster: South Grand BY METRA MITCHELL TAYLOR - CONTINUED FROM PAGE 1

“Fun and Funky” is the vibe. The main lobby is a transparent, open space- perfect for Rooster’s dining room. The simple expansive rectangle will boast three 40- foot long community tables with the idea of accommodating big parties and expose the neighborhood family-feel of our community. Individual tables will be in the second dining room. The old asphalt pad will be replaced by a 2,500 square foot outdoor patio which could hold up to 100 people, providing ample space for a truly unique sidewalk dining experience unlike any other on Grand Avenue!

The now bigger and more modern Rooster will also include expanded hours and an expanded menu, offering evening drinks with a full bar, dinner and desserts. Customers will still be able to order breakfast all day if they enjoy sweet and savory crepes or biscuits and gravy as much as me, but more French-inspired entrées will be on the menu for nighttime dining. The 3,000 square foot basement will be home to a bakery where Bailey plans to use organic flours and sugars for breads and other pastry item. The large bakery became necessary to accommodate Bailey’s own needs for the each of the six total restaurants he owns and operates in the city.

I asked David Bailey “What is the secret to his success?” by having him explain the difference between good and exceptional. “Beyond the design and the menu, what makes the restaurant exceptional is the staff, which numbers 210 and will be close to

300 when Rooster opens.” With a strong, solid managerial staff we can most definitely expect excellent service.

“We are going to build a big metal egg. A sculpture which will include our new logo, Rooster: South Grand.” Throughout the world, the egg is a propitious symbol, suggesting fertility, luck, and health. This egg gives birth to a whole new Rooster coming Summer 2014, one which is sure to be fun, funky and most definitely modern!

## Winter in Tower Grove Park

CONTINUED FROM PAGE 1

Speaking of the Friends, we are delighted to report that this fine organization of good people supporting their beloved Park will be celebrating its 25th Anniversary this year, and we hope that all of our neighbors will be able to join in the festivities. The Friends of Tower Grove Park have made a tremendous difference for the Park itself, and also for our local neighborhoods, and even the city of St. Louis as a whole. You might even consider joining them!

In the meantime, be on the lookout for those first signs of spring. They should be just around the corner . . . , and there is no better place to check for them than here in the Park – see you there!

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# A for Adoptive Families

## 100 NEEDIEST CASES - - - - R E P O R T



by **Ellen Wilson** In our tenth year of supporting families in need through the 100 Neediest Cases program, we received generous donations of cash, gifts, and effort. This year we tried something new to celebrate a decade of our neighborhood collaboration and adopted three families. This brought unexpected problems including an uneven distribution of gift cards and money versus actual presents. So for the first time, we had to go shopping for gifts for the kids. We even ran out of wrapping paper this year which I never thought we could possibly do considering the rolls and rolls I have had in storage for several years now. We finally got everything worked out and ended up with a nice surprise for everyone in our families. The kids got what they asked for including toys and games and the parents got nice gifts, gift cards for anything else, and utility payments. Each of our three families got over \$230 in a combination of retail, clothes, and grocery store gift cards in addition to almost \$525 each for utilities that are paid directly through 100 Neediest Cases.

Each year there are many people who help with the process and deserve thanks. The TGHNA Board and Past President Jim Zakibe are helpful with the selection process of families and donate space in the Gazette as well as printing costs for the flyer. Rick Stein, our Treasurer, keeps the money on the up and up and the Gazette staff including Rick Iezzi and Mark Froese get things rolling and get the information out to 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.

### 2013 Donors – *Please forgive me if I missed your name on the following list.*

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### In addition we had help to distribute fliers to neighbors.

- Mark Froese
- Rich Iezzi
- Jim McClaren
- Anne Orcutt
- Kelly and Stella Schober
- Rick Seifert

Wrapping and delivering the gifts is always a huge task. Pauline Ashton, Anne Orcutt, and Kelly Schober returned to help and this year we got some new faces with Julia Dunn and Mimi Haag to get everything wrapped and organized. Kelly did double duty and came back to help wrap the gifts we had to purchase.

Thank you again to all who donated and participated this year. Have a great year and I hope we can keep our tradition going next year.

# Don't Hate Me, But You Live in the Suburbs

CONTINUED FROM PAGE 3

yard had a well (Soulard first received piped-in water in 1878). Many homes in Soulard also had no original bathroom, and families shared outhouses along the alley. The Missouri History Museum has a shocking image of a three story outhouse shared by twelve families!

By the early 1900s, smaller families and no boarders meant people wanted more separation of spaces, and house arrangements became "specialized." All homes in Tower Grove Heights had built in bathrooms and kitchens, and wood burning fireplaces were now just for luxury rather than survival, as the buildings were fitted for steam heat. Floor plans became far more complicated, with entry halls, coat closets, parlors, dining rooms, kitchens, pantries, bathrooms, and bedrooms all showing up. These spaces were even further divided with pocket doors and bay window bump outs.

The homes of Tower Grove Heights, with their specialized rooms, setback yards, and building codes, were some of the earliest to be defined

with the word "neighborhood" as an advertising point. Public interactions were pushed to the street front, where manicured yards and inviting porches provided space to greet "neighbors." Private life could be managed in peace at the rear of the house, without a factory in the backyard.

I always wonder if people living in Soulard in the 1910s thought of people living west of Grand the way we city folks now think of those peculiar people who choose to live in West County. I like to remember that "urban" is more about an attitude than a location, and both Tower Grove Heights and Soulard are fantastic urban places each with an incredible story to tell.

*Andrew Wancko is a St. Louis fanatic and is currently rehabbing his first city home, a two-family flat in the Grand-Bates National Historic Register District near Carondelet Park. He works as Public Historian of the Missouri History Museum, and would love to hear from you with any questions or comments at [awancko@mohistory.org](mailto:awancko@mohistory.org)*



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# THE CENTER OF ATTENTION

**Rich Iezzi** It's impossible for anyone using Spring Ave. during the last nine months not to notice the work being done at 3802 Juniata. At one point, the east wall of the house looked like something left over from the 1896 cyclone. Whenever I saw it, I found myself muttering, 'those guys are crazy'.

Naturally, I expected the owner to be a bit crazy and I'm happy to report that he is. Crazy about doing houses, that is. Tim O'Donnell told me he gets so excited that he's currently working with motivational speaker and former NFL star Dave Butz to help him 'calm down'.



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Tim O'Donnell and Joe Plescia own P2 Properties and their company completed 37 restorations last year. Before taking on the Juniata project, Tim said he did a lot of work in Shaw, Souldard and Lafayette Square but Sean Spencer, Executive Director of Economic Development in Shaw, got him interested in the Tower Grove South area. "We were on our way to the Black Thorn to get a pizza when I saw the place on Juniata. It wasn't even for sale but I had to have it", remarked Tim.



One of my questions was, 'what were you thinking?' referring to the condition of the property, but Tim knew immediately that the house was just what he was looking for. "It's all about location, the corner lot and being close to South Grand and Tower Grove Park", Tim explained (gee, where have we heard that before?).

When I asked about the east bay wall that was removed all the way down to the basement footing, I was surprised by the answer. "We took down the bay wall so we could get the bulldozer into the basement", answered Tim. The basement floor was the real problem---Tim said it was buckled up to his knees. Two feet of basement floor was bulldozed out and a new floor poured so the basement could be used.

It's hard to pass the project without seeing work going on. "That's Joe Plescia and his brother Luke's staff doing the work. They're skilled guys who can do the big stuff", said Tim. And apparently the workers always have an audience. Tim reported that, "Lots of people walk by and ask what we're doing and if the house will be for sale. We've got great neighbors and this is a great neighborhood."

Tim thinks that the best part of the job is seeing improvement every day and driving value in the neighborhood. When I asked about the worst part, it was funny to see Tim stumble for an answer---there was no 'worst part'---he liked it all. He did mention that the Juniata house had the worst basement he'd ever seen.

When it's done, the Juniata house will have been a one year project and that's a long time. Tim mentioned that they totally rehabbed his 10,000 sq. ft. U City office in less time but anything else would have cheapened the Juniata final product. The completed house will have 5 bedrooms, 3 1/2 bathrooms and high end finishes.

When asked if they would do this again, Tim assured me they would and that the Tower Grove neighborhood is the right location for another project. "We're always looking", added Tim.

As for that overgrown pine tree in the front yard, the end is near. "It's coming down", confirms Tim. But not right away. "We want to have something to look forward to".

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## RESIDENT PROFILE:

# Dan Killeen

– Susan Newsham

A bedtime story is a special thing. It enables the imagination to run wild while creating a unique bond with children. It was even the basis of a feature film – *Bedtime Stories* with Adam Sandler. But for Tower Grove Heights resident Dan Killeen, bedtime stories inspired his career.

Dan grew up in Webster Groves with parents who were avid readers. His mom would buy him old *Peanuts* book from garage sales, and his dad would read to him and his siblings, though it wasn't easy getting a front row seat. Dan had to share the book reading with his seven siblings.

After dabbling in illustrations throughout his childhood, Dan took his craft to publication. While studying at Indiana University he contributed a comic strip called *College* to the *Daily Student* newspaper. The strip featured a beloved character, Implosion Boy, who became a well-known personality on campus. So much so that Implosion Boy won a student election as a write-in candidate.

Beyond his college years, Dan continued to draw and contributed his illustrations to children's books, magazines and ad agencies while he lived in New York City. He was also awarded a fellowship honor from the Washington Post Writers Group for his comic strip Steve.

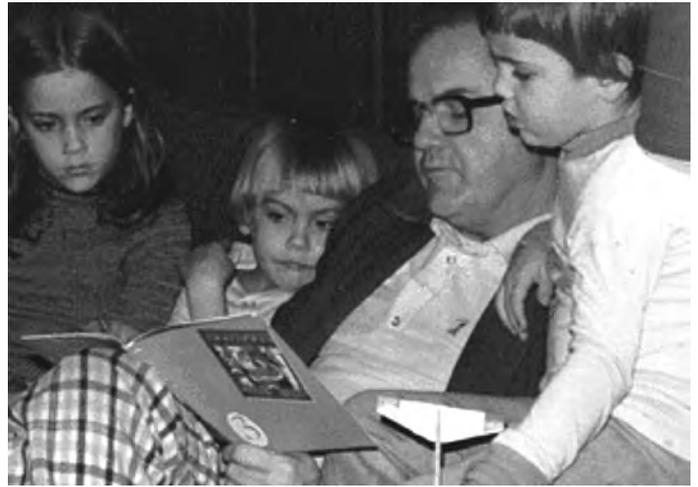
After moving back home to St. Louis and settling in Tower Grove Heights, Dan spent a lot of time with his nieces in the Benton Park neighborhood. He observed the joy that they experienced when their dad, Dan's brother Mike, would improvise goofy bedtime stories, and it inspired Dan to begin a children's book series.

*Tillie & Clementine – Book 1 Noises in the Night*, is set in Benton Park and tells the story of two sisters who encounter fun adventures with their dad after mom goes out for a neighborhood meeting. The city neighborhood provides an excellent setting for the book with rows of old brick homes.



Illustration from *Tillie & Clementine*. Photo credit: Dan Killeen

While the story is inspired by the real-life Benton Park family, Dan did take artistic license in illustrating his brother Mike. He did what any good sibling would do – he drew cartoon Mike with a larger nose and hairier arms.



Dan with his dad and siblings. Photo credit Dan Killeen

*Tillie and Clementine* is available at twenty stores around town, but the closest are Dunaway Books (3111 S. Grand), STyLe (3159 Cherokee), and Local Harvest (3137 Morganford). It's also available online at [TillieandClementine.com](http://TillieandClementine.com), where you can also print free images to color.

There are more adventures to come from *Tillie and Clementine*. Dan is currently working on Book 2 and plans to have two additional stories to add to the series by the end of 2014.

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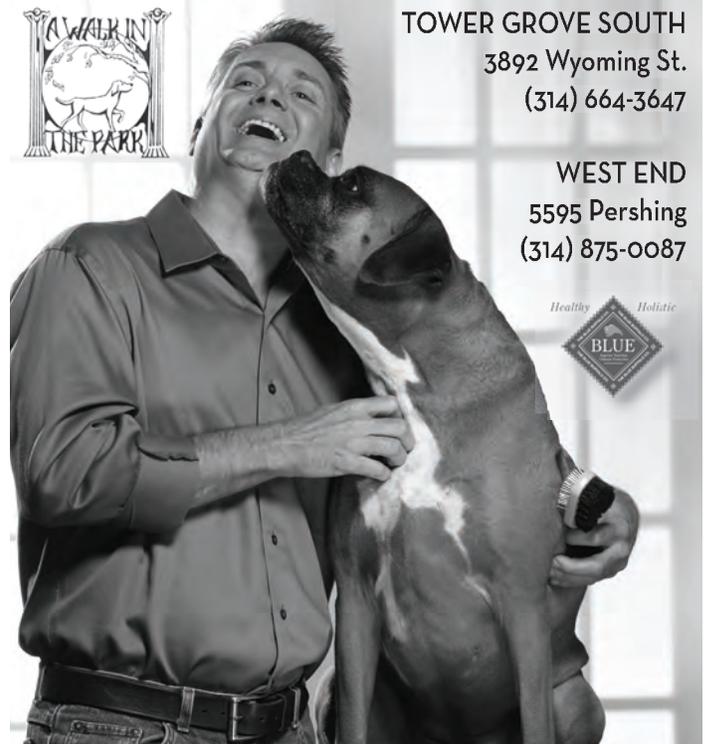
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A WALK IN THE PARK

# Refabulous

— Really Fabulous for Less

BY MARILYN BROWNING

You could call Rebecca Fox, owner of Refabulous Clothing Exchange, an early bloomer. From the tender age of five she's been an avid follower of fashion. Over the years her passion for fashion has only grown. Couple this with the fact that her father, always careful with his money, took her along with him when he shopped at thrift stores, and you can see she had the makings of a clothing resale queen right from the start. On-trend fashion with an easy-to-live-with price tag is Refabulous Clothing Exchange in a nutshell.



Years before Rebecca turned her passion into a store, she was passing through her future shop's Dutchtown neighborhood when she saw Twice Blessed Resale Shop. Twice Blessed is a not-for-profit specializing in clothing donations, with proceeds going to Our Lady's Inn Maternity Home. She stopped in to browse and before she knew it was working in her spare time as a volunteer. She had a golden opportunity to work with gently-used fashion donations, and the friendly guidance of Lucy who manages the store. Six months later, with Lucy's encouragement, and the help of her sister Toni who has been with her from day one, she opened Refabulous Clothing Exchange next door.

The majority of the merchandise in Refabulous is women's clothing that has passed through other loving hands. She also has small plus-size and men's clothing sections. Rebecca buys it from the previous owners, or uses her own discerning eye for designer fashion to find it in other resale shops. Think of it as someone doing the hard part for you, separating the high-quality up-to-the-minute-clothing and shoes from the sea

of mediocre. Your own personal shopper, but for way less money! The rest of her merchandise is accessories, and includes leggings, fashion bags, scarves, hats, and jewelry from New York and L.A. Everything is priced to appeal to fashion followers that are dollar-conscious.

On a recent visit to the store I found an impeccable leather Coach bag for thirty dollars, and in the clearance racks in the basement a two dollar pair of chandelier earrings that will go perfectly with my Mardi Gras ball gown. (I know what you're thinking, but a New Orleans Endymion ball is a little more raucous than your average cotillion.)

Stop in for carefully-selected fashionable clothing at VERY reasonable prices, or if you're keeping that New Year's resolution to clean those barely-worn items out of your closet. Rebecca is always in search of more merchandise, and offers cash or store-credit. Give her a call any time at 314-353-1144 to make an appointment. She buys both men's and women's clothing, and designer labels and top-condition articles will always bring more. The selection is constantly changing, and faithful fans stop in regularly to see what's new that they can't live without.

Rebecca has recently reduced her shop hours to leave her more time to find those great vintage and designer clothes. Refabulous is now open 10a.m-5:30p.m. Thursdays, Fridays, and Saturdays. The address is 3314 Meramec Street in Dutchtown, just two short blocks east of The Feasting Fox restaurant. Stop in and check it out!



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- Once the offer is accepted, your former favorites turn into cash or store credit!

# Message from the President

**Mike Newsham** Growing up in an old German settlement just inside the city limits of North St. Louis provided me many enjoyable experiences in my youth. Whether walking to the candy store, riding bikes to a friend's house, or playing sports in the neighborhood, it seemed like you always ran into people you knew. There was a wonderful community feeling you got just being out and about in the neighborhood. There were so many places you could go and things you could do without having to get in your car. Best of all, we all looked out for each other.

When my wife and I began the process of looking for a house four years ago, we wanted a community that was similar to the experiences of my younger days. During that time we heard about a must-try pizza, and were told we had to test out Black Thorn. We tried it, and then we tried it again, and again, and again... After visiting this new favorite pizza joint a few times, we began to explore what seemed to be a great neighborhood as well as the other nearby businesses. A lot of what I saw reminded me of these wonderful memories of my youth. Old brick buildings filled with character, a great variety of thriving small businesses, people out walking, riding bikes, and chatting on the corner. The more time we spent exploring the more wonderful things we encountered. It was very reminiscent of the community feelings of my youth. We had found our home.

Since moving into Tower Grove Heights, we planned block parties, helped to organize clean up efforts, and got involved with the Neighborhood Association. This year I plan to ask even more of myself and I hope you will join me in my efforts to make our neighborhood even stronger. I would like to focus on continuing to build upon the foundational pieces of our community: the historic buildings, the great businesses, but most of all the wonderful people that make up our community.

I believe that our neighborhood association can do a better job of bringing all of us together. Do you know your neighbors? Do you know everyone on your block? Do you know people from surrounding neighborhoods? My guess is that we do not all know each other, but can we? I believe the neighborhood association can introduce us or at least start the process. We can work to further develop that comforting community feel. We can protect our historic neighborhood as well as each other and have fun doing it. We can build relationships with surrounding neighborhoods, and we can all work together to enhance city living and the numerous things we love about living in TGH.

As I look forward to the warm sun of the spring season, I am excited about what we can accomplish over the next year. I look forward to meeting and having fun with all of you through our neighborhood association. The Neighborhood Association already has a lot of ideas, but we will need help to make them happen. Are you in with me?

*continued on page 14*



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"Hands-on"  
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& Associated Therapies  
For Treating Chronic  
& Difficult Cases

# How To Stop Legal Littering

Tricia  
Heliker

**H**ow much good can one phone call do? When it comes to reducing the litter in the neighborhood, A LOT! Those newspaper ads that show up on your lawn, you know, the ones that pile up until you can't stand it any longer, and you make the trip to the dumpster. One phone call can make it stop.

The Post Dispatch now handles what used to be the Suburban Journal and is responsible for these papers/ads landing in your yard. If you prefer not to receive this delivery, call 340-8000. Choose the subscription option from the recorded message, give your address, and tell you them you **DO NOT** want the free paper/ads delivered to that address.

If you have neighbors who receive the delivery but leave it on the lawn for weeks at a time, consider passing this number on to them. I stopped delivery at my house years ago when the Suburban Journal was dropping them twice a week. It has saved me countless trips to the dumpster. I recently was quite surprised when a bundle enclosed in a plastic sleeve did land on my steps. I immediately made a phone call and was told it was due to a new driver on the route. They apologized for the mistake and I have not received another one since.

Take the time to make that one phone call. It really is worth it.



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**MEXICAN RESTAURANT**

# Message from the President

CONTINUED FROM PAGE 10

If so, please contact me at  
[president@towergroveheights.com](mailto:president@towergroveheights.com)  
about joining one of our committees:

**Activities and Engagement** – Come up with creative and fun ways to build stronger relationships in the community by planning activities and events residents will enjoy.

**Outreach** – Organize volunteer events that will help improve St. Louis City, TGH, and surrounding neighborhoods that residents can participate in.

**Communications** - Ensure residents are informed of important information and events going on in TGH or that will impact TGH.

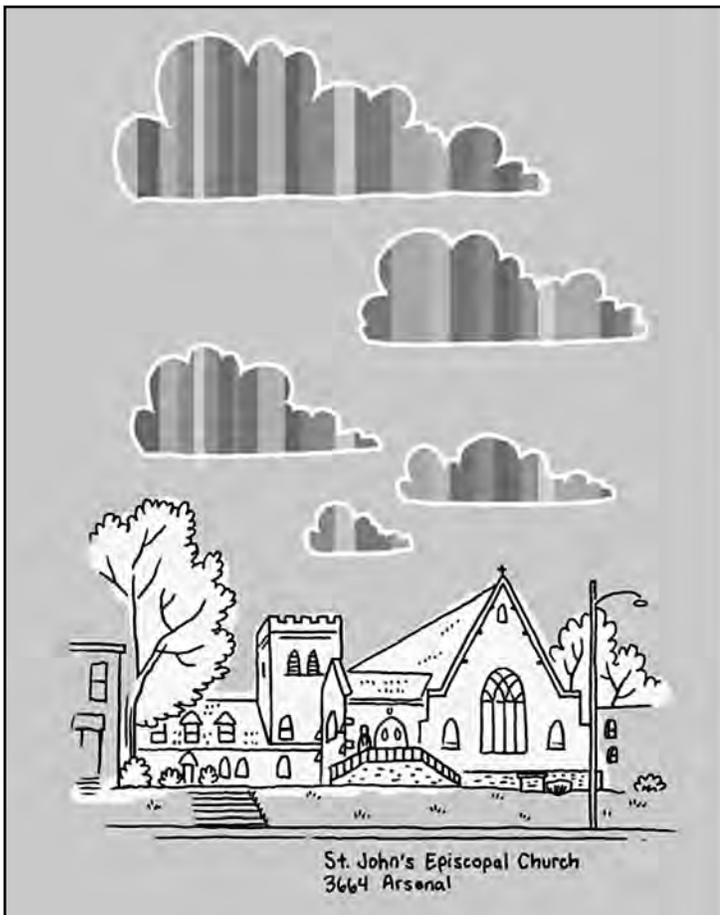
Cheers,  
Mike Newsham

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**Children's Montessori Sunday School**  
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**Sunday Communion Services at**  
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[www.towergrovechurch.org](http://www.towergrovechurch.org)  
314-772-3970

# REAL ESTATE NEWS for Tower Grove Heights

- It is now a seller's market.  
Good time to get your home up for sale
- Property values are on the rise  
and so are mortgage rates

Send me a real estate question and answer  
may appear in the next issue of the Gazette.

**DeborahErvin@att.net**



## 2013 Single Family Homes Sold in Tower Grove Heights

Sold Date	Address	Price	Bedrooms	Bathrooms	Days on Market
5/24/2013	3860 Wyoming	\$83,500	3	2	88
11/15/2013	3861 Wyoming	\$104,000	4	1.5	43
2/28/2013	3646 Wyoming	\$187,000	5	1.5	171
11/25/2013	3857 Wyoming	\$206,600	3	2.5	153
7/23/2013	3859 Wyoming	\$227,500	3	1.5	5
6/7/2013	3857 Wyoming	\$326,000	5	2.5	49
12/16/2013	3806 Wyoming	\$330,000	4	2.5	6
12/10/2013	3637 Utah	\$119,000	3	2	2
5/3/2013	3720 Utah	\$325,000	4	2.5	73
10/1/2013	3887 Utah	\$342,000	3	2.5	50
1/17/2013	3838 Utah	\$355,000	3	2.5	36
5/15/2013	3621 Utah	\$418,000	4	3.5	0
3/27/2013	3717 Utah	\$462,500	3	4.5	71
12/9/2013	3801 McDonald	\$454,000	4	3	88
2/15/2013	3802 Juniata	\$69,859	5	1.5	323
6/26/2013	3811 Juniata	\$100,799	3	1.5	5
2/22/2013	3719 Juniata	\$231,500	4	2.5	90
12/18/2013	3723 Juniata	\$267,000	4	2.5	10
11/26/2013	3870 Juniata	\$131,755	5	2	51
2/7/2013	3885 Humphrey	\$270,000	4	2.5	94
5/23/2013	3719 Humphrey	\$295,000	3	2.5	46
7/26/2013	3710 Humphrey	\$322,500	5	4.5	36
2/8/2013	3859 Hartford	\$142,500	4	1	137
12/23/2013	3856 Hartford	\$171,500	3	1.5	36
11/22/2013	3880 Hartford	\$211,000	4	1.5	79
5/30/2013	3877 Hartford	\$219,900	4	1.5	28
4/29/2013	3883 Hartford	\$230,000	3	1.5	0
6/6/2013	3888 Hartford	\$250,000	4	2	26
7/1/2013	3866 Hartford	\$255,000	4	2.5	4
2/14/2013	3806 Connecticut	\$77,500	4	1.5	12
10/11/2013	3823 Connecticut	\$124,000	5	2	63
3/28/2013	3832 Connecticut	\$182,500	3	1.5	139
12/5/2013	3822 Connecticut	\$205,000	5	2	89
10/24/2013	3806 Connecticut	\$216,000	3	2.5	23
4/30/2013	3729 Connecticut	\$265,000	3	2.5	52
5/23/2013	3847 Connecticut	\$295,000	4	2.5	0

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**WILD BROTHERS REALTY**

## 2013 Multi Family Homes Sold in Tower Grove Heights

Sold Date	Address	Price	Days on Market
2/1/2013	3642 Wyoming	\$87,717	10
5/6/2013	3878 Wyoming	\$151,000	31
9/13/2013	3610 Wyoming	\$154,000	8
3/25/2013	3716 Wyoming	\$154,000	82
4/29/2013	3852 Wyoming	\$170,000	12
5/7/2013	3626 Juniata	\$91,000	8
5/24/2013	3868 Juniata	\$185,000	71
6/21/2013	3658 Connecticut	\$190,000	10
4/1/2013	3636 Connecticut	\$272,000	39
11/8/2013	3818-3820 Arsenal	\$144,000	78



# TALK ABOUT A GREAT STREET — South Grand

BY **MARILYN BROWNING**

**A**nyone walking along South Grand in the last few years has seen a lot of changes in the appearance of the street and sidewalks. When did all this start, and when will it be finished?

In 2006 Rachel Witt arrived as the new director of the South Grand Community Improvement District and attended her first Great Streets workshop, envisioning a pedestrian-friendly and attractive place where people could shop, eat, and do business. In 2009 a Great Streets grant was awarded, and after receiving the input from residents, businesses and other shareholders, a design emerged. The design is being implemented in two phase, with construction starting in 2011.

Phase I has been completed. Old sidewalks were replaced with new pervious concrete pavement, helping absorb rainwater runoff. All crosswalks were made ADA compliant and handicapped spaces provided along South Grand. Traffic-calming corner bump outs and planter boxes were installed with trees and drought-resistant plants. An irrigation system was put in place to make sure the trees and plants got enough water to become established. A planted area at the end of Utah has consolidated the intersections of Utah Place and South Grand into one. South Grand traffic has been reduced from four lanes to two, and the road restriped. Rachel refers to this as a "road diet" and says this has led to a reduction in emissions from idling cars, reduction in street noise, and increased safety for pedestrians.

Phase II is well under way. New, more attractive lampposts have replaced the old gooseneck lighting. Bike racks, benches, and wrought-iron fences have been installed. An additional traffic light has been installed at the intersection of Juniata and South Grand.

This spring, you'll see completion of the rain gardens by Two Alpha Contracting. This project is being funded by a grant from Missouri Department of Natural Resources. Look for the low mulched areas in some of the bump-outs to see rain garden construction in progress. Signs in six areas will explain some of the environmentally-friendly and water- runoff-controlling features of the new streetscape. The (really!) final plantings will be installed in many of the corner bump outs and planter boxes. More trees will be planted (each location is currently marked with day-glow orange paint.) Artist Ben Fehrmann is installing 3-dimensional art along the street.

There have been some setbacks along the way. Installation of the new lampposts did not go smoothly, and many of the irrigation pipes for the planter boxes and bump-outs were broken in the process and had to be replaced. Six of the pervious pavement slabs will have to be replaced come spring. Two vehicle accidents have discombobulated some of the wrought-iron fence. The over-sized benches will be modified or replaced by ones more suitable to those of us that are height-challenged. Rachel calls these setbacks "a learning experience" and says that some road bumps should be expected given the sheer scope and level of innovation of the whole project.

Despite the occasional heartbreak, the end is in sight, and already these and other improvements on South Grand have resulted in a measurable uptick in business income. With the completion of the Great Streets project this spring, we'll have a beautiful business district that all of us will be proud to have nearby!



**SOUTH GRAND**  
WALKING TOUR  
SIGN 1 OF 6

## Cleaner & Greener Streets

**Green streets improve the environment and where we live.**

**Benefits of green streets**

- Enhance quality of life
- Reduce stormwater runoff
- Minimize sewer overflows
- Promote clean water
- Provide wildlife habitat



**LOOK**

The concrete below your feet is no mistake! This odd looking surface is pervious concrete which allows stormwater to soak into the ground.



**Here on South Grand, green street design includes pervious sidewalks, street trees and rain gardens.**



This project is partially funded by US EPA Region 7 through the Department of Natural Resources (contract number 01MRP-C01, under Section 319 of the Clean Water Act). Project partners thank the City of Landisburg, Michigan for the technical assistance and network that they contributed for these signs.