Nov 8, 1973

OUTREACH...workers and staff of the Human Development Corporation's Gateway Center are engaged in an accelerated program of informing area residents of the new Federal Supplemental Security Income benefits to take effect January 1, 1974. A team from the Midtown Center, Outreach worker, Mentha Barnett and Arlene McGhaw of the Social Service staff (shown in front) explain the program to residents in the 4200 block of Gibson Avenue. (Photo by John McDonald)

Salvation Army Harbor House Has New Program For Women Alcoholics

The Salvation Army in the greater St. Louis area has now extended its' services to include yet another group of persons in need. The Harbor House, 3010 Washington Avenue, opened as an adjunct to the Harbor Light program three years ago and operated solely for the treatment of male alcoholics, has been expanded to include women. This is the only in-residence program offered by an agency in the St. Louis area.

Extensive remodeling of a portion of the west end of the third floor of the building has been carried out to house the additional activity. Several rooms have been renovated to provide an intital capacity for ten participants. The Harbor House is operated under the direction of Salvation Army Major and Mrs. Dan Boyer. Mrs. Dorothy Martin, an activity therapist, will be responsible for overall supervision of the unit. A native St. Louisan, Mrs. Martin attended McMurray College in Jacksonville Ill., and Washington University in St. Louis. She has had consider-

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Blight In City Bill Proposed By Aldermen

If two proposed Bills in the Board of Alderman are passed, property values in North St. Louis (North of Dr. Martin Luther King Drive, West from Twelveth Street to the city limits) would be based on "an insignificant residential area not worthy of special maintenance effort". An area of blight.

The proposed Board Bills 19 and 20 by Alderman Richard A Gephardt of the 14th Ward and John Roach of the 28th Ward woud preserve 74,000 buildings in South St. Louis and condemn for demolition 70,100 houses in North St. Louis.

A study by the City Plan Commission published in April., 1971 pointed up the fact that 70,100 housing units in the section of the city North of Franklin Avenue (Dr. Martin Luther King Drive) were recommended for demolition because "rehabilitation would be uneconomical".

74,000 buildings in South St. Louis "meet or exceed the standards of local codes and need only to be maintained.

Under section three of Board Bill 19 the Building Commissioner can disginate an area which contains a substantial number of buildings that are not basically sound structures as "an insignificant residential area not worthy of special maintenance effort to retain its present conditions".

Therefore property in North St. Louis would be valued as "an insignificant residential area".

According to the report 50,100 buildings were occupied by families. The remaining 15,000 were vacant and being vandalized.

On a Saturday night, November 25, 1972, a family of seven miraculously escaped death when the rear of the building in which they lived at 4157 McPherson "collsped", a fell away fron the front of the building.

The inspector from the Demolition Section of the Department of Public Safety who condemned the building frame, stated that delapidated housing is caused by the failure of landlords to engage in "preventative maintenance". The maintenance of foundations, downspouts (leading to sewers and not the ground) care of the roof and tuckpointing.

The proposed ordinance which would require a certificate of residency complying with the Building Codes of the City would not be employed in a manner to work hardship on owners and occupants in areas of the city containing a large number of structures" suitable only for eventual demolition."

Therefore the landlords who are not keeping up property in North St, Louis now, would have a law encouraging them to let it deteriorate. The same landlord would be required by the law to maintain and "preserve" the standard housing in South St. Louis.

In part the bill reads:

"Ordained by the City of St. Louis, as Follows:

Section one. It is declared that the housing policy of the City of St. Louis with regard to existing structures is that in aresa in which there are a substantial number of structires "worthy" of continuing maintenance and preservation that a continuous cycle of reinvestment and improvement will be sought by requiring housing units to conform to existing building codes upon their transfer or rental in addition to a containing program of maintenance inspections.

The report on Residential Quality was prepared for the St. Louis City Plan Commission by Alan M. Voorhees and Associates. Pointing up the housing Crisis confronting the City the report brought out the fact of the cities 238,500 housing units, and estimated 31 per cent (South St. Louis) are free of housing code violations; 69 per cent require treatment - ranging from minor repairs to demolition.

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