



**Luminaria, Yes – Progressive Dinner, No (This Year)**

The University Heights Association Board voted unanimously to continue the tradition of Luminaria in our neighborhood on this December 12. Historically, Luminaria (Spanish for “festival light”) has been held for many years at the same time as our Progressive Dinner, but this year, as last year too, we have decided that the Progressive Dinner will not, however, be held because of the Covid pandemic.

**Here’s what you need to know  
about Luminaria in the Heights:**

**Begins** at dusk on Sunday, December 12.

**Purchase** Luminaria supplies (white bags, votive candles, and sand (to keep the bags in place)) at **\*The Shed from noon to 4p on both Saturday 12/11 and Sunday, 12/12.** First 20 sets of supplies are free to each household, with additional sets at \$1 each. Please do come early as supplies are limited.

**Remember** to pick up the bags later that night or the next morning.

**\*The Shed**, 6875 Dartmouth, is located at the northeast corner of UHS1, where Dartmouth, Harvard, and Trinity meet. Your hardy band of UHA board members will be there to meet your Luminaria supplies needs.

Luminaria is celebrated around the world in a number of different cultural traditions, but originated in The Philippines after colonization by the Spanish and was brought to the Americas via the *Manila Galleons* (an annual trade route between Manila (transporting goods from Asia via The Philippines) to Acapulco, Mexico (transporting goods from the Americas back to Asia via The Philippines)). One tradition that came along with such trade was the *parol* or *farol* or *farolitos* or *luminarias* - as these little lanterns came to be known as they even reached as far north in the Americas as what would become northern New Mexico in the US. University Heights has celebrated the Luminaria tradition for several decades.



**FenceTalk**

**Issue 2021.4 (December)**

**Contents**

- ✿ Luminaria (yes), Progressive Dinner (no) 1
- ✿ Opening for New UHA Board Members 2
- ✿ UHS1 Assessment & Annual Meeting 3
- ✿ Results of Neighborhood Dialogues 3
- ✿ Report on Annual Picnic 4
- ✿ Report on Halloween in UHS1 4
- ✿ Man. Dog. Truck. 5
- ✿ Getting to Know You (Better) – Jeff Lazaroff (Cornell), Brothers Lazaroff and 11<sup>th</sup> Hanukkah Hullabaloo 12/4 6
- ✿ Last Chance to Pay 2021 Dues 8
- ✿ University City News 9
- St. Louis Intl Film Festival 11/4-21
- New Building Skinker/Delmar
- Community Vision 2040 Sessions
- ✿ Welcome New Neighbors 11
- ✿ University Heights Today - Chicherio 12
- ✿ Policy on Using UHS1 Directory 13
- ✿ UHS1 Trustees Report - Vandersall 14
- ✿ Culture Quad 15
- Arts (“Building Bridges”)
- Gardens & Parks (Ruth Park Woods))
- Historical Interest (UCity Books))
- Dining Out (Nobu’s, K-Bop, Diego’s)
- ✿ Report of Neighborhood Dialogues 20
- ✿ Info You Can’t Live (Here) Without Calendar 27
- Contact Us 29
- ✿ Coming Up Next Issue (February 1, 2022) Annual Meeting

(continued on next page)



## Note on Your UHS1 Annual Assessment & The Annual Meeting

Please note that you should have already received your **University Heights Subdivision No. 1 annual assessment statement** from DNI Properties (our bookkeepers) mailed 11/1 and that it is due on 12/1 (late fees assessed if postmarked after 12/31/2021). For questions, contact one of our Trustees who are listed in the back of *FenceTalk*, in “Info You Can’t Live (Here) Without: Contact Us.”

And our **Annual Meeting** will be held on **Sunday, February 6, 2022, at 2:00p**. We were planning to do it live, but the University City Public Library where we usually hold it is under renovation. We are exploring other possibilities, but as of the publication of this issue of *FenceTalk* (11/15/2021), nothing was finalized. We do expect, however, to have a Zoom feed to this meeting for our neighbors who are unable to attend the live event. Wherever it will be physically held, you are strongly encouraged to attend (either live or via Zoom). It is our one time each year where all of the residents of UHS1 get together and talk about what has happened this past eventful year and where are we going next. There might even be some discussion on historic preservation, or election of a new Trustee and new University Heights Association Board members, or new gates, or planting sequoias, or a new roller derby rink going in at the corner of Radcliffe and Columbia, or who knows what (insert smiley face emoticon about here). We just wanted to be sure that you have it on your calendar and we’ll be sure to let you know via our email distribution list and posted on the University Heights section of Nextdoor where it will be held. Stay tuned!

Also, **if you are interested in serving as a Trustee for UHS1**, there is one Trustee position that will be elected during the upcoming **Annual Meeting**. There are currently three Trustees, who each serve for six-year terms, with one Trustee being elected or re-elected every two years using a staggered election format. There is, however, no limit on how many terms a Trustee can serve. Here is how the process is framed in the Indenture (2006), where “Neighborhood Association” refers to the **University Heights Association**:

“3.G. One Trustee shall be elected in each even numbered year by a majority of the residents from a slate of not more than four (4) residents of University Heights. Not more than two candidates shall be proposed by the Trustees and not more than two shall be proposed by the Neighborhood Association....”

Only nominations from the UHS1 Trustees or the UHA Board can be considered during the **Annual Meeting**, as there are no provisions in the Indenture to nominate anyone from the floor during that meeting. One Trustee position will be voted on at the upcoming **Annual Meeting**. Please contact Vito Wagner (Yale), [vito.wagner@gmail.com](mailto:vito.wagner@gmail.com), to express your interest, as he is chairing this UHA Nominating Group.

## Results of the Neighborhood Dialogues on Historic Preservation are In and the Winner is ... All of Us

Included here in this issue of *FenceTalk* is the “Report: University Heights Subdivision No. 1” dated 10/18/2021 (see pages 20-26). This is the report of the neighborhood dialogues in which we have been engaged for the last few months and it was prepared by Community Mediation Services (CMS) of St. Louis who facilitated these discussions for us. The data that are presented are partly quantitative (the nine question survey that CMS administered at the end of each of the two dialogue sessions) and partly qualitative (the reporting of the comments grouped into themes along with a one page “Dialogue Summary”).

The University Heights Association Board and the University Heights Subdivision No. 1 Trustees felt that it was important for you to have these data to aid in your future decision making.

Please also review the UHS1 Trustees Report by Myra Vandersall in this issue (p. 14) for additional information on the next steps.



## Report on University Heights Annual Picnic: Nice to See So Many of Us

The **University Heights Annual Picnic** was held on Sunday, October 10 from 4-7pm in Lewis Park. The Cosmic Cowboys performed and people danced and a good time was had by all. (Unfortunately, Nerdy the Clown was unavailable this year to create balloon sculptures for us, but next year ....). By our headcount, we had nearly 150 people in attendance over the three hours of the event. Lots of children, lots of neighbors, and lots of masks, as appropriate.

Such an event doesn't just happen. There's wrangling with the city for permits and fees. There's sending out notes via the distribution list. There's a table and chairs for the welcome table. There's beverages and ice cream to assemble and tote. There are signs to be made, put up, and taken down. There's preparing materials for the welcome table like lists of neighbors, cash box, receipt book, and copious membership materials. And a lot of other operational type of activities that go unnoticed and unheralded.

A BIG thank you to the UHA Board of Directors (and those who love them) for all their help in making this happen and especially to Board members Franco Jimenez and Heather Zimmerman for donating adult beverages (Anheuser-Busch products) and to all who freely donated their time to make this important event happen.

## A Report on Halloween in University Heights by Claudia Moran (Amherst)

Halloween was great fun! We couldn't have asked for a more perfect Autumn evening. Many folks gathered on their front porches drinking hot cocoa while passing out treats. There were so many terrific decorations that the Great Pumpkin even ran out of awards! Among the notable ones were the ship of skeleton pirates on Harvard, and the massive 2-story Daddy of All Skeletons on Dartmouth. We had lots of kids and more jokes than ever, and at least one pirate who deftly twirled his saber like a drum major. The costumes this year were noteworthy as well. (Pandemic sewing projects perchance??) We had porcupines and Elsa and Anna and Finn the Human and a bubblegum princess and Jake the Dog and vampires and a few Cliffords and so many more great costumes.



(continued on next page)



There were a veritable plethora of adults in tuxedos as well, including dueling James Bonds on Amherst and Great Pumpkin Award judge, Don Fitz (see above). Don also offered this joke: "What is the scariest mask anyone wears?" To which someone replied "the one you can't take off." They got their pick of the candy.

### Man. Dog. Truck. by Anil Pillai (Dartmouth), intrepid reporter

Dale Bryant is the man and Louie is his dog and Red is the color of the truck. Dale drives his red pickup truck up and down our streets, near evening, while Louie barks. And, if you listen closely, it almost sounds like "Jingle Bells." Now some might find this annoying, but to many along their route, it provides a smile and a wave as they go merrily by.

Dale is a veteran, and a man of many talents: he can cook, he's a great story teller, he's funny and kind. He's a master mechanic of airplanes large and small, meaning the real planes of the former TWA and current American, and a skilled creator and operator of large RC (remote control) planes. Dale is also a certified private pilot and flies his own vintage Piper Cub. He travels the world, and throws the best parties (his Halloween party is the stuff of the legends, with the hand-made gigantic skeleton outside his home, for example) for his friends, with hand-cut, intricate invitations on paper-mache, the type you will not throw away after the event. Dale really does the nicest things for the neighborhood and his friends.



Louie ready to go, but where's Dale?

And his faithful sidekick Louie loves his rides and loves to tell that to the world, truly. Louie as a Black Labrador Retriever is of course made for water, and he hasn't met a puddle or a pond he doesn't like. In fact, he's probably the only known survivor of a fall into the flowing Des Peres River that took him right into the tunnels, and was gone for a day and night before he was found by a UCPD police officer and returned to a frantic Dale. Louie gained a healthy respect for the river after that. Oh the stories he could tell. Maybe that's what he's telling us all on his rides in the back of his daddy's red pickup truck, up and down our neighborhood streets. Our special herald of the evening to come.

**Editor's note: The last time that I saw Man & Dog together, they were swimming (at least Louie was) in the Lewis Park pond during the annual picnic. Dale was throwing sticks into the water and Louie was swimming and even diving (yes, diving) to retrieve them. A little messy but endearing.**

## Getting To Know You (Better): Jeff Lazaroff (Cornell)

**Editor's note:** Due to some very tight deadlines, our traditional "Getting To Know You (Better)" format was restructured in favor of this piece on the Brothers Lazaroff elder co-brother Jeff Lazaroff. Hope that you enjoy it and be sure to attend their upcoming performance on 12/4.



Which one is which? Jeff or David?

Photo by Phillip Hamer

### **Brothers Lazaroff 11<sup>th</sup> Annual Hanukkah Hullabaloo to take place Dec. 4**

**Jeff Lazaroff (Cornell)** is our neighbor and the band **Brothers Lazaroff** formed by him and his brother David have given University Heights a balm for the Covid pandemic. Over the summer and fall, Brothers Lazaroff lawn concerts have provided such a gift to our neighborhood. On one such occasion, my husband Mario was out for his daily walk and happened to walk by one of their lawn concerts. He enjoyed their music so much that he took out his iPhone and recorded video and sound so that he could share this event and their music with me back home. What hooked him was the haunting world music informed by Dead Can Dance. After hearing this recording, I was hooked too.

Later, Mario and I attended their September 23 lawn concert and watched as they setup and played a number of their songs. The setting was the front lawn of Jeff's home on Cornell with special lighting and great sound. Neighbors just brought their lawn chairs, blankets, children, and dogs and sat around on the street and watched and listened to this high quality, professional musical group play their special brand of music. What a treat!

Brothers Lazaroff is well-known in the St. Louis area, especially for its eclectic style with music inspired by Americana, rock, jazz, soul, blues, country, world, and more. "Their lyrics are deep and thoughtful, not unlike those of their guiding light, legendary singer-songwriter Bob Dylan, whose presence hovers in their University City studio. On the wall next to a drum kit hangs a photo of Dylan performing with Jerry Garcia. Nearby is another photo of Dylan studying with Rabbi Menachem Mendel Schneerson" wrote Bill Motchan for the *Jewish Light* as he toured their music studio.

The brothers embrace their Jewish culture and support the St. Louis Jewish community, but they are just as likely to be heard performing in support of worthy causes. They have played benefits for the American Civil Liberties Union, the Anti-Defamation League, the International Campaign for Compassionate Cities, One Life-

(continued on next page)

One World (prison outreach, mental illness advocacy and addiction), immigrant legal services, and more. “They are generous with their time, their talent, their vision, and through the quiet acts of seriousness they have walked with me into, they have entered the realm of spiritual comfort and renewal,” said Rabbi James Stone Goodman, a frequent Brothers Lazaroff collaborator.

Every December for the past 11 years, Brothers Lazaroff and guest artists have taken the stage for a holiday extravaganza known as Hanukkah Hullabaloo. It’s a rollicking good time for the brothers and their audience. I watched the 9<sup>th</sup> one of these shows on their YouTube channel (<https://www.youtube.com/watch?v=PtXLuiHMq08>) and fell in love with their music and attitude and performance. They know how to put on a SHOW.

In fact, Hanukkah Hullabaloo has attracted attention even beyond St. Louis. In 2015, it was named “One of 8 amazing Hanukkah parties across America” by *The Washington Post*. Last year they forsook a larger theatre to broadcast from their backyard with such celebrity guests joining them virtually as:

- Ray Benson, founder of multi Grammy Award-winning Western Swing band Asleep at the Wheel
- Kinky Friedman, best-selling author and songwriter and former candidate for governor of Texas (really!)
- Lee “Scratch” Perry, legendary reggae superstar and producer
- Elizabeth McQueen, Grammy Award nominated vocalist, singer-songwriter and radio personality from Austin, Texas
- Jo Firestone, comedienne and writer for The Tonight Show with Jimmy Fallon
- Peter Martin, Grammy Award-winning Jazz pianist
- Anita Jackson, St. Louis’ premier vocalist
- A special prayer for healing from Tweedy (solo/family project by Wilco's Jeff Tweedy)

That was last year though. And in 2021 on December 4, they’re back . . . live and in person. This year, Brothers Lazaroff returns with their **2021 Hanukkah Hullabaloo, the band’s 11<sup>th</sup> annual, Saturday, Dec. 4 from 7 to 10 p.m. at the Big Top, 3401 Washington Blvd. in Grand Center.**

The event will feature funky Klezmer, mystic poetry, free jazz, psychedelic rock and soul and so much more. The show is sponsored by Armanino and the Staenberg Family Foundation.

Joining Brothers Lazaroff once again will be Rabbi James Stone Goodman and the Eight Nights Orchestra, St. Louis jazz vocalist Anita Jackson, David Grelle, DJ Boogiemann, and the Latke Ladies frying latkes live on stage. As always, the band will tribute those we lost this past year including: Charlie Watts of the Rolling Stones, Don Everly of the Everly Brothers, Chick Correa, Charly Pride, and Lee Scratch Perry, who was a part of last year’s Hullabaloo.

“We couldn’t be more thrilled to return to the stage and celebrate the miracle of Hanukkah in-person with our fellow musicians, fans, friends, and family,” said David Lazaroff. “The Big Top is such a spacious and dynamic venue that will allow us to hold a safe event with limited capacity seating and social distancing.”

Tickets for the 11th Annual Brothers Lazaroff Hanukkah Hullabaloo go on sale Tuesday, Nov. 2 via Metrotix. Limited capacity general admission seating is \$20. Box seating in groups of 2, 4, and 6 is also available for \$100 per seat and includes an open bar and all you can eat latkes with cocktail and latke table service. All attendees will be required to show proof of a full COVID-19 vaccination or a negative COVID-19 test within 48 hours of the show.

All proceeds go to Jewish Family Services, which through a comprehensive range of services, helps seniors remain independent and connected to the community, reduces hunger, and empowers children to thrive.

You can read more about Brothers Lazaroff at <http://www.brotherslazaroff.com/bio>. And say hi to Jeff when next you see him and thank him for enhancing the quality of life in our neighborhood. Special.

**Been vaccinated (yet)? Tomorrow is a good day.  
Our local Walgreens and CVS can do it quickly and safely.**



**Your 2021 Dues May Be ... (well) overDUE: The UHA is Your Neighborhood Organization**

Some of you might have the mistaken impression that the **University Heights Association (UHA)**, the publisher of this newsletter is the "Trustees" who collect and spend your annual assessment. We are not. And while the UHS1 Trustees are quite important to the everyday functioning of our neighborhood, the "we" here is the **University Heights Association (UHA)** and we were **formed in 1948** to provide a voice for the residents of University Heights Subdivision #1. UHA is a voluntary organization dedicated to enhancing the sense of community among our residents. Our mission is to bring us together with regular communications, fun activities, neighborhood beautification, all of these are designed to build community and facilitate interaction between busy families. These activities are led by a group of elected neighbors that form its Board of Directors.

**More than 2/3rds of your neighbors in University Heights joined the University Heights Association (UHA) this past year. Have you?** It is now 2021 and the membership year is ending. **Annual dues are only \$20 per household per year** and support *FenceTalk*, Luminaria & Progressive Dinner, Welcome Packets, the Neighborhood Directory, the Annual Fall Picnic, the Annual Meeting, Halloween festivities, Zoom subscription, Beautification Projects (Marker Garden and Lamp Post Flowers), Communications (website, email distribution lists, and Nextdoor), represent your needs to the Trustees, and so much more.

Even during this past year when the coronavirus quarantine has made some of these activities harder to conduct, the Board has been creative:

- o The Board organized a group to help homebound neighbors during the stay-at-home order. Volunteers bought groceries and picked up prescriptions for those neighbors that could not leave their house
- o We used our neighborhood email list and NextDoor to let our neighbors know about porch concerts
- o We are proud of our beautiful tree-lined streets, maintaining the hanging floral baskets, tending to the entrance garden (The Marker Garden), and distributing the luminaria during the winter solstice.
- o The fall picnic or concert (COVID dependent) in Lewis Park and the progressive dinner in December are welcome events with over 125 of our neighbors attending each event.
- o The Association keeps us all connected, publishing *FenceTalk* several times a year and sending emails with pertinent information/safety issues throughout the year.
- o Each spring we host a meeting for the neighborhood at large – a great time to meet your new neighbors, get up to date on what’s going on around us, and hear a report from our Trustees.
- o Check out our website: [www.universityheightsonline.com](http://www.universityheightsonline.com)

But we can't do any of this without your membership. Please send your \$20 for your 2021 dues to Vito Wagner, Membership Chair.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Email (if different from or an addition to the neighborhood directory): \_\_\_\_\_

Annual Membership for March 2021 to Feb. 2022.....\$ 20.00  
 Optional contribution to help support neighborhood activities .....\$ \_\_\_\_\_  
 Total submitted.....\$ \_\_\_\_\_

Please make your check payable to **University Heights Association, Inc.** If you prefer electronic payments, please use one of the below methods (PayPal or Venmo). **Just be sure to include your name and address:**

PayPal: [uhgtsassoc@gmail.com](mailto:uhgtsassoc@gmail.com) OR Venmo: @University-Heights

**Mail or drop off checks to: Vito Wagner, 780 Yale, Ph: [307-920-0356](tel:307-920-0356), email: [vito.wagner@gmail.com](mailto:vito.wagner@gmail.com)**

## University City News

### **St. Louis International Film Festival Returns to Tivoli Theatre 11/4-21/2021**

Cinema St. Louis is delighted to offer in-person screenings during the 30th Annual Whitaker St. Louis International Film Festival (SLIFF) being held Nov. 4-21, 2021.

Because the effects of the pandemic continue, this year's fest will be a hybrid — with a significant number of virtual screenings also available — but in-person screenings will be held on all three screens of the **Tivoli Theatre** from Nov. 4-14 and Nov. 18-21. For more information on SLIFF's return to the Tivoli, click on the link below.

Other in-person screenings will take place at Washington University's Brown Hall Auditorium (on the weekends of Nov. 5-6, 12-14, and 19-21) and Webster University's Winifred Moore Auditorium (on the evenings of Nov. 5-14).

In addition, the St. Louis Public Library's Central Library Auditorium will serve as the in-person venue for six Golden Anniversaries screenings of films from 1971. Those screenings will be held on the afternoons of Nov. 6-7, 13-14, and 20-21.

Finally, the Contemporary Art Museum St. Louis will partner with SLIFF on two in-person screenings on the evenings of Nov. 4 and 11.

For those who prefer to view from home, many (though not all) of the films that receive in-person screenings will be available virtually through our partner Eventive from Nov. 4-21. SLIFF will also feature a substantial number of films, shorts programs, and livestreams that can only be accessed virtually.

To ensure the safety and health of patrons, SLIFF will require masks and proof of vaccination at in-person screenings. No concessions will be available at any of the venues, including the Tivoli, to ensure audience members remain masked throughout films. Full details on Covid-19 safety measures are posted on the website.

[https://www.cinemastlouis.org/sliff/festival-home?fbclid=IwAR3Yk-QgtDJgeQ\\_yo7M6CZofInC5uJITZVSFn98fvqqjE0S33r6dgwrnoTQ](https://www.cinemastlouis.org/sliff/festival-home?fbclid=IwAR3Yk-QgtDJgeQ_yo7M6CZofInC5uJITZVSFn98fvqqjE0S33r6dgwrnoTQ)

### **Opus Group Plans 14-Story Student Housing at Delmar and Skinker by Richard Bose**

The holy grail for Delmar Loop fans may arrive in a few years. The Opus Group (a family of commercial real estate development, construction, and design companies headquartered in Minneapolis with offices and projects across the country) plans a 14-story building at the southeast corner of Delmar and Skinker. Opus used their in-house architects.

Well before and especially since the closure of the Church's Chicken at this location in 2013, which had occupied the low-productivity auto-oriented building since the 1970s, speculation and hope for CITY there sprang eternal. The highly visible and watched corner ranks up there with Lindell and Kingshighway as a parcel that begs the question "when is something going to happen there?" Proposals for a paid parking lot, a Ferris wheel, a three story mixed-use building, a single-story bank, and an 8-story hotel came and went for various reasons. The neighborhood had the courage to keep saying no to low-productivity proposals. Their stubbornness may pay off.



Looking east on Delmar at Skinker at the southeast corner.

Opus proposes a student-focused 14-story, U-shaped, 130-unit building that's one foot shorter than the Everly down the street. They have the property under contract. The first floor would have 3410 sf of retail at the corner, six parking spaces accessed from the alley, and a curb cut from Delmar at the east end of the parcel to parking on the second and third floors for residents. Apartment configurations are 21 super studios, 61 2-Beds, and 39 4-Beds for a total of 335 bedrooms. They would be furnished. Opus has found that the 4-bed units to be popular at their other student-oriented buildings across the country. Amenities include a rooftop pool and fitness center.

There would be 69 parking spaces for a ratio of 0.53 per unit and 0.21 per bed. The proposed form based code for Delmar and DeBaliviere would eliminate parking mandates. Parking spaces will be leased separately from housing. There would be large-scale indoor bike storage and bike repair.

If completed three of four corners at Delmar and Skinker would have CITY. The fourth at the southwest corner is owned by AT&T. It had walkable human-scaled building until they were razed for a Jack in the Box that never happened. Link in the Loop which hosts CVS and iTap replaced a gas station at the northwest corner. During construction sidewalks were closed on Delmar and Skinker, something Opus should avoid.

Opus hopes to open in time for the fall 2024 school year. There is no word on whether they will seek any tax incentives.

\*Reprinted from NextSTL, published 10/21/2021 & updated 11/8/2021 by Richard Bose, <https://nextstl.com/2021/10/opus-plans-14-story-student-housing-at-delmar-and-skinker/>, please see the original article for other graphics.

## **Community Vision 2040 Think-Tank Sessions Rescheduled to February**

University City's Community Vision 2040 Think-Tank sessions have been rescheduled from the original mid-October dates to Thursday, February 24 (6-9p) and Saturday, February 26, 2022 (9a-noon). This schedule change occurred due to the rise of the Delta variant and increased risk of COVID transmission. At the current time, the February Think-Tank is scheduled to be held in-person at the Heman Park Community Center. Should circumstances change due to pandemic restrictions, the Think-Tank will be held virtually. Additional details on registration will be provided close to that time at [www.ucitymo.org/Vision2040](http://www.ucitymo.org/Vision2040). The activities conducted are connected, but not replicated at both sessions. The public is strongly encouraged to attend both sessions.

The City of University City has initiated a community visioning process to identify what our community could be like in 2040. The comprehensive planning process will determine guidelines for how we can get there. In addition to identifying our strengths, weaknesses, values and priorities, the visioning process will give residents, business owners, local institutions, and other stakeholders the opportunity to express ideas about our future. Through a series of meetings, workshops, surveys, and growth-scenario comparisons facilitated by local leaders, participants will create a vision, including written materials that reflect our goals and priorities and describe how our community should look and feel in the years to come.

University City's visioning process will encompass the next two decades. While a visioning process can be a standalone project, our results will serve as a foundation upon which the City's comprehensive planning process, which is expected to commence in early 2022, will be built.

University City wants to hear from everyone including residents, business owners, students, people who work in UCity, etc. To take our brief survey, follow the project, and contribute your ideas, please visit [www.ucitymo.org/Vision2040](http://www.ucitymo.org/Vision2040). To receive regular project updates, email [UCLife@ucitymo.org](mailto:UCLife@ucitymo.org).

The first step in the engagement process for University City's Community Vision 2040 project is the Community Survey. The survey is still running and you are invited to participate at <https://lab2.future-iq.com/university-citys-community-visioning-project/community-focus-groups/overview/>

The second step will be hosting virtual Community Focus Group listening sessions to gather public input on your aspirations and concerns for the future of University City. Four Community Focus Group listening sessions will take place November 8-10. These virtual facilitated groups will focus on gathering public input on what community stakeholders think about the future of University City. To participate in these focus groups, click on the link at <https://lab2.future-iq.com/university-citys-community-visioning-project/community-focus-groups/overview/>. These Community Focus Groups are a key part of the visioning process as University City prepares for the Think-Tank as noted above that will take place February 24 and 26, 2022.

For more information about University City's Community Vision Project, please contact:

**Gabby Macaluso**, *Assistant City Manager*

City of University City, 6801 Delmar Boulevard, University City, MO 63130

Phone: [\(314\) 505-8533](tel:(314)505-8533)

Email: [gmacaluso@ucitymo.org](mailto:gmacaluso@ucitymo.org)



## Welcome To Our Newest Neighbors

We've had a few changes in our neighborhood over the past few months, including the addition of several new neighbors. Big neighborhood welcome to our newbies!!

Justine Guyton and Rob Bence, 6930 Columbia  
Terry and Pam Beachey, 728 Yale  
Allen, Stephanie, and little Harry Brizee, 6925 Cornell

If you see new neighbors moving in (or simply moving trucks) in the neighborhood, please let Amanda Summer (Cornell) 314.440.6065 or [amandasummer@aol.com](mailto:amandasummer@aol.com) know as she is the coordinator of our **Welcome Packets**, so that she can get one to our new neighbors to help them get settled into their new home and new neighborhood. Thank you!



Recognize this intersection? It's the current east side of the *Markets on Olive* development at I-170, looking north on McKnight Road toward the Olive intersection. They have moved and are moving a lot of soil from the north side of Olive (where the Costco will be constructed) to the south side of that street.

**Don't forget the University City Farmers Market!**  
Saturdays (April 10-December 11, closed Nov 27)  
9a-1p, The Loop, behind 6655 Delmar Blvd

**University Heights Today: Trick or Treat? A Treat For The Monarch Butterfly**  
by Barb Chicherio (Harvard), President of the University Heights Association

Halloween evening my young neighbor dropped by to show me what she had gathered that evening. Among the snickers, jolly ranchers and M&Ms, my hand fell upon a seed packet! Someone was giving out milkweed seeds with an inscription that read “Thank you for helping save our endangered butterflies...one milkweed at a time.” I was thrilled and my neighbor allowed me to keep the seeds along with a KitKat and an Almond Joy.



I have been nurturing a small outcropping of milkweed plants for several years and I am aware that other homes in our neighborhood are already including milkweed in their yards and gardens. I encourage others to do the same and thought I would say a little about the current plight of the Monarch Butterfly.

We all love the monarch. This beautiful orange and black butterfly that visits our gardens is often seen in the late summer. Sadly, the monarch butterfly population is in decline from a high of one billion in the mid-1990s to only thirty five million in 2013. And while the Mexican government’s most recent survey shows that the number of hibernating monarchs is up, it is still the second-smallest wintering ground (ground covered by hibernating monarchs) of the last two decades. The monarch is teetering on the edge of extinction.

The monarch is dependent upon milkweed for food and reproduction during its annual 1,200 to 2,800 mile migration from Mexico to the Midwest and Canada. Milkweed is the sole food of the monarch and the only plant on which monarch’s lay their eggs during migration. For more than a century the monarch has thrived and co-existed with modern agriculture. This was because milkweed grew on the edges of the fields of soybeans, corn, and other food crops as well as in the unplanted fields, along roadsides, and in cleared woodlands. What changed

(continued on next page)

was the widespread cultivation of genetically engineered glyphosate-resistant Roundup-ready corn and soybeans. This change triggered a profound decline in common milkweed. The herbicide Roundup prevents regeneration of milkweed from year-to-year by killing the plant at the root.

Another contributor to the Monarch decline is neonicotinoids, the controversial nicotine-based insecticides that have been identified as a chief culprit in the decline of honeybees, along with a host of birds, bees, and butterflies. It appears that even at one part per billion, these chemicals can affect monarch caterpillar development, delivering a potential knockout blow for the imperiled insects.

What can we do to help? While government agencies in Mexico, the U.S., and Canada are scrambling to hatch plans to save monarchs, the scientific community has been clear: A lot of milkweed must be planted over the next few years. One great opportunity is the many thousands of miles of linear corridors — rail, road, and hydro rights-of-way — that run throughout the migratory landscape and can be modified to grow milkweed and other pollinator-friendly plants.

Yards, school grounds, and parks are also perfect for butterfly gardens and milkweed patches, and planting milkweed in your backyard is a great way to help.

Planting milkweed may seem small, but the combined actions of thousands of concerned citizens stitching together parks and yards with schools and rights-of-way into a glorious tapestry of butterfly corridors could usher in a new, hopeful era for monarch butterflies.

### **Policy on the Use of the University Heights Neighborhood Directory from the University Heights Subdivision No. 1 Neighborhood Directory (Spring 2021)**

When the University Heights Association receives contact information from our neighbors, it is with the understanding that their information will be used for personal or official neighborhood purposes and not for solicitation purposes. This policy is printed on the inside front cover of the **University Heights Neighborhood Directory (2021, Spring)**.

This directory is published and distributed by the University Heights Association for the convenience of our residents only.

It is prohibited to use the directory or the information it contains, in solicitations for commercial purposes. Use by any non-resident is restricted under copyright and privacy laws.

If you are a resident and you do not agree with this restriction, please respond to the email [uhgtsassoc@gmail.com](mailto:uhgtsassoc@gmail.com) with the word “disagree” along with your full contact information. We will make arrangements to pick up the directory at a mutually decided time and place.

If you wish to use information from the directory (including email addresses, home addresses, etc.) to solicit residents of University Heights Subdivision #1, we ask that you request permission from the University Heights Association (publisher of the Directory) through the UHA President Barb Chicherio at [chicherio@aol.com](mailto:chicherio@aol.com). If you would simply like to post something to our neighborhood email distribution list, please contact Hope Horn at [hope\\_horn@hotmail.com](mailto:hope_horn@hotmail.com). The request will be reviewed and we will contact you. Such an email will only be posted by a designated board member.

We also want to remind everyone that the **University Heights Neighborhood section** of the **Nextdoor app** is a great place to get the word out about neighborhood events with 454 neighbors already currently subscribed.



## The Trustees Report by Myra Vandersall (Yale), Trustee

Here are some highlights and activities from your trustees year-to-date.

### Local Historic District Dialogues

- We contracted Community Mediation Services of St. Louis County to facilitate civil discussion.
- 40 residents participated in 3 dialogue meetings. The survey results from those dialogues, plus a statement of the consultant observations are in this issue of *FenceTalk* (see pp. 20-26).
- Residents who want to continue this discussion to identify a path forward may contact Christine Mackay-Ross.

### Annual Assessments

- Invoices have been mailed to U. Heights property owners.
- Payment is due in full December 1 and late after a postmark by December 31. Please send your payment as marked to DNI in Atlanta and include the coupon with your check.
- To pay online go to <https://dniproperties.com/pay-my-dues/>.
- Keep a copy of your assessment invoice, mark it paid and add the date of payment.
- We do not have access to those invoices nor does our accounting firm, DNI.

### Assessment Collections

- Arrears have greatly decreased in the past year.
- We have only three property owners with large arrears totaling \$14K.
- Liens have been placed on all of those properties.
- Dollars used for maintenance of our common streets, sidewalks, trees and tree lawns, and shared lot at Radcliffe and Columbia.
- \$30K per year accrued for future Street Replacement.
- Current Cash on Hand - \$325,576.

### Misc update

- Electrified shed at 6875 Dartmouth. This is a University City-owned lot.
- In return for allowing us to place our shed there we maintain the lot for the City. To the east of it is the Harvard Avenue right-of-way, a dedicated easement owned by no one.
- Easement Maintained by us since 1904.
- Shed used by our neighborhood association stores supplies and subdivision related equipment for maintenance.
- Your trustees are volunteers, elected by property owners at annual meetings in even years, to six-year staggered terms.
- We are each available by phone any time to answer your questions.
- We can give you the most recent financial report any time upon request.

### 2022 Annual Meeting

- 2:00 pm Sunday, February 6, 2022, in person (TBD) and by ZOOM.
- Trustee Myra Vandersall intends to stand for re-election.
- Others can be nominated by the University Heights Association Board.

**Culture Quad: Arts, Gardens/Parks, Historical Interest, Dining by Mark Pope**

*Editor's note: In each installment of "Culture Quad", we'll highlight four aspects of our community: Arts, Gardens & Parks, Historical Interest, and Dining Out (i.e. "out" hopefully). We hope to describe and review some of the various pieces that make up the many-faceted culture of University City and our neighborhood.*

**Arts: Latinx Arts Network STL "Building Bridges" Mural Completed at The Loop Trolley Bldg**

Thank you to the Latinx Arts Network STL for selecting The Delmar Loop location for their "Building Bridges" mural. This mural was created by four St. Louis Latinas: Otero Prada (Colombian), Aleida Ruelas Hertel (Mexican), Carol Lara (Peruvian), and Eliana Cristancho (Colombian).

This amazing mural celebrating diversity is now completed and you can view it at the Loop Trolley Building at 5875 Delmar. The mural calls attention to Afro Latinos who are an underrepresented group among Latin American immigrants to the U.S. and how their struggles are similar to those of Black Americans. In the 912-square-foot mural "Building Bridges", the young woman gazes into a blue sky. Surrounding her are flowers, a *papel picado*\*, African baskets, and orange monarchs, which represent migration stories of Latin Americans and Black people in the U.S. "Since the beginning, it was clear that we wanted to have a child," said Otero Prada, whose husband and stepson are Black Americans. "We wanted a child in the mural because the child is a symbol of hope."



(continued on next page)



“Black Americans and Afro Latinos have a shared history of slavery, racism, and discrimination and the struggle for equality,” Mexican artist Aleida Ruelas Hertel said. During the transatlantic slave trade, most Africans were sent to Latin American countries, which explains the large Black populations in those countries. Many other Latin Americans have African, Spanish, and Indigenous ancestry. “It’s important to have that lens of critical thinking and critical analysis towards our own historical segregation and the importance to continue to empower the Afro Latinos whether in our country or in the U.S,” Hertel said.

Read the full story on the St. Louis Public Radio website: <https://news.stlpublicradio.org/arts/2021-10-01/latina-artists-in-st-louis-use-art-to-express-shared-connections-with-black-americans>. That story was written by Andrea Y. Henderson who covers race, identity, and culture at St. Louis Pubic Radio hosted by the University of Missouri – St. Louis.

**\* Editor’s note: *Papel picado* literally means 'punched' or 'perforated' paper. This traditional cut paper folk art is found throughout Mexico and the former colonies of Spain as well as in the folk traditions of many other countries.**

### **Gardens & Parks: Ruth Park Woods (aka Ruth Woods): A Woodland Garden in Your Backyard**

Next, in **Gardens & Parks**, we take a look at **Ruth Park Woods**, 1160 McKnight Road (across from Mayflower Court), University City, MO 63132, adjacent to the Ruth Park Golf Course. The 26 acre **Ruth Park Woods** is the last large stand of an oak/hickory hardwood forest in the St. Louis area. Located right in the heart of the metropolitan area, it is an oasis for avid bird lovers. Nearly a hundred different species of birds have been sighted there. They include birds which you might see in your own backyard as well as visitors from tropical rainforests flying to the Arctic tundra. Ruth Park Woods includes a branch of River Des Peres as well as a 1.2-mile loop trail (Ruth Park Nature Trail) that is covered in crushed limestone. Along the trail, you will see a number of interpretive tree markers designed and installed by an Eagle Scout with benches and a picnic shelter also available. The Woods are open from 5a-10:30p daily. **Editor’s note: Please be aware that, at the time this was published, there were both a major honeysuckle removal project ongoing along with an area reserved for the dumping of leaf mulch during the autumn leaf collection periods in University City.**



### **Report by Jesse Gillbertson, Director of Horticulture, U-City in Bloom**

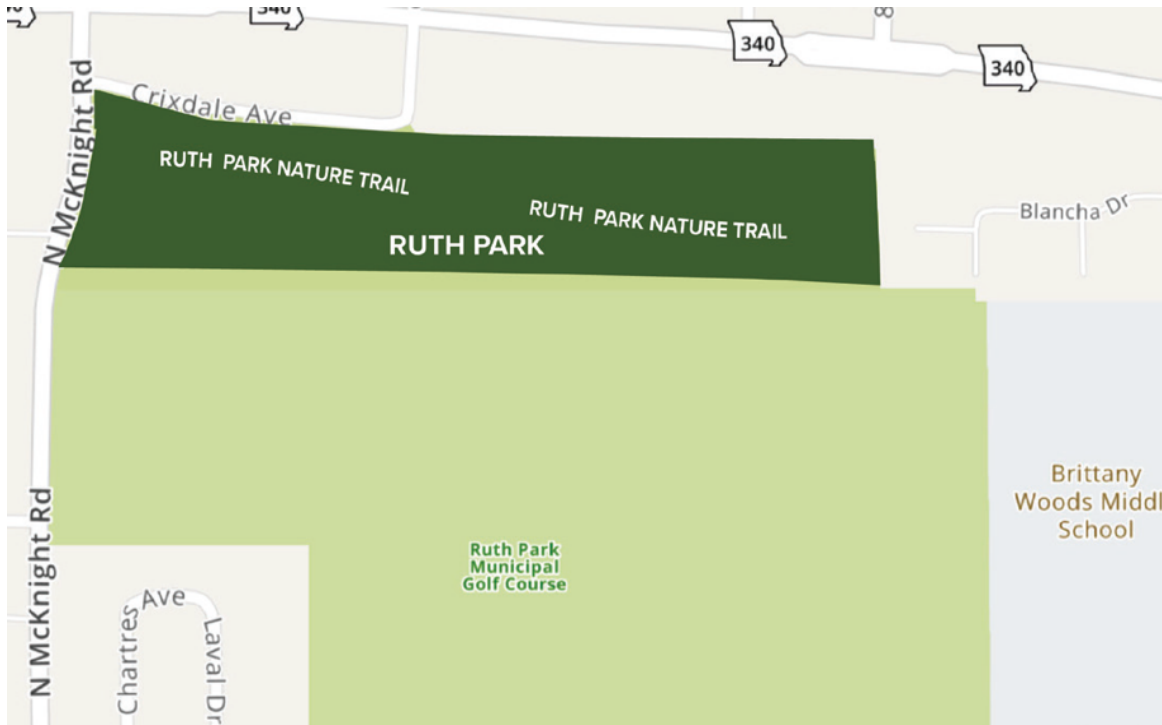
**Ruth Park Woods** is a 26 acre woodland area and is host to wildlife and many types of native trees and shrubs and it is just waiting to be explored. The **Ruth Park Woods Trail** is a lovely walk that is shaded and quiet

(continued on next page)



except for the birdsong, just the right place for relief from the hectic activity we all live with here in the city.

Technically, the **Ruth Park Nature Trail** starts on McKnight just north of the golf course right before you run into Olive Blvd. If you look closely, you will see a log (above) that our forestry department has carved to mark the trailhead and you can park right there (but this is currently in construction, so be careful). The gravel trail runs over bridges and rises past benches to a loop with a hidden pavilion under the trees. Along the 1.2 mile loop trail there is a connector trail that continues east where you will emerge for a brief view of the first tee of Ruth Park Golf Course. Just a hop, skip, and a jump later the trees reach over again, and you find yourself in the Urban Bird Corridor managed by the Green Center. Continuing you will discover a wetland spanned by a lovely boardwalk that ends with the prairie at Brittany Woods Middle School. Another option to start the hike is to park at the golf course parking lot and walk down the drive just east of the lot to the wetland.



Ever since I discovered **Ruth Woods**, I have been intrigued and attracted to its quiet corner of our city. The first memories for most people are of trees and I have early childhood memories of exploring the tall dark stands just outside of the village I lived in. These places are important for learning and inspiration and for fitness and reflection. More so, they are important and essential to the survival and proliferation of native plant species, pollinators, insects, birds, and wildlife.

Unfortunately, **Ruth Woods** has been invaded by exotic bush honeysuckle and wintercreeper. These plants take over and eliminate natural plant communities that are the engine for a thriving ecosystem. If you have visited the woods, you have seen this, and just like me have felt like there is no way to ever take it back. Well, this spring U City in Bloom, the Green Center, and the City of U City plan to start the good fight. In partnership we are going to bring conservation to your community work to bring this woodland back. Our plans include diversifying the species of woodland plants and trees, eliminating the invasive species, and restoring the eastern entrance path at the golf course parking lot for better trail access and parking. We are so lucky to have this place and want to make sure it thrives for the generations that follow to enjoy. Jump on-board and volunteer in this precious resource. Contact U City in Bloom to join in this restoration effort for **Ruth Park Nature Trail**. [www.ucityinbloom.org](http://www.ucityinbloom.org)

Excerpted from the **U City In Bloom Newsletter**, Fall 2021, "A woodland in your backyard," by Jesse Gilbertson, Director of Horticulture, U City in Bloom. <https://www.ucityinbloom.org/fall-2021-newsletter/>

**Historical Interests: Books Related to University City (They make fine presents too.)**

With the holidays upon us and gift giving an accepted custom in some cultures, I thought I'd provide a list of some books that are related to University City. Most are available through the University City Historical Society website <http://www.ucityhistory.org/books.html> and many can be purchased online via Amazon or Abe Books or a myriad of other booksellers. Some may be difficult to find especially the older ones. Here's a few:

*Atascadero* (Images of America) by S.W. Martin. Arcadia Publishing. 2012. pp. 128. (University City, MO founder E.G. Lewis also founded Atascadero, CA and Palos Verdes Estates, CA.)

*The Cemeteries of University City* by Esley Hamilton & Pat Hays Baer. Historical Society of University City. 1998. pp. 29.

*Design Guidelines for University City's Early Twentieth Century Homes*. Historical Society of University City.

*District Within a District: De Facto Segregation and White Flight Into and Out of the School District of University City (1967-1991)* by Carlos J. Diaz-Granados. University of Missouri – St. Louis. Dissertation. 2014. pp. 254.

*A History of Sustainability of a Middle Class Community and Beginning the Eliminating of Racial Redlining in the St. Louis Metro Area* by Charles T. Henry. Historical Society of University City. 2012. pp. 38.

*Legacy of Lions* by Eileen Nini Harris. Historical Society of University City. 1981. pp. 192.

*The Siege of University City: The Dreyfus Case of America* by Sidney Morse, David Graham Phillips, & George B. Cortelyou. Lewis Publishing Company. 1912. pp. 772.

*St. Louis's Delmar Loop* (Images of America) by M.M. Constantin (foreword by Joe Edwards). Arcadia Publishing. 2013. pp. 128.

*"Strictly Monumental": A Guide to City Hall, University City, Missouri* by David Linzee. Historical Society of University City. 2015. pp. 14.

*University City* by John A. Wright. Arcadia Publishing. pp. 130.

*University City* by Missouri Historical Society. 1993. pp. 7.

*University City* by McCune Gill. Title Insurance Corp. of St. Louis. 1950. pp. 8.

*The University City Civic Plaza: A Brief History of Its Planning and Architecture* by Esley Hamilton. Historical Society of University City. 1995. pp. 41.

*University City: Its History and Dedication of New City Hall, November 1, 1930* by James Lump. City of University City. 1930. pp. 32.

*University City Landmarks and Historic Places* by Judy Little. 1977. Historic Preservation Commission of University City.

*University City, Missouri: It's People and Events, 1906-1931* by C. Edwin Murray & Ilene Kanfer Murray. Historical Society of University City. 2009. pp. 476.

*University City Schools: Our First 100 Years* by Alan Spector. University City Schools. 2011. pp.126.

**Dining Out (if you can): Three Restaurants That Are New Or Moving: Nobu's, K-Bop, and Diego's**

**Editor's note:** *Dining Out* is a favorite past time of University Heights neighbors and University City is the home of a *mélange* of cultural dining delights from all over the world, and at all price points. We'll try to review a different venue (or so) each issue and help move you into the adventures of eating whether it's food from China (even various kinds of this), Thailand, India, Vietnam, Japan, Korea to Mexico and fusions of all these; a variety of Middle Eastern cuisines, to homemade root beer (and its accompanying floats), to Italy and Greece, to Ethiopia and local soul food, BBQ, seafood, and pure American diner. It's all here. We'll take them one (or so) at a time. **The Covid pandemic has made it very rough for local eateries, so please go out and dine in. They need you and we need them.**

(continued on next page)

In this issue of *FenceTalk*, we discuss two new restaurants in UCity as well as a good one that has been displaced by the *Markets at Olive* development and is relocating to The Loop:

The building that housed **Nobu's Japanese Restaurant** located at 8643 Olive Blvd in University City, just east of I-170 has been demolished to make way for the *Markets at Olive* development. That building in Jeffrey Plaza, a rather nondescript strip mall, was originally an International House of Pancakes (IHOP), but Nobu's moved there in 1991. **Nobu's** was developed by chef/owner Noboru Kidera and will re-open in late 2021 at 6253 Delmar Blvd in The Loop in the same building as United Provisions international market. <https://nobustl.com/>.

**K-Bop** (a shortened version of "Korean bibimbop") started as a Korean food truck and, with that success, decided it was time for a "brick and mortar" restaurant too (with that new restaurant making the St. Louis Magazine's Best New Restaurants for 2021) [www.kbopstl.com](http://www.kbopstl.com). **K-Bop** moved into the space at 6120 Delmar vacated by Guerrilla Street Food's move to Kirkwood, during the Covid pandemic and offers a variety of **bibimbop (or bibimbap) aka Korean street bowls**. For the uninitiated to Korean food, **bibimbop** is a popular Korean one-dish meal of piping hot rice (white or brown), an assortment of vegetables, often some meat, rice noodles, and maybe if you are lucky an egg on top (doesn't hurt to ask). If you're relatively new to Korean food, the "Beef Bulgogi Bop" is a great way to get familiar with some of its foundational flavors. There are also spicy versions as well as chicken, pork, or tofu versions. Try the sweet cinnamon punch (*sujeonggwa* in Korean). **K-Bop** stocks a canned version of the traditional spiced drink, which is often served as a dessert and consumed at holiday celebrations. **K-Bop's** Delmar location offers a larger menu than its food truck, with a few noodle dishes and other treats such as *tteok-bokki*, a classic street-food snack of cylindrical rice cakes slathered in a spicy sauce grounded in gochujang and gochugaru. You can of course also get kimchi (either the traditional Napa cabbage or cucumber types). Full list of "Best New Restaurants 2021" <https://www.stlmag.com/dining/best-new-restaurants/>

**Diego's Cantina** is the new Mexican coastal restaurant that moved into the space formerly housing **Momo's Taverna** at 630 North and South Road just north of Delmar ([www.diegosstl.com](http://www.diegosstl.com)). After two years of converting the Mediterranean-inflected dining room that had seen better days into the stunning Latin American aesthetic that would become **Diego's**, the new owner/chef Natasha Kwan didn't have far to travel as she and her husband Rick Roloff also own **Frida's**, right next door. The restaurants names (**Frida's** for Frida Kahlo, and **Diego's** for Diego Rivera) are homages to these two famous Mexican artists. (See New York Times article from 2006 titled "Frida and Diego" at

A selection of items at **Diego's** includes costra tacos and costra de chiles asados ("costra" literally translates to "crust" but specifically refers to a taco shell made of fried cheese – all the rage in Mexico City, I hear), burritos, guacamole, esquites (think of Mexican street corn (elotes) cut off the cob in a bowl, all that corny and cheesy goodness without having to navigate the cheesy mayo coating of corn still on a cob), enchiladas verdes, and shrimp tostada, but the only animal proteins served here are chicken and seafood. The dining room is a feast for the eyes and, according to Cheryl Baehr of the Riverfront Times, "it's not hyperbolic to say that Diego's might be the most beautiful restaurant in St. Louis." And the bar is a great place to just sit and drink such concoctions as a hibiscus margarita.

*And (again) remember to support our local restaurants all the time, but especially during the pandemic. Please do call to be sure that they are open and how they are handling all this.*

**We'll have another "Culture Quad" section in the next issue of *FenceTalk* with four new cultural finds. Thank you for reading.**

#### **Upcoming *FenceTalks* (2022)**

2/1/2022 (Annual Meeting issue)

5/1/2022 (Summer Activities issue)

8/1/2022 (Annual Picnic & Halloween issue)

11/1/2022 (Luminaria & Progressive Dinner issue)



## REPORT: UNIVERSITY HEIGHTS SUBDIVISION NO.1 OCTOBER 18, 2021

Two dialogue sessions were held. All residents (268 households) were invited. 40 neighborhood residents participated. All were property owners. Here are the survey results. These results should NOT be considered representative of the entire neighborhood or all property owners. It was not a representative or random sample. Should be used only as indicators of directions of thought.

### SURVEY RESULTS

July 7, 2021: 22 participants, 14 completed poll  
September 14, 2021: 18 participants, 15 completed poll

	YES		NO		NOT CERTAIN	
	7/7	9/14	7/7	9/14	7/7	9/14
1) Should UH#1 have Architectural Standards?	36%	47%	50%	40%	14%	13%
2) Should the UH#1 PROPOSED Architectural Standards be modified?	57%	60%	7%	20%	36%	20%
3) Should UH#1 have an Architectural Review Committee (ARC)?	14%	40%	57%	47%	29%	13%
4) Should UH#1 become a Local Historical District?	14%	13%	64%	80%	21%	7%
5) Should UH#1 have enforceable guidelines?	14%	53%	57%	20%	29%	27%
6) Are you in favor of having new restrictions for demolitions and/or infills?	57%	87%	29%	7%	14%	6%
7) Did you find the presentations useful?	79%	67%	0%	13%	21%	20%
8) Do you feel this community dialogue is beneficial for your neighborhood?	93%	87%	0%	7%	7%	6%
9) Was the community dialogue beneficial for you?	93%	87%	0%	6%	7%	7%

\* Note that total of all Yes, No, and Not Certain responses in each row for each date equal 100%.

(continued on next page)



**REPORT: ALL INFORMATION GIVEN BY PARTICIPANTS  
IN RESPONSE TO QUESTIONS DURING DIALOGUES BY  
EMERGING DIALOGUE THEMES. NO SUMMARY OR ANALYSIS.**

**Why did you move into UH#1 subdivision?**

- Affordability and/or instant equity
- The look and feel of the neighborhood
- The layout of the streets, the curvy streets, and intersections
- The interesting and diverse residents
- The beautiful diverse architecture of the homes
- It is convenient to family members
- It is convenient to work
- A friendly atmosphere
- It is close to the loop
- Beautiful trees
- The southern appeal and charm
- A diverse social economic status of residents
- It is a diverse community
- The variety of homes in the community
- It has character
- Unique design of homes, they are all gems
- Signed a sworn oath to take care of home
- Property owners maintain their homes responsibly
- A wonderful place with wonderful people
- Able to walk children to school
- The residents were the final determination to purchase a home in the neighborhood
- The initial attraction was the neighborhood, the people is what keeps me here
- People know each other, like each other, and trust each other
- The neighborhood and people have a “village”
- The community has respect and compassion toward each other
- Beautiful trees
- Convenient location
- A variety of community events
- Genuine welcome
- Interesting and documented history
- Well-built homes compared to present day construction
- Close to the library

## **When did you find out you reside in a registered national historical district?**

- Discovered during a proposed street widening
- During the proposed expansion of the northern section Big Bend Boulevard
- Before moving into the neighborhood
- After seeing the large concrete sign on the corner of Delmar and Yale
- During the proposed expansion of Big Bend
- While planning to do landscaping
- Months after moving in

## **How important is living in a registered national historical district to you?**

- When I see the historical designation sign it makes me smile
- A level of pride exists because of the designation
- Moderately important, more concern that all the rules and regulations would be costly
- It is an asset to the neighborhood
- It was not important to live in a NHD when purchasing
- It is important to live in a NHD
- It made the neighborhood is unique
- The placard was special
- Restrictions were minor so it was not an issue
- The historical designation added value
- Became increasingly important at the time a road was proposed through the neighborhood was introduced
- Living in a registered district feels like an honor
- Not influenced by the historic designation but like the historic feel

## **What is your reaction and/or thoughts regarding historically preserving UH#1?**

- In favor of the local historic district
- Sounds good if it continues to improve our neighborhood
- Would like for the homes to stay the way they are currently
- Who and how would enforce the local historical standard, if adopted?
- Being a local historical district can create a burden for neighbors
- What is the benefit of giving authority to the city to make changes in our neighborhood?
- Rules can change the demographics and the affordability
- General opposition to giving the City any extra authority to overrule the neighborhood decisions or prevent homeowners from making changes to their homes
- Becoming a LHD would allow our community to continue to improve
- Does the city want the decision-making responsibility?
- A local historic preservation may discourage potential residents from considering purchasing

- Historical character of the neighborhood is important but do not want to become a local historical district because that would include burdensome rules and give authority over the neighborhood to the city
- Some homeowners are not in favor of becoming a local historic district
- The process for preservation is cumbersome
- Ninety residents indicated they oppose a historical preservation, prior to this dialogue
- Consider researching how similar communities preserve their community
- Voting on creating a historical preservation with limited information about the unintended consequences is a concern
- There is a concern the local historical districts are gentrifying and over time may lose their diversity
- The character of the subdivision has not changed
- Concern about tear downs being replaced with large homes

### **What is your reaction and/or thoughts regarding the proposed architectural guidelines?**

- Concern the current discussion about the proposed architectural standards may confuse or deter interested purchasers
- Does the proposed standard take into consideration the age of a home and the possibility replacing or maintaining any existing house materials that may not be available today
- The standards took some neighbors by surprise
- Concern about new development not conforming with the existing neighborhood
- It would not benefit the residents to have restrictions imposed that make it difficult to maintain, repair, or replace specific items on or in their property
- Find a balance between the indenture and standards instead of trying to have standards that cover everything
- Does not sound logical to impose restrictions that make it tough for residents to maintain their homes
- It sounds like the problem is the developers and infills
- Not comfortable with building standards and change requirements dictating what one can or cannot do to their home
- All guidelines (rules) should be in the indenture
- Additional restrictions may affect the diversity and character of the neighborhood
- It seems guidelines are necessary to maintain the integrity of neighborhood in the future
- The standards, as applied, could become cost prohibitive to certain groups and prevent them from moving into or staying in the neighborhood
- What is confusing is the status of the architect review standards, and are they enforceable or not?
- Infills should be separate from maintaining the homes
- Restrictions on infills are more of a concern than imposing building restrictions and standards
- Regulations for tear downs, new builds, and modifications to existing structures are priority
- The interpretation of standards could be a problem
- The proposed standards could create a barrier, be cost prohibitive and prevent new residents or result in a loss of good residents
- The proposed standard is a good document to use for guidance

- Objection to using the standards as a mandatory guideline
- Not against standards but opposed to pricing people out of neighborhood
- The standards provide many options, e.g., the type of material to use for roof replacement
- Knowing that our neighbors are maintaining their homes, do we need new rules?
- The new proposed standards could regulate who could move into our neighborhood
- There needs to be a clearer statement that the guidelines are not enforceable
- Developers have ability to preserve the character of the neighborhood
- Addressing the setbacks and set asides is desirable to prevent homes built to the edge of the property lot
- There should be no additional architectural restrictions
- It is questionable if standards are necessary in addition to the City's requirements
- Do not want to be forced to update my home because of the standards
- Some guidelines may be necessary, but too many restrictions may have unintended consequences
- Something should be in place to control outrageous designs while accommodating a diverse architectural dwelling
- Not interested in having standards imposed on homeowners
- Infill building is a big issue
- Concern about the neighborhood being fair and equitable
- A front-facing garage is a problem
- Concerned about the financial burden on homeowners if a lot of standards are imposed
- Two story dwellings did not require approval ten years ago
- There are certain things that can be address in the proposed standards for infills, e.g., having a requirement for façade material (wood, brick, or stucco)
- The standards should focus on new construction, not existing homes and what people do to them
- Consider minimum standards
- A desire for consistency but not uniformity
- The proposed standards have a lot of 'shall nots', which is concerning
- Houses should not be torn down for new infills unless the house is condemned, or it is functionally obsolete
- The historical character of a neighborhood is important but do not want to become a local historical district because that would include burdensome rules and give authority over the neighborhood to the city
- Do not want standards applied to people who already own houses because that becomes an economic burden which can hurt the diversity of neighborhood
- What is the status of the architect review standards? Are they enforceable or not?

## **Concern About the Rate of Demolition**

- Not convinced the nature or character of the neighborhood is changing
- Teardowns and building new non-conforming dwellings are of concern
- Specific question should be asked regarding the design of new constructions or modifications
- Commercial businesses or multifamily housing is not desirable



- It seems the city wants the vacant lots in the neighborhood filled because of taxation
- The process appears rushed, should be one to two years
- How does being on the national historical designation protect homes?

### **Role and Action of the Board of Trustees**

- The idea of the trustees trying to take so much authority is concerning
- The trustees' initial approach was not democratic
- Specifically what authority do the trustees have and what authority are they trying to exercise?
- The standards presented by the trustees could have been less authoritative
- Better clarity outlined in the indenture about the role of the trustees
- What are the responsibilities of the trustees?
- What are the trustees trying to accomplish?
- What is the role and purpose of the trustees?
- Prioritizing neighborhood involvement was an astounding idea
- The trustees initiating the dialogues is great and everyone appears pleased
- The trustees have overstepped their authority and created a problem that does not exist
- Do we need the trustees' approval to do any landscaping?

### **General Comments or Concerns**

- Not comfortable with one group or multiple groups deciding for the whole
- It is important to keep in mind our homes are an investment
- Few reside in UH #1 when built in 1920's, hopefully the houses will remain after the residence are gone
- Maintaining safety in the community is important
- We are a community
- Was the rule in the indenture against people of color living in the UH#1 removed or amended?
- Concerned Citizens was created because it thought the Trustees were trying to obtain historical preservation status without the neighborhood approval or vote
- The architects did a thorough job preparing the standards, and it is appreciated
- The Covid-19 pandemic contributed to the complexity of these issues
- Developers are approaching neighbors to sell their homes so they can remodel or demolish and build new
- Are there clear neighborhood expectations?
- Each lot should have continuous green space
- UH #1 continues to attract young families as it did thirty years ago
- If there is a vote tomorrow, what would we be voting on?
- It is not a good practice for neighbors to make decisions about what other neighbors can do with their homes
- The low participation may be seen as a vote for the status quo
- If a problem is not identified, a solution is not needed
- The solution being proposed is bigger than the problem
- Who has control over the streets and sidewalks?
- More interested in obtaining accurate facts not opinions
- Not convinced the nature or character of the neighborhood is changing

## Dialogue Summary

Community Mediation Services of St. Louis (CMS) is appreciative to the University Heights #1 (UH #1) subdivision for the opportunity to coordinate and facilitate two neighborhood dialogues. During this unprecedented pandemic era the dialogue structure was conducted virtually on July 7, 2021, and a second dialogue on September 14, 2021.

The stated goals for the dialogues were to 1) receive and exchange information, 2) provide an opportunity for the subdivision residents to be heard pertaining to the ongoing subdivision discussions on historic preservation. CMS provided the UH #1 with its available dates for the dialogue base on the time frame provided. CMS was available to survey the community with proposed the dates for a series of dialogues based on the level of participation.

The dialogue participants were community members who voluntarily participated. Demographic information was not captured by CMS. However, based on observation, there was a comfortable range in age, race, and the number of years the participants resided in UH #1. The UH #1 trustees elected not to participate in the dialogues. The community members registered in advance for the dialogue.

The format for the dialogue opened with a welcome, an overview of the agenda, and a five-minute presentation from two neighbor groups. Following the presentations, the participants were assigned to one of three breakout rooms for an eighty-minute discussion with two to three CMS facilitators.

The structure of the facilitated dialogue was to encourage open conversation focused on the historical preservation of UH #1. The facilitators ask the participants four (4) opening questions to focus on the topic and create an opportunity for each resident to be heard. The following questions were consistent for each breakout room:

- 1) Can you share a few reasons why you moved into UH#1 subdivision?
- 2) When did you find out you reside in a registered national historical district?
- 3) How important is living in a registered national historical district to you?
- 4) Share your thoughts regarding historically preserving UH #1, and the proposed architectural guidelines.

Twenty-eight (28) community members registered for the July 7 dialogue and twenty-two (22) participated. Participants were randomly assigned to one of three breakout rooms.

Twenty-one (21) community members registered for the September 14 dialogue and eighteen (18) participated. Participants were randomly assigned to one of two breakout rooms

CMS captured the emerging themes without noting personal identifiers. The themes were collated and presented to the Trustees along with the results from the anonymous poll questions the participants completed at the conclusion of the dialogue.

Based on attached emerging themes from the forty (40) residents who participated in both dialogues CMS observe the following:

- The community members have a sense of pride and pleasure residing in UH#1 because of its uniqueness, diversity, and positive community interaction and relations.
- The general comments about historically preserving UH #1 appears have generated more questions and concern regarding authoritative decisions over individual properties in the subdivision.
- The general comments about historically preserving UH #1 appears have generated more questions and concern regarding authoritative decisions over individual properties in the subdivision.
- The general comments regarding the proposed architectural guidelines appear to be a concern about enforcement, repair cost, and the overall the effect of having standards.
- Based on the anonymous poll results, which represents 15% of the community, the participants indicate a preference of modifying the proposed architectural standards as oppose to becoming a local historical district.

**Info You Can't Live (Here) Without: Calendar 2021-2022**

\* highlights a UHA-sponsored event.

\*\* highlights a UHS1 event.

**Recurring****Saturdays (April 10-Dec 11, closed Nov 27)** - UCity Farmers Market 8:30a-12:30p, The Loop, behind 6655 Delmar Blvd.**2<sup>nd</sup> & 4<sup>th</sup> Monday (monthly)** – UCity City Council meeting (virtual until it isn't) (always on the 2<sup>nd</sup> Mondays, but 4<sup>th</sup> Mondays meetings are cancelled for July, August, & December, best to check in advance at 314.505.8605) (times: generally Study Sessions begin at 5:30p followed by Regular Meeting at 6:30p)**First Saturday** – Artist Market Pop-Up, Live artists creating their work. Come watch. Componere Gallery of Art, 6509 Delmar Blvd. 11a-8p. [www.componere.com](http://www.componere.com)**8/1/2020-6/5/2022** – Beyond the Ballot: St. Louis and Suffrage Exhibit, Missouri History Museum. Women, often portrayed as secondary characters in the city's formation, were actually key to the establishment, survival, and growth of St. Louis. *Beyond the Ballot: St. Louis and Suffrage* showcases women who made an impact in St. Louis before gaining the vote in 1920. <https://mohistory.org/exhibits/beyond-the-ballot>**11/1/2021-10/31/2022** – Gateway to Pride Virtual Exhibit, Missouri History Museum. LGBTQIA+ communities have been contributing to St. Louis's history for centuries. Now the *Gateway to Pride* virtual exhibit will begin to uncover the rarely-shared or often untold stories of St. Louis's LGBTQIA+ communities.<https://mohistory.org/exhibits/gateway-to-pride>**11/13/2021-1/8/2022** – Garden Glow at the Missouri Botanical Garden. <https://glow.missouribotanicalgarden.org/>**November 2021**11/4-21 – St. Louis International Film Festival, Tivoli Theatre, the Loop, [www.cinemastlouis.org](http://www.cinemastlouis.org)11/6 – Fall Fire Festival, 5:30-8p, The Green Center, 8025 Blackberry Avenue, 314.725.8314, [www.thegreencenter.org](http://www.thegreencenter.org)

\*11/8 - UHA Board of Directors meeting

11/20 – Strings Division Student Recital (11:30a) Piano Division Student Recital (3p), Department of Music, Washington University, 560 Music Center, (Free to public) (see website for Covid requirements)

<https://music.wustl.edu/events/strings-division-recital-0?d=2021-11-20><https://music.wustl.edu/events/piano-division-recital-1>

11/25 – Thanksgiving Day

**December**\*12/1 – *FenceTalk* Newsletter (2021, Issue 4, Luminaria & Progressive Dinner issue)

\*\*12/1 – UHS1 Assessments due (late fee assessed after 12/31)

12/4 – Chamber Music Division Student Recital (11:30am), Department of Music, Washington University, 560 Music Center (Free to public) (see website for Covid requirements) <https://music.wustl.edu/events/chamber-music-division-recital> (and many other December dates for other music events <https://music.wustl.edu/events>)12/11 – Wind Division Student Recital (11am), Department of Music, Washington University, 560 Music Center (Free to public) (see website for Covid requirements) <https://music.wustl.edu/events/wind-division-recital?d=2021-12-11> (and many other December dates for other music events <https://music.wustl.edu/events>)\* **12/11-12** – **Buy your Luminaria supplies** (white bags, votive candles, and sand (to keep the bags in place)) **from noon – 4p each day at The Shed (northeast corner of UHS1 where Dartmouth, Harvard, and Trinity meet)**. First 20 sets of supplies are free to each household, with additional sets at \$1 each. Please do come early as supplies are limited\*12/12 – **Luminaria (light your luminaria at dusk)**

\*12/14 - UHA Board of Directors meeting

12/21 – Winter Solstice (9:59a)

\*\*\*\*\* **Happy New Year 2022** \*\*\*\*\***January 2022**\*1/11 - UHA Board of Directors meeting (7-9p) (2<sup>nd</sup> Tuesday)

TBD – Martin Luther King, Jr. Celebration

TBD - The Loop Ice Carnival



## February

- \*2/1 – FenceTalk Newsletter (2022, Issue 1, Welcome Issue)
- \*\*2/6 – **The University Heights Annual Meeting (2-4p) (pay UHA dues \$20/year)**
- \*2/8 - UHA Board of Directors meeting
- TBD – UCity Go Red For Women

## March

- No UHA Board of Directors meeting

## April

- 4/12 – UCity Bulk Items Pickup (East Zone, for the week of)
- \*4/12 - UHA Board of Directors meeting
- TBD – University City Wine Fest

## May

- \*5/1 – FenceTalk Newsletter (2022, Issue 2, Summer Activities Issue)
- 5/1-2 – UCity in Bloom Annual Plant Sale
- 5/5 – Cinco De Maio Celebrations
- \*5/10 - UHA Board of Directors meeting
- 5/30 – UCity Memorial Day Run
- TBD – 13<sup>th</sup> Annual Mannequins on the Loop
- TBD - Taste of UCity
- TBD - UCity National Kids to Park Day

## June

- \*6/14 - UHA Board of Directors meeting
- 6/19 – Juneteenth Celebration
- TBD - Fair UCity, Heman Park
- TBD - UCity Jazz Festival, Heman Park
- TBD - UCity Starlight Concert Series, Heman Park (thru August)
- TBD - UCity Summer Band Concert Series, Heman Park (thru August)
- TBD - UCity Movies in the Park, Heman Park (thru August)

## July

- \*7/4 – **Second Annual University Heights Bike Parade.** Bring your bikes (or trikes for the smaller set). Kicks off at **9:00am promptly** starting at 6935 Amherst Avenue.
- No UHA Board of Directors meeting

## August

- \*8/1 - FenceTalk Newsletter (2022, Issue 3, Annual Picnic & Halloween issue)
- \*8/9 - UHA Board of Directors meeting
- TBD - UCity National Night Out Against Crime

## September

- \*9/1 - FenceTalk Newsletter (2021, Issue 3, Annual Picnic & Halloween issue)
- 9/12 – UCity Bulk Items Pickup (East Zone, for the week of)
- \*9/13 - **UHA Board of Directors meeting**
- 9/17 – 50<sup>th</sup> Annual Great Forest Park Balloon Race (The Glow on 9/16) 📍
- TBD – UCity in Bloom Garden Tour and “Paint U. City” Plein Air Festival.
- TBD – Plein Air Art Reception, outside Flynn Park School (west side), 5-7p
- \*TBD – **The University Heights Annual Picnic (come join us for this traditional neighborhood gathering on a Sunday afternoon 4-7p)**

## October

- \*10/12 - UHA Board of Directors meeting
- 10/23 – UCity Electronics Recycling Event, 9a-noon, Heman Park Community Center, 975 Pennsylvania Avenue.
- \*10/31 - **Halloween (6-8p) (Great Pumpkin Awards for decorations) (it's on a Monday night this year)**

**Info You Can't Live (Here) Without: Contact Us**

**University Heights Subdivision #1 (UHS1) Trustees (have the legal responsibility for UHS1)**

Frank Castiglione (Cornell) 314.578.6852 <a href="mailto:f.castiglione@liftxl.com">f.castiglione@liftxl.com</a>	Myra Vandersall (Yale) 314.518.1451 <a href="mailto:myravandersall@gmail.com">myravandersall@gmail.com</a>
Mark Harvey (Harvard) 314.398.7485 <a href="mailto:markcharvey@sbcglobal.net">markcharvey@sbcglobal.net</a>	Anil Pillai (Dartmouth), trustee intern 314.308.1288 <a href="mailto:bloggerpillai@gmail.com">bloggerpillai@gmail.com</a>

**University Heights Association (UHA) Board of Directors (the neighborhood association representing our community)**

Barb Chicherio (Harvard), president 314.727.8554 <a href="mailto:chicherio@aol.com">chicherio@aol.com</a>	Franco Jimenez (Trinity) 917.664.2161 <a href="mailto:francojr86@icloud.com">francojr86@icloud.com</a>
Peter Burgis (Radcliffe), vice president 310.871.8471 <a href="mailto:peterburgis@outlook.com">peterburgis@outlook.com</a>	Pete Klarmann (Cornell) 314.477.5552 <a href="mailto:pkklarmann@ymail.com">pkklarmann@ymail.com</a>
Judy Gainer (Harvard), secretary 314.721.6079 <a href="mailto:judithgainer@sbcglobal.net">judithgainer@sbcglobal.net</a>	Louis Lankford (Yale) 314.616.6231 <a href="mailto:louislankford52@gmail.com">louislankford52@gmail.com</a>
Hope Horn (Cornell), treasurer 314.368.8157 <a href="mailto:hope_horn@hotmail.com">hope_horn@hotmail.com</a>	Tayebeh Hardy (Harvard), Luminaria organizer 314.477.5693 <a href="mailto:tayebeh_mz23@yahoo.com">tayebeh_mz23@yahoo.com</a>
Vito Wagner (Yale), membership 307.920.0356 <a href="mailto:vito.wagner@gmail.com">vito.wagner@gmail.com</a>	Claudia Moran (Amherst) 314.974.6383 <a href="mailto:c.gracemoran@gmail.com">c.gracemoran@gmail.com</a>
Mark Pope (Yale), FenceTalk editor 314.910.0969 <a href="mailto:drmarkpope@gmail.com">drmarkpope@gmail.com</a>	Anil Pillai (Dartmouth), trustee intern 314.308.1288 <a href="mailto:bloggerpillai@gmail.com">bloggerpillai@gmail.com</a>
Mario Carlos (Yale), Lamp Post signs & Marker Garden 314.910.0972 <a href="mailto:solracm91@gmail.com">solracm91@gmail.com</a>	Amanda Summer (Cornell), Welcome Packets 314.440.6065 <a href="mailto:amandasummer@aol.com">amandasummer@aol.com</a>
Thomas Hardy (Harvard), Luminaria organizer 314.482.9328 <a href="mailto:tmoobear@aol.com">tmoobear@aol.com</a>	Heather Zimmerman (Yale) 240.682.2094 <a href="mailto:runyon.heatherm@gmail.com">runyon.heatherm@gmail.com</a>

**Important Numbers (Government (City/County), Board of Elections, Utilities)**

**Emergency 911**

UCity City Hall 314.862.6767  
 UCity Police (non-emergency) 314.725.2211  
 UCity Fire Department (non-emergency) 314.505.8768  
 UCity Public Library 314.727.3150  
 St. Louis County Government 314.615.5000  
 St. Louis County Board of Elections 314.615.1800  
 Missouri Public Utilities Commission **800.DIG.RITE** (Call before you dig on your property and someone will come and mark where there are utility lines on your property – free service – “dig safely, it’s the law”) 800.344.7483 (800.DIG.RITE) (or 811 on your cellphone)

**Utilities**

Ameren Missouri (electricity) (report an outage)  
800.552.7583/314.342.1111  
 Metropolitan Sewer District 866.281.5737  
 Missouri American Water 866.430.0820  
 Spire (natural gas) 800.887.4173  
 UCity Trash, Recycling, Yard Waste, & Leaf Collection 314.505.8560