

voices from the north side

How shall it grow? How shall it provide for the needs of others who will be attracted by its numerous advantages? Shall it build on the zone of agricultural land which is around it, and thus for ever destroy its right to be called a 'Garden City'? Surely not. This disastrous result would indeed take place if the land around the town were, as the land around our present cities, owned by private individuals anxious to make a profit out of it. For then, as the town filled up, the agricultural land would become 'ripe' for building purposes, and the beauty and healthfulness of the town would be quickly destroyed. But the land around Garden City is, fortunately, not in the hands of private individuals: it is in the hands of the people: and it is to be administered, not in the supposed interests of the few, but in the real interests of the whole community.

Ebenezer Howard, Garden Cities of To-morrow, 1902

Miss Lura Gochenour felt like she wanted a larger income – there are so many additional comforts, pleasures and luxuries one can buy with a little extra money.

She heard of several people who had been making a great deal of money in something quite unusual in the way of a very profitable land deal.

So she tried it herself.

She paid \$50.00 cash – giving her note for a small amount additional.

In less than 90 days she made a profit of \$550.00 on a cash investment of \$50.00.

Read her letter on the back of this sheet – read the letters from others who had the same experience read the article from the Post-Dispatch.

Let us show you how it is possible to invest \$50.00 cash and make a legitimate profit of \$500.00 or \$1,000 in a few months and at the same time help these people to get homes who need them and want them.

Give our representative a few minutes to explain the details of this unique plan.

Just sign and mail the card.

Yours very truly,
(signed) W C Ferris
President.

W. C. Ferris, President, Olive Street Terrace Realty Company, 1916

February 23, 1917.

Olive Street Terrace Realty Co.
1403 Boatmen's Bank Bldg.
City.

Gentlemen:

I have just received check for the first payment made to me by the negro who bought two of my lots. These lots cost me \$325.00 and were sold inside of ninety days at a price that will net me over \$600.00.

I am well pleased with the investment.

Yours truly,
(Signed) W. B. CRAWFORD.
1601 Locust St.

W. B. Crawford, 1917

February 23rd, 1917.

TO WHOM IT MAY CONCERN:

Fortunately for me, I was given the opportunity to buy some lots in the negro subdivision of South Kinloch. Looked like would surely make money, if I had to hold them indefinitely.

Two of my lots were sold for me last week at double the price I paid.

Very truly,
(Signed) M. M. SEUFERT,
810 N. Fourth St.

M. M. Seufert, 1917

There has existed for many years in St. Louis a community policy with respect to public swimming pools, voluntarily complied with by both white and colored citizens. Our white citizens have customarily used the pools conveniently located to them, while the colored citizens have patronized the pools in their neighborhoods. This practice has worked well. St. Louis has become known for its tolerance and its progress in the field of amicable race relations.

St. Louis Mayor Darst, 1949

(We are concerned over) "the failure of community leadership to prepare St. Louisans for the adjustments which changing population, economic, and social conditions are forcing upon the community. We recommend a city-wide educational program to) cultivate respect for individual civil rights and an expansion in the public schools of education in democratic human relations. . . .

George Schermer, director of mayor's inter-racial committee in Detroit. 1949

The federal court has construed the Constitution of the United States to require that all persons regardless of race shall be allowed to use our public outdoor pools. Our military forces are fighting today 5,000 miles from our shores to establish and protect the doctrine of the "dignity of man." Our country is girding itself for a wartime economy. Sacrifice is the order of the day. Under such circumstances, we cannot afford the luxury of prejudice. We must not allow disrespect for the Constitution and the courts.

St. Louis Mayor Darst, 1950

I did not know of the dangerous Kinloch that people talk of nowadays. My Kinloch was a safe and prideful neighborhood. That speaks for itself.

Earline Butler, c. 1998

Just go knock on the door and holler, 'Hey Walker, hey Pete!'...it was a close knit neighborhood

Donald Ray, Kinloch resident, c. 1998

We got what we wanted but lost what we had.

Kinloch administrator, c. 1990s

We will create the space where business and community take place. The innate, human purpose of the villages as a gathering for all people will be re-discovered. Whether newly created or in response to the needs of existing urban areas, we will pursue these Integrated Developments to the betterment of our customers and the community. In the end, the impersonal division of Industrial Age development will be transformed into the interactive, mixed communities of the Information Age, where all have the opportunity to Live, Learn, Work, Play and Pray. The freedom and stability that comes from strengthening communities will prove that Life Truly Works. At a time when busy lives are being multi-tasked into isolation, McEagle has created the counter weight of community in its 1200-acre master planned WingHaven. Here, in a setting reminiscent of Norman Rockwell's America, is a lifestyle built on engagement. Neighbor meets neighbor. Lives connect. Families thrive. Conceived by developer McEagle, in concert with Fred Weber Inc. and McBride & Sons, WingHaven nurtures the knowledge-based worker that embodies a new creative class emerging in America. It is the only place where the

vision of Norman Rockwell's America resides in a community brimming with 21st century technology. The celebrated 1,200-acre, mixed-use development in O'Fallon, Mo. is uniquely designed to balance the essentials of life – living, learning, working, playing and praying. Nowhere else in Metro St. Louis has such an emphasis been placed on connecting neighbors. At WingHaven, quality of life is uniquely expressed in a master-planned design that is structured to bring balance to busy lives...the integration of living, learning, working, and playing. It fosters an environment where getting to know your neighbor is not a chore. McEagle calls it LifeWorks.

WingHaven website, 2000

...Massive federally financed land grab which had the effect to ruin a black community. ... They promised us 'Kinloch Tomorrow.' They have given us 'Kinloch Never.'

Al W. Johnson, c. 2000

Laws and ordinances brushed a public-spirited veneer across the lopsided landscape of private development.

Eric Sandweiss, 2001

I wouldn't want to take anybody's life, but I had no choice. This guy already shot me once, and I wasn't going to let him shoot me again.

"Big Mike" Singleton, 2002 (on Kinloch)

This case just demonstrates how incompetent that department is. That police department should not exist, and if it were my call, it wouldn't.

Robert McCullouch, St. Louis County Prosecuting Attorney, 2002 (on Kinloch, Mike Singleton incident)

Thank you, Jesus. Now the laws will be enforced, and we'll be safer.

Althea Turner, 2002 (on County Police takeover of Kinloch Police Force)

There are so many police officers, people are scared. If it stays like this, we're going to be out of business in a month. I expect better police service now, but I don't want county police here if I'm going to lose my business. We need a stable situation.

Abduljabar Alhamid, manager, King's Market, Kinloch, 2002

There is no need for such strict enforcement. If they are going to put a little money in town, why don't they spend it on housing?

Damon Barry, 2002 (on Kinloch)

The glory days of that huge hub in St. Louis are over. You're going to be changing planes more often, have fewer choices and higher fares.

Terry Trippler, airfares expert, 2003

This is likely the greatest opportunity for job creation in our lifetime for north St. Louis County. We don't want this to be just an OK area. That's why we had to make sure it was done right.

Denny Coleman, president, St. Louis County Economic Council, 2003 (on Kinloch)

It's an extremely valuable piece of property, and I'd say there's nothing like it in St. Louis County. I think there's a stronger market in North County than most people realize.

Rick Finholt, director, Missouri Research Park, St. Charles County, 2003 (on Kinloch)

This is a tremendous opportunity. This site has a number of things going for it. It's close to (Interstate) 70...and it's near (the University of Missouri at St. Louis). It's a large site and that allows you to do a lot of things with it.

Chris McKee, vice-president, McEagle Development, 2003 (on Kinloch)

It looks nice and green like a cornfield, but it's not. You still have residential street patterns and utilities and houses in the ground. All of that needs to come out. What we don't want is a lot of warehouses with a bunch of guys running around on fork-lifts. We want higher-end wages.

Jackie Wellington, vice-president, St. Louis Economic Council, 2003 (on Kinloch)

How can you have a city hall 800 feet from the center line of a runway? Can you imagine trying to conduct business that close to a runway? I'd be ducking sometimes.

Bridgeton Mayor Conrad Bowers, 2003

No one has addressed a larger problem: The loss of 2,000 homes and 5,000 residents to other communities is doing material harm to the city of Bridgeton proper and to businesses in the surrounding communities because the tax base has been significantly reduced, and there are fewer people to buy things. Why has no one sought an attorney to file a class-action lawsuit on behalf of the remaining residents of Bridgeton? True, the people whose homes were taken were paid a fair price, but nothing is being done for those who remain even though it is clear that they have been materially harmed. The government can take property by eminent domain to improve things, but at the same time, it should be accountable when its actions harm instead of help.

Kenneth Ciszwald, 2003

The term "new urbanism" needs to be talked about by residents of St. Charles County. The developers package this concept as mixing small villas (duplexes), small, medium and large homes; row houses; apartments with alleys; neighborhood shops, businesses and restaurants and calling it a "community." While this was a great concept in the times of one car per family, good public transportation and walking to school, it does not fit in today's world. We will be building future tenements.

R. M. Simmons, 2003 (on New Town)

Instead of stuffing 3,000 homes in this flood-prone area, why doesn't Whittaker locate this project on the St. Louis riverfront, which has architectural nuisances to copy and a city that desperately needs this type of renewal to bring back its population base and attract newcomers?

R. M. Hollorah, 2003 (on New Town)

We are the cultural soul of the city. We are its right brain. Its once and future kingdom of arts and entertainment. We open minds and nourish spirits. We broaden horizons and indulge fantasies. We are a melting pot of creative juices. We are the center of all that feeds the mind, body and soul. We are Grand Center. At the intersection of Art and Life.

Grand Center website, 2005

I sleep at night so I can defend myself from it. I try to have a nice sleep and a clear mind because every day I have to defend myself from this.

Jim Day, Royal Auto Repair, 2005

The church is going to follow the congregation. The church is alive and well in the suburbs, and that's where the money is, too.

Olga Bonfiglio, 2005

It's just another excuse for sprawl. They could have called the project "urbanism" if they put it in Wellston or some other area of the region with existing infrastructure. But they didn't. It's in the middle of a flood plain.

Rollin Stanley, former executive director, St. Louis Planning and Urban Design Agency, 2006 (on New Town)

I think it's one of the finest developments ever done in the St. Louis region, from the land planning to the architecture to the diversity of housing and income levels. My concern is the precedent it sets of building in the flood plains. I understand that land wasn't inundated in the flood of '93, but any further expansion of New Town would enter those areas.

Richard Ward, senior principal, Development Strategies, 2006

Is it an urban community with freedom of choice, or is it a homogenous community in which people's similar tastes and backgrounds serve as an emollient? If it's the latter, then it really becomes a lifestyle choice more than a new form of community.

Todd Swanstrom, 2006 (on New Town)

...like you were over in Bosnia or some fuckin' where, some war-torn ass country. They don't want us here.

Darran Kelley, former Kinloch Fire Chief, current (2012) Mayor, c. 2006

Grand Center can't seem to get it right. The latest evidence of that perverse mindset is the *uglissimo* cinder block wall designed and built by a group of architecture students from Washington University in December. The unadorned wall has all the aesthetic appeal of your basic industrial sanitation facility. But the wall is not just ugly to look at. It has staffers at the Saint Louis Symphony Orchestra concerned about their own safety and the safety of their vehicles. Most of them park in the lot that's now cut off, visually and physically, from Grand by the wall. This is an area that's not exactly leave-your-doors-unlocked secure; police need to be able to see what's going on in the lot from the street. An article in the Wash U school paper quotes a professor of architecture...who refers to the grim-looking "plaza" as a "significant contribution to the streetscape." And...a graduate student in Wash U's architecture program told the paper, "The goal is to bring a little more street-life to the area. A lot of people just come down for the shows. We want them to stick around afterwards and bring some more vibrancy to the community." If the idea is really to "bring some more vibrancy to the community," give us a BreadCo or a Remy's, nice places to meet, eat, and drink, for starters. Adding to security concerns while assaulting the eye is not the way to go about it.

Sarah Bryan Miller, 2007

RISE UP! Reclaim Rebuild Restore, Joshua 8:7 "Then you shall rise up from your hiding place and seize the city. The Lord your God will hand it over to you."

MCU (Metropolitan Congregations United), 2007 (for an upcoming meeting about Paul McKee)

It's good to be back in Kinloch. I never felt at home in Florissant. This is where I want to be and die.

Joseph Boyd, age 67, 2008 (on moving back to Kinloch)

I didn't want to live in an isolated area. I thought it was a bad neighborhood. But it's cool.

Monte Boyd, age 19, 2008 (on moving back to Kinloch)

Everybody down there is there for the purpose of selling drugs. Every single one—they got different types, crack, heroin, marijuana—people even come in from different cities to buy and sell because they know it's safe to do it.

Everett James, former captain, Kinloch Police Department, 2009

NORTHPARK AND ST. LOUIS COUNTY EXECUTIVE NOT FAIR AND SQUARE WITH WHAT THE TIF STANDS FOR DEALING WITH KINLOCH BUSINESSES! PLEASE BE AWARE WHEN YOU DEAL WITH....NORTHPARK.

sign on side of Kinloch car wash, painted over as of 2012