

I Executive Summary

THE NORTH CENTRAL NEIGHBORHOODS create a 9 district that links many St. Louis assets—the Grand Center Cultural District, Saint Louis University and the Central West End—to the region's downtown. The Grand Rock, Grand Center and Vandeventer neighborhoods which comprise the district are individually graced with unique historic fabrics and collectively blessed with this proximity to downtown and some of the city's best amenities.

As the central city experiences an interest in reclaiming its remarkable neighborhoods and a concurrent resurgence of investment, the North Central neighborhoods are strategically positioned to attract investors, new residents and new businesses—and to retain and improve quality of life for residents, businesses and institutions already located in the district. The Central West End which borders the planning area has already experienced a renaissance as a vital retail and residential address. Similarly, within the North Central district, Grand Center has attracted and continues to attract new cultural institutions and related businesses, and all three neighborhoods have continued to plan for, develop and market new and rehabilitated housing as this district-wide planning process has progressed. Saint Louis University continues to grow and create demand for new housing, neighborhood

*Barren open spaces
are transformed into
livable neighborhood
streets with individual
addresses and
front yards.*



retail and support services. Cardinal Ritter College Preparatory School has announced its relocation within the district, and the St. Louis Board of Education is proceeding with plans for a new city-wide vocational high school to be built on site of Vashon High School when a new Vashon is completed in a different location.

As an outgrowth of the significant reinvestment already occurring in the district and an escalating demand for additional reinvestment, a district-wide planning process was initiated by Bank of America's Community Development Banking Division and led by representatives of a coalition of community stakeholders. Organizations based in the planning area and represented on

the steering committee included the Grand Rock Community Economic Development Corporation, Citizens for a Better Community, the Vandeventer neighborhood, and Grand Center Inc. The steering committee also included the two Aldermen representing the wards in which the planning area is located, Saint Louis University faculty and staff, the President of the Blumeyer Tenant Association, staff of the City's Community Development and Planning and Urban Design Agencies, the St. Louis Association of Community Organizations, the Ranken Community Development Corporation, and the St. Louis Housing Authority. The Regional Housing & Community Development Alliance coordinated the planning effort

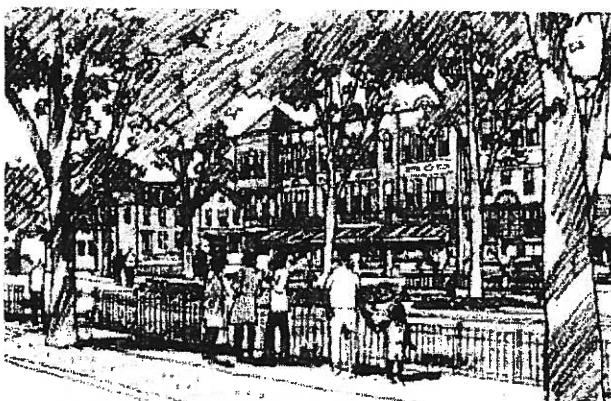


for the steering committee, with assistance from Area Resources for Community and Human Services (ARCHS).

The steering committee served as a vehicle for engendering the participation of a wide range of other planning process participants, including individual neighborhood residents, local businesses, churches, schools and other institutions. Over a period of more than one year, input from this steering committee and the community input fostered by its members produced a series of visions, goals, priorities, strategies, issues, and concerns, which in turn led directly to the outcomes and initiatives presented in this plan.

The key session which led to the primary elements of the plan was a three-day design charrette held in the historic Grandel Theater in May of 1999. During this charrette, stakeholders outlined a series of human service and physical development goals and strategies for the planning team, from which the planning team developed the following set of physical design principles to guide the physical planning effort and ongoing implementation initiatives which will follow completion of the plan. These design principles are as follows:

- 1 Create a neighborhood that enables people of all ages and incomes to come together, to look after one another, and to share a strong sense of community pride.
- 2 Streets are the focus of community life and should be designed to be safe for pedestrians, make drivers behave, and encourage civic engagement.
- 3 Development patterns should knit neighborhoods together and connect them to shopping, educational, and cultural amenities in the area.
- 4 New parks, both large and small, should be the focus of new development and should accommodate the needs of people of all ages.
- 5 Civic institutions such as schools and churches should have dignified settings and be integrated into the surrounding neighborhoods.

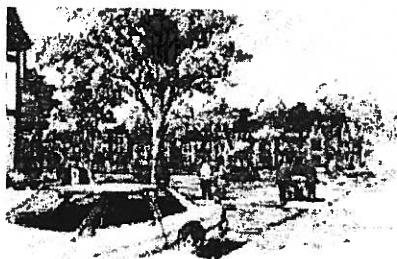


- 6 New development, both residential and commercial, should reinforce the strengths of existing neighborhoods and combine new construction with rehabilitation to create a series of distinct places.
- 7 New development should include housing opportunities for a broad range of incomes and family types.
- 8 Short term development efforts should create places of identity and provide a sense of order and safety.

Using these design principles, the team developed two alternate plan approaches during the May, 1999, charrette. Both alternatives embodied three overarching design objectives as a strategy for redevelopment, as follows:

Development Initiatives

New infill housing will blend with the character of the historic houses that are rehabilitated to rebuild neighborhoods of character



Create a framework of parks and open space that unifies the neighborhoods and provides a city-wide address for institutions.

Currently, the many institutions within the district are plagued by unsightly edges and awkward relationships to the surrounding residential neighborhoods. The remarkable collection of churches, institutions and amenities within the North Central neighborhoods is lost as a significant asset. The strategies outlined in this report call for the improvement and modification of the street patterns and existing open space in a way that creates a dignified setting for institutions such as the Veterans Hospital, the Juvenile Courts, the new Cardinal Ritter Preparatory School, the Pulitzer Foundation for the Arts, Cole Middle School and neighborhood Churches. In this strategy, principal streets that link the district to city-wide



amenities, such as Bell Avenue, Vandeventer and Spring Avenue, are treated as parkways. New alignments and open space additions create 'front door' relationships between institutions and residential neighborhoods replacing the current pattern of service yards and chain link fences lining the public edges.

Improve local streets and neighborhoods in a way that is both safe and provides a focus for neighborhood life.

Over the years, large portions of the North Central area have been abandoned as residents chose to move out of the city. The once populous neighborhoods then lost the local retail and neighborhood businesses. Streets became less of a residential address and more of a commuter through-way to service the outlying neighborhoods and suburbs.

The reclamation of the area as a series of residential neighborhoods must include the refinement of streets with traffic calming devices like those

described in this plan to slow traffic down and provide safe and desirable environments. Initiatives are designed to create a sense of neighborhood identity and are configured to facilitate a series of reasonably-scaled efforts that are big enough to provide critical mass, yet small enough to be implemented over time.

Rebuild neighborhoods by rehabilitating existing housing and developing new infill housing that continues the traditional character and provides opportunities for a broad range of incomes and needs.

Residents expressed a strong desire to see new development follow and complement the historic fabric that is unique to the North Central neighborhoods. The strategy calls for design guidelines that will guide the character and scale of the architecture, the spacing and size of lots for new development on the district's vacant land, and their relationship to the streets and parks.

Potential Market for New and Rehabilitated Housing in the North Central Neighborhoods

Much of this revitalization plan involves the production of new and rehabilitated housing. As indicated in the preface to this Master Plan, a residential market study was conducted by Legacy Management Inc. ("LMI") to determine the potential for expanding the market for housing in the North Central district and to gain a feel for the price ranges in which this housing would be marketable. The report which resulted from this market study also included information from a market study conducted by Grand Center Inc.

The Grand Center study focused largely on the housing preferences of business and institutional employees working in or near the area. The study examined issues directly related to the physical features of housing and the environment in which housing is located, as well as the influence of other factors (for example, availability of education, social services and retail services, proximity to the workplace, proximity to recreational opportunities) affecting housing choice.

Key points from the study include the following:

Area's Potential as a Neighborhood of Choice

In both the LMI and Grand Center surveys, respondents who expect to be house hunting in the immediate or short-term future expressed a significant amount of interest in the area. This indicates that, given a credible neighborhood plan and housing with features home buyers want, the area is marketable as a residence location to households with connections to the area through family, religion and/or work. A market for new and rehabilitated housing exists in the North Central Planning Area, particularly among families with an employment, religious or familial connection to the area.

Ownership Structure

As indicated in the body of the report, over 70% of the LMI respondents are interested in buying rather than renting homes in the area. This supports an emphasis on for-sale development, with rental development as an option for those who cannot or choose not to own their homes.

Price Points and Affordability

Approximately 65% of the market for for-sale housing in the planning area can be captured with homes in the \$75,000-\$100,000 price range. Another rough conclusion is that 28% of the market which exists among employees of institutions and businesses in the area and 18% of the market which exists among people with an institutional or familial connection to the area can be captured with housing priced at \$125,000 and above.

Development cost write-downs may be necessary in the early stages of development to establish a market and 'price floor' for the homes. As this plan goes to press, Planning and Urban Design Agency officials have advised the planning team that most new housing in the area is selling for upwards of \$120,000.

Neighborhood Characteristics

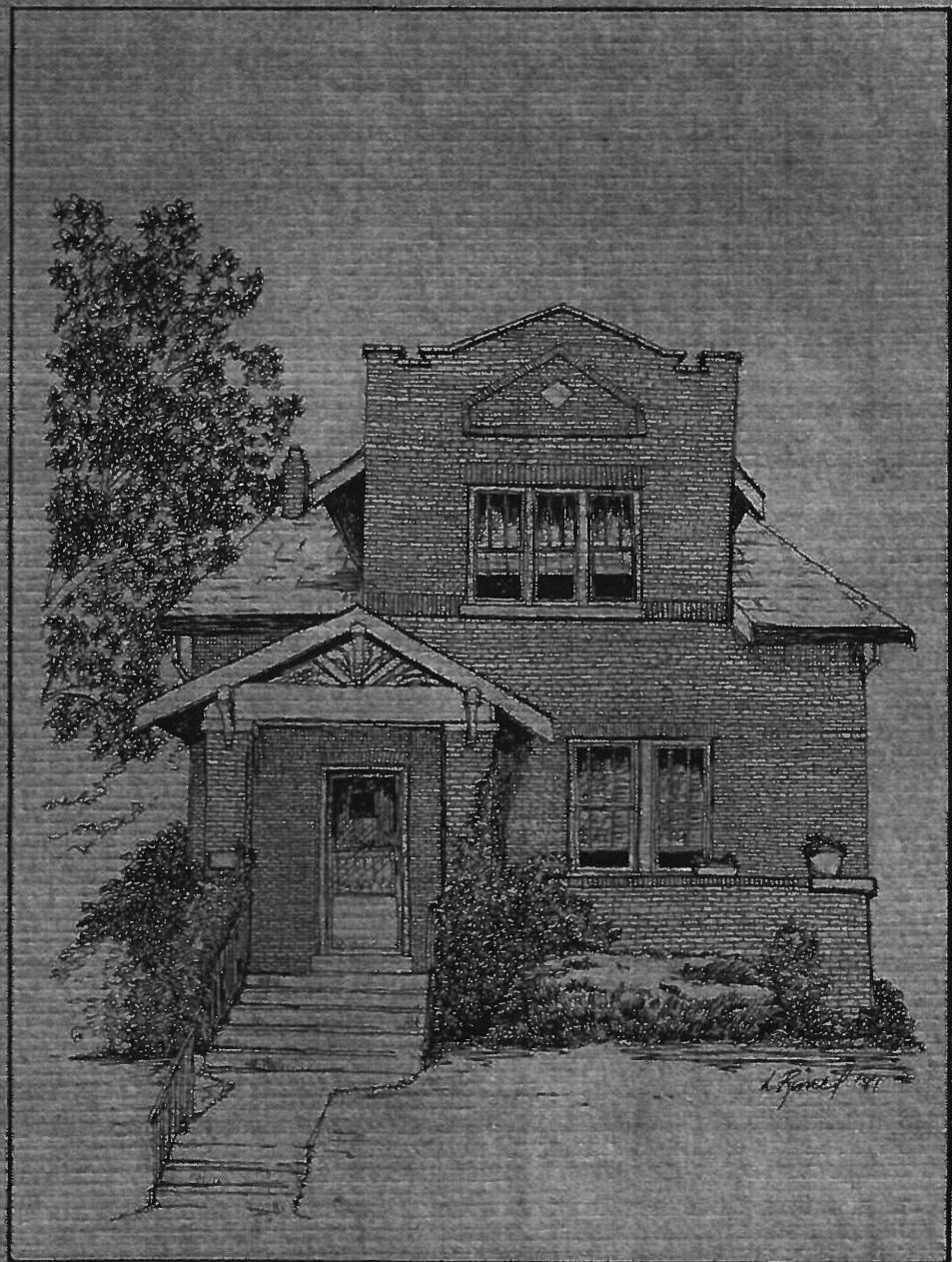
Respondents profess strong interest in living in the area while at the same time

expressing a good grasp of its problems. This is a good sign: current and prospective residents are realistic, but believe that the planning area can be a very good place to live if its problems are addressed.

Housing Characteristics

Regardless of the ownership type, housing developed should compare favorably with market-rate housing features found in competitive locations and with comparable price points.

While most of the respondents believe that new housing developed in the planning area should be stylistically compatible with the existing building stock, a significant number of respondents are also looking for the convenience of a one-level home. This indicates that a variety of types of both owner-occupied and rental houses should be planned, although the one-level houses should also have designs which are compatible with the existing stock.



MEET ME ON ENRIGHT

THE ENRIGHT NEIGHBORS ASSOCIATION

Anthony Stevens	Ronald Kennedy
Samuel Davis	Julia Marshall
Ola Fort	Dorothy Johnson
Eloise Stevens	Jessie Todd
Claude Bell	Maggie Pye
Mildred Johnson	Mary Floyd
Venus Howard	Patricia Taylor
Gwendolyn Moore	Judith Bergeon
Samuel Kennedy	Virdal Moore
Barbara Braxton	Casey Spiller
Brian Murphy	Morean Moore
Frances Kennedy	Edward Busch
Larry Williams	Randall Bergeon

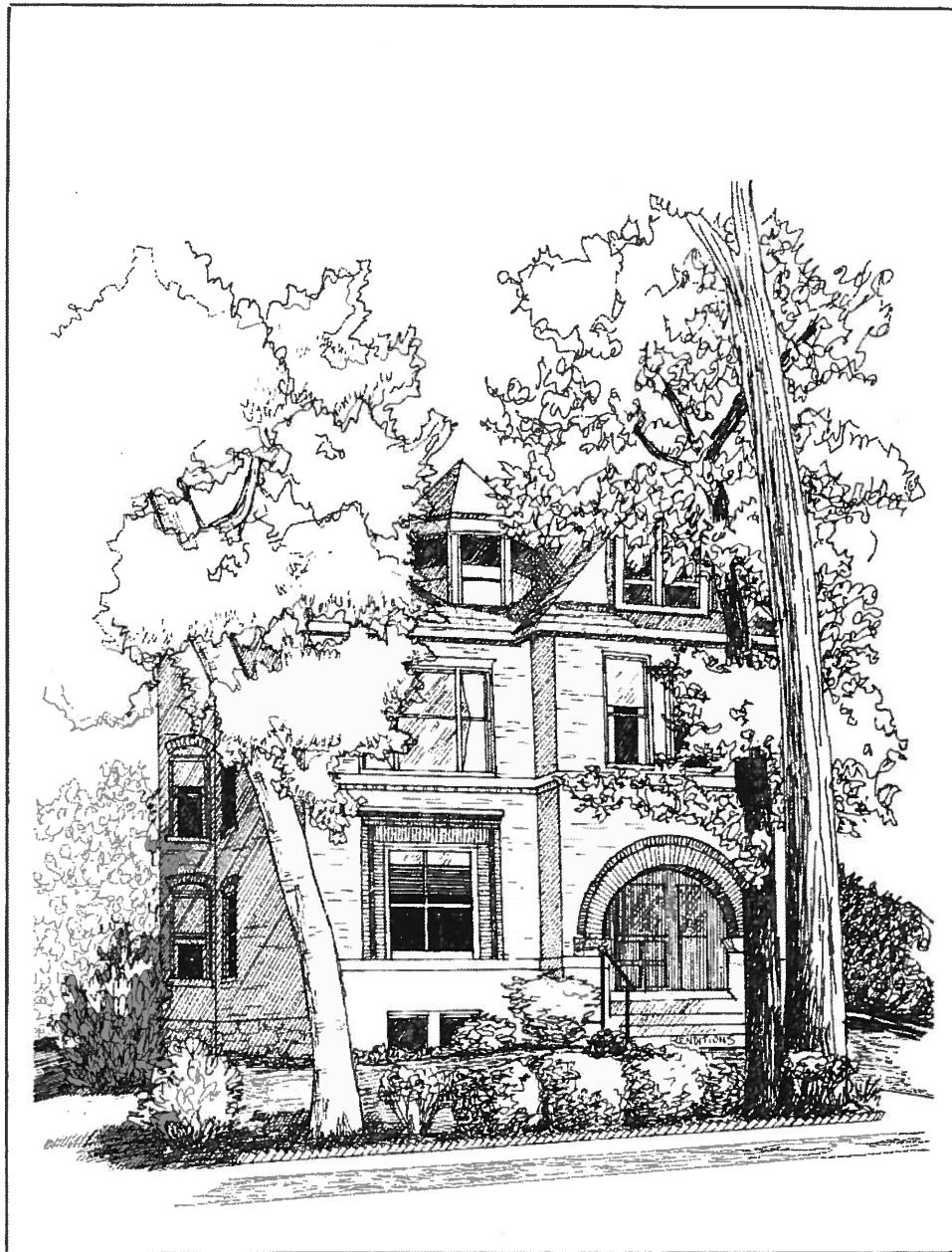
ACKNOWLEDGEMENTS

This collection of information is provided only as a sketch of our community's past and the contributions and accomplishments of some of the notable black residents that have lived on Enright Avenue. We hope that this issue, published in commemoration of the First Annual Enright Street Party, will be a stimulus for residents—past, present, and future—to record additional information. Such recorded information will be extremely useful to us in producing a more elaborate volume.

We are deeply indebted to Judith Arnold for the endless hours spent conducting the research so necessary to compiling this sketch.

Our special gratitude is extended to Enright Avenue Residents: V. Turner, Mildred Johnson, Myrtle Harris, Patricia Bond, DeVerne Calloway, Vera Bennett, Catherine West, Malachi Owens, E. Clark, Ernestine Hill, Mary Dreer, Ernest Calloway, Mattie Taylor, Patricia Taylor and Dorothy Johnson.

Special thanks also to neighborhood Marketing Services for technical assistance, Gateway National Bank, Rozell Men's Wear, Slaughter's Cleaners, Universal Drywall and Construction Company, for financial support, and a host of friends and colleagues for constant moral support.



ENRIGHT AVENUE—AN HISTORICAL TOUR OF A BLACK RESIDENTIAL COMMUNITY

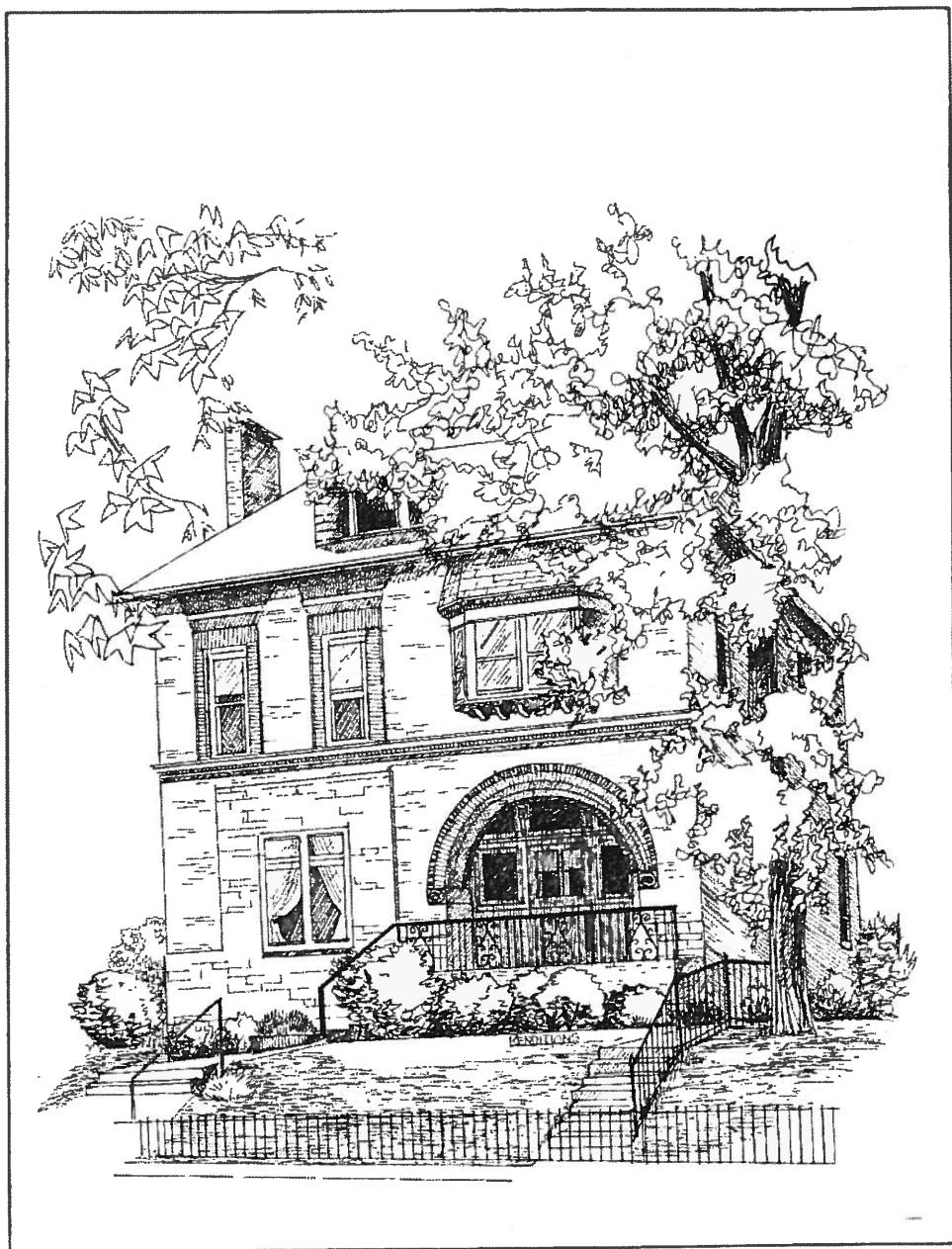
When Missouri joined the Union in 1822, St. Louis had a population of 10,049; of this number, 20% or 2,009 were black. Slavery was quite prevalent, and only 196 black persons were classified as free.

The majority of these free black people followed the river trade and worked in such occupations as stewards, engineers, stevadors, and other similar jobs; some others were fortunate enough to work in domestic service. Free blacks held a monopoly on labor positions until 1830. This began the period of German immigration. Within ten years, the City's population had grown to 16,649 and increased nearly five times by 1860. During this time, the number of free blacks had increased to 1,755 while the slave population began to decrease. The City expanded its boundaries westward from the river encompassing 13.94 square miles in order to accommodate its still increasing population.

Far-sighted real estate developers were promoting a suburb of the city known as the Grand Prairie Area. This area was adjacent to newly formed Grand Avenue, and offered German residents an opportunity to escape the congestion of the central city. The area was subdivided and developed. Mrs. Elizah Clemens, a German landowner, created a street and named it in memory of her daughter Alice Vonversen. After World War I Vonversen Street was changed to Enright Avenue. The street name was changed as many others after the war in commemoration of war heroes.

In preparation for the 1904 World's Fair, fine large homes were built on Enright Avenue. These homes were among the best in St. Louis. The architectural styles were greatly influenced by the Georgian Revival and the French Renaissance periods. The large apartment buildings were built after the World's Fair. People wanted to live on the street and the apartment buildings provided gracious family living.

Prior to 1900, the Enright residents were mostly German and Irish land gentry and, the presence of black families was few. The outlawing of local restrictive covenants by the United States Supreme Court in 1914, resulted in the purchase of Enright homes by a few black families. After the United States Supreme Court outlawed the enforcement of racial deed restrictions in 1948, more black families were able to purchase homes on the street.



Many of Enright's new residents were active in the desegregation of public facilities and accommodations. Some people like John T. Clark, Herman Dreer, and Frank L. Williams, were founders of institutions such as Homer G. Phillips Hospital, Stowe Teacher's College, and Mew Age Federal Savings and Loan Association, all of these institutions remain as landmarks in the City and the State. Members of the Enright community were involved in the civil rights movement long before it was fashionable to do so. Consequently, the local chapters of the national Medical Association, the Urban League, and the National League of Negro Women were formed because of the efforts of people like Anthony Vaughn, Thomas A. Curtis, and Uxenia Livingston.

For a long time, Enright residents held middle and top management positions in government, business, education, religious institutions, and in private professional practice. Their contributions are mentioned here in order to serve as a reminder of the dedication and individual sacrifices that Black people have made to further racial gains and racial equality.

Following is a description of people who have lived on Enright Avenue and of whom little is known. Information is by address and contains the building construction date (where possible), and a brief description of the residents who lived there.

4100. (b.1927). A first-class luxury apartment building for professionals. Dr. Ralph Teabeau, Dentist, resided in apartment D.

4145. (b.). Gracious single-family residence and former home of CME Bishop Nelson C. Cleaves in 1930.

4149. (b.). Bush House. Former home of Realtor James T. Bush a real estate developer in the 1920's.

4188. (b.1890). Lewis House. Former home of Dr. A. Thomas Lewis, an early medical doctor.

4190. (b.1892). Kennedy House. Home of Alderman Samuel Kennedy and family.

4208. (b.1892). The last of an eight-family row house. This property has always been owned by a woman. Currently under rehabilitation.

4210. (b.1892). Vaughn House. Former home of Dr. Anthony Vaughn, civic leader and President of the National Medical Association in 1941.

4217. (b.). Williams House. Former home of Frank L. Williams, founder and first President of New Age Federal Savings and Loan Association and builder of the Williams Apartment Building, 1930. Former principal of Vashon High School, Sumner High School, 1908; and Washington School.

4223. (b.1926). Williams Apartment Building. Former homes of many prominent residents such as Attorney Frank S. Bledsoe. Original member of the Mound City Bar Association. Plaintiff in a school desegregation case against Washington University which led the way for admission of blacks in 1952.

4225-29. (b.1926). McLemore House. Former home of Attorney Joseph L. McLemore, democratic candidate for Congress in 1928. President of the Board of Curators of Lincoln University.

4236. (b.). Livingston House. Former home of Dr. and Mrs. Earl R. Livingston. Mrs. Uxenia Livingston was a founder of the National League of Negro Women, St. Louis chapter.

4239. (b.). Garner House. Former home of Attorney Silas E. Garner, a 6th Ward Republican Committeeman and the Special Assistant to the Attorney General.

4240. (b.). Anderson House. Former home of John Anderson, a Principal of Sumner High School. Presently occupied by fourth generation Anderson's.



4309. (b.1904). Douglass-Reed-Calloway House. Former home of Harry C. Douglass, founder of Belva Manufacturing Co. which specializes in hair preparations for black women.

Former home of AME Bishop Nowell Reed.

Present home of Mr. and Mrs. Ernest Calloway. Ernest Calloway is a writer, publisher, historian and Professor at St. Louis University; author of "Foundations of Freedom In America," a series of articles about the civil rights movement; former Research Director for the Local Teamster's Union; and currently collecting and preserving historical material about the contributions of blacks in St. Louis.

Mrs. DeVerne Calloway is the first black woman elected to the Missouri Legislature, 1962, and currently is the Chairperson of the Missouri House Education Committee.

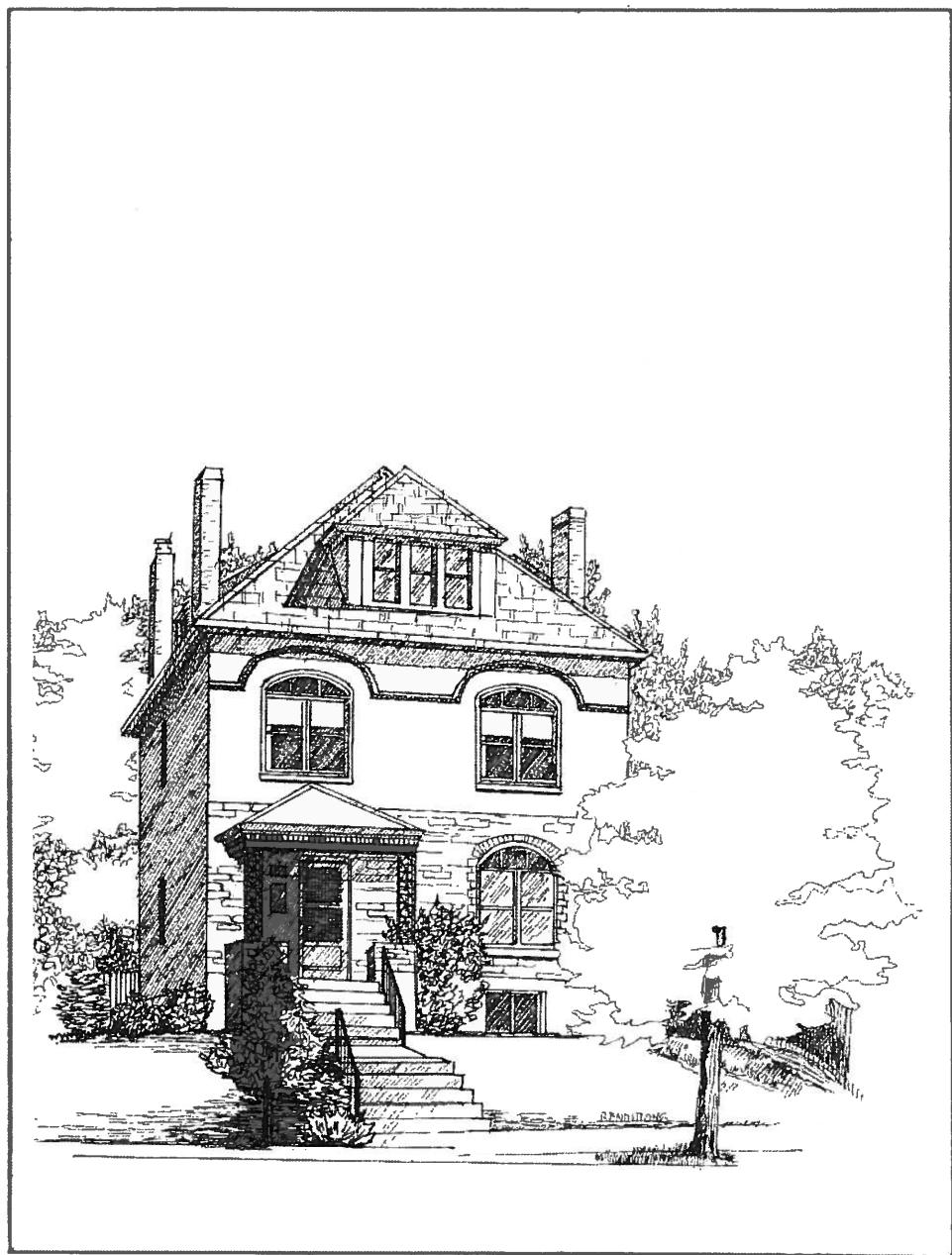
4313. (b.1891). Barrett House. Former home of Dr. William Barrett in 1927.

4317. (b.1886). Turner House. Former home of James A. Turner, Professor of Science, Stowe Teacher's College, 1930-1950; developed science curriculum for the St. Louis Public School System, 1938.

4318. (b.1891). Davis House. Former home of Dr. Edward J. Davis.

4333. (b.). Shaw House. Former home of Elijah William Shaw, musician and member of Cab Calloway's Orchestra. From 1915-1917, he played with renowned riverboat bands including Buster Barley's and Dunn Williamson's.

4339. (b.). Simms House. Former home of Frederick Theophile Simms, businessman, engineer and founder of Ace Heating and Ventilating Company in 1937.



4340. (b.1919). Clark House. Former home of John T. Clark, an early Executive Secretary of the St. Louis Urban League and noteworthy fundraiser for Homer G. Phillips Hospital.

4353. (b.), Lane Tabernacle Parsonage. Acquired to house the pastors of Lane Tabernacle CME Church. Reverend Nathan L. Smith was the first occupant. Presently, Reverend Isaiah Scipio lives here. The house has been totally remodeled.

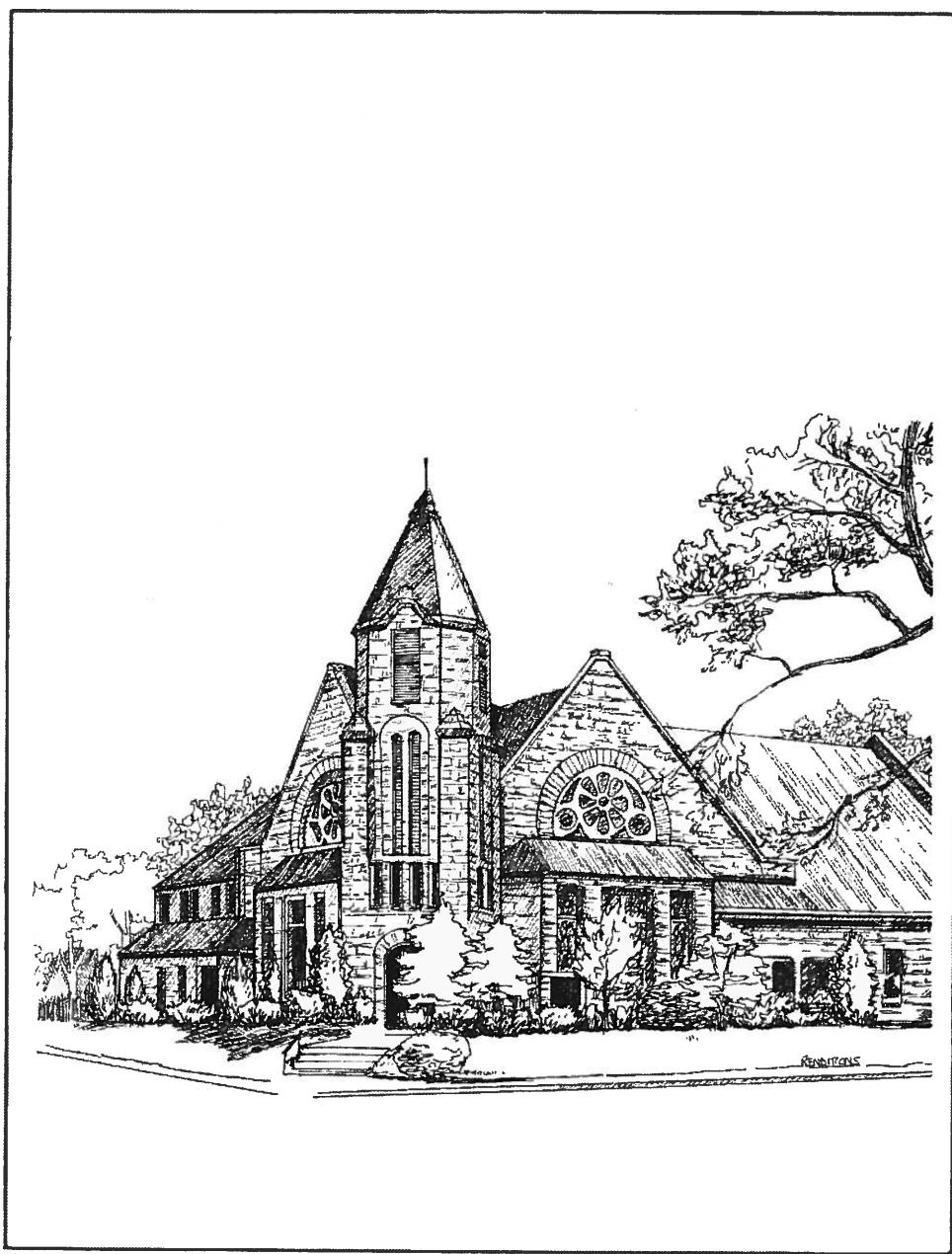
4358. (b.1894). Weather's House. Present home of Frederick Weathers, former owner of Marcella Cab Company, the largest black-owned cab company in St. Louis; elected the second black Democratic Committeeman in St. Louis.

4362. (b.). Johnson House. Present home of Mr. and Mrs. Rozell Johnson, retailer's since 1967 and owner of Rozell Men's Wear. The family is fourth-generation residents.

4367. (b.1888). Owens House. Former home of Reverend Malachi Owens, Pastor of Galilee Baptist Church. The parents of Mrs. Owens were John and Sadie Tranzer, early Enright residents.

4371. (b.). Lane Tabernacle Christian Methodist Episcopal Church. The church was organized and named for the Presiding Bishop, The Right Reverend Isaiah Lane, 1898. In 1920, Reverend Nathan L. Smith led the church to its present location. It is the first black church to move west of Vandeventer Avenue. The church was completely remodeled in 1958, under the leadership of Reverend Amos Rice II.

4404. (b.). Cooper House. Former home of Ira L. Cooper, first black Lieutenant in the St. Louis Police Department. Both Scotland Yard of London and Shurty of Paris awarded him recognition for solving some of the most complicated international cases on record.



4415. (b.1891). Mansifee House. Former home of Dr. William H. Mansifee, 1918.

4423. (b.1893). Williams House. Former home of Bishop Noah W. Williams, St. Paul AME Church, 1932.

4426-36. (b.1981). Enright Townhouses. The townhouses have the privilege of being the last houses built on Enright to date. Union Sarah Economic Development Corporation, Developer.

4435. (b.1927). Dreer House. Former home of Reverend Herman Dreer, Assistant Principal of Sumner High School, 1930-1945; founder of Douglass University, a forerunner of Stowe Teacher's College, 1930-1942; authored *The Tide That Binds, negro Leadership In Saint Louis: A Study In Race Relations*, 1954, and the *History of Omega Psi Phi Fraternity*; founder of St. Louis "Negro History Week," and pastored Kingsway Baptist Church. He conducted the research for the "Shelley vs Kramer" case which outlawed residential restrictive covenants. Professor Dreer taught many languages and sciences. At the age of 62, he earned his Ph.D. from the University of Chicago.

4459. (b.1922). Curtis House. Former home of Dr. Thomas A. Curtis, a dentist in 1889. Dr. Curtis was one of the first Presidents of the National Association For The Advancement of Colored People. Dr. L.Simington Curtis resided also.

4469. (b.1897). Holt House. Former home of Dr. Davis S. Holt, Medical Doctor.

4550. (b.). Curtis House. Former home of Dr. L. Simington Curtis.

4638. (b.1905). Everett House. Former home of Alberta M. Everett, Assistant State Superintendent of Negro Schools, 1944-1946.

This brief history of Enright Avenue suggests that the gracious yet rugged old homes that currently line the avenue were indeed a focal point for the beginnings and nurturing of significant racial accomplishments in the area of education, medicine, politics, religion, business, etc.

Dedicated, sensitive black professionals took pride in their community. So it is again, more than a century later, that Enright Avenue boasts of having equally dedicated and talented young professionals living there. In some instances, in the homes that previously were occupied by their fore parents.

This cyclical phenomenon that seems to have manifested itself along Enright Avenue continues to build a legacy previously established.

In Memorial For Our Departed Neighbors of Enright Avenue

We are grateful for their examples of industry, initiative, good character, leadership, and good citizenship. They left us a heritage of dignity, human achievement and service to others. They are gone but remembered.

Prof. John B. Anderson, Sr.

Beulah Bailey

Dr. and Mrs. Barrett

John T. Clarke

Detective Ira L. Cooper

Mary Crawford

Dr. and Mrs. Davis

Harry Douglas

Rev. Herman Dreer

George Eaton

Marie B. Eaton

Patsy Eaton

David Ford

Atty. Silas Garner

Percy Gentry

Dr. Josephus Gray

Sarah Gray

Henry Givens, Sr.

Louis Handley

Dr. Roscoe Haskell

Susie House

Mr. & Mrs. Jefferson

Dr. Earl Livingston

Uxenia Livingston

Dr. and Mrs. Jack L. Miller Sr.

Prof. Morris

Bernice Ousley

Prof. Phillips

Gene Robinson

John Rogers

Matilda Stovall

Dr. E. T. Taylor

Dr. A. N. Vaughn

Dr. Marlene Vaughn

Mr. and Mrs. B. Wyatt

Prof. Frank L. Williams

Others Unknown

From

Samuel Kennedy

Alderman Of 18th Ward

DeVerne Calloway

State Representative Of 81 Dist.

Enright Neighbors Association



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Larry C. Williams, Committeeman
Ernestine Hill, Committeewoman
Samuel Kennedy, Alderman
DeVerne Calloway, State Representative
Nathaniel Rivers, State Representative
Johnnie Aikens, State Representative
Weathers-Barbee 18th Ward Regular Democratic Organization

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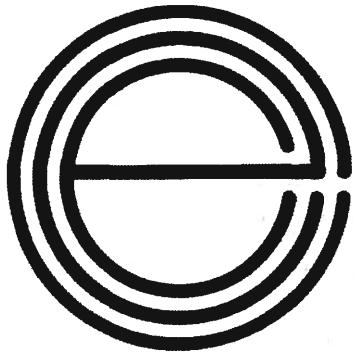
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Congratulations in your promotion of the famous Enright Avenue Community.

*This example should be continued by others so that all of us can remain aware of
our living heritage and the contributions of our leaders.*

Larry C. Williams
Treasurer for the City of St. Louis
and Staff



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