

Volume 5  
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www.locustbusinessdistrict.com

#### Special points of interest:

- For anyone interested, the City Police Department is selling "The Club" to help prevent auto theft. A special program allows the Department to sell The Club for \$10.00 to individuals and \$18.00 to businesses. Contact the Police Department at 444-2500 to order your Club.
- The LBD website is up, so check it out at [www.locustbusinessdistrict.com](http://www.locustbusinessdistrict.com)
- For any individual or business in the District that would like to link to the LBD website, please contact Steve Kark at the number listed above.
- The LBD Board has reintroduced the Façade Lighting Program to residents, businesses and property owners in the District. You may be eligible for reimbursement of a portion of the funds used to purchase and install lighting. Rules and restrictions apply. Call the number listed above for more information.
- The LBD Board makes "No Loitering Signs" available free to businesses and residents of LBD.
- LBD office hours. See page 2.

# LOCUST BUSINESS DISTRICT

[www.locustbusinessdistrict.com](http://www.locustbusinessdistrict.com)



## Sporting News Building Lofts at 2020 Washington

The Sporting News Building, a historic landmark, has been beautifully redeveloped by Pyramid Construction, Inc., adding to the vibrancy of the Locust Central Business District. Of the 103 loft units developed, only six units remain for sale: two penthouse units, 2 residential units and 2 residential/ commercial units. These units range from approximately 1400 square feet to approximately 1800 square feet. The building also contains a gated surface parking lot and a 2 story indoor garage.

The 2020 Washington building has a storied

industrial and commercial history as a St. Louis landmark. In 1920, the Emerson Electric company commissioned this eight-story concrete-and-brick building to expand its manufacturing operations and is credited with the first progressive assembly line in St. Louis. From 1938 until 1977, the Sporting News publishing company, known as the "Bible of Baseball", established its headquarters here for nearly 40 years. In 1986, the building was



listed on the National Register of Historic Places.

This tax abated (10 years) loft building is another example of the changing character of the Locust Central Business District into a residential/ commercial corridor between the downtown and Midtown areas of the City.

## Façade Lighting Program

The commissioners have established a program to provide enhanced exterior lighting on buildings within the District so as to improve the overall security and attractiveness of the Locust Business District. The program provides partial reimbursement for the purchasing and installing of exterior lighting within the District.

The parameters of the program are meant to be minimal. Subject to the availability of budgeted funds,

the District will reimburse businesses and residents an amount equal to 50% of the cost of purchasing and installing standard exterior light fixtures on their buildings. The amount of the reimbursement will not exceed \$2,500 per building or parcel unless approved by the commissioners.

The standard exterior light fixture is based upon the installation of a Lithonia 150 watt high pressure sodium wall pack light or

its equivalent. Businesses and residents may select other fixtures as long as the selected fixture provides as much lumens per linear foot as the standard exterior light fixture. The business or resident is responsible for all costs in excess of the costs of the standard fixture.

The Board will review and approve the design, placement and specifications of all lighting fixtures installed under this program. Participants are

also required to request bids and quotes from one or more lighting suppliers and electrical contractors, if any, within the boundaries of the Locust Central Business District. Also required is a façade lighting agreement between the participant and the District.

Please contact the District for further details and a copy of the agreement.

## Board Makes "NO LOITERING SIGNS" Available To Business Owners And Residents of LBD

As a means of creating and presenting a pleasant environment within the Locust Central Business District, The LBD board has instituted a program of providing free "No Loitering" signs to businesses and residents of the District. The signs are 12

by 18 inches in size and are one sided. These signs also include the City Ordinance Number which does not allow loitering on private property.

These signs are available free as long as the business or resident agrees to

prosecute under the ordinance law. The business or resident will be responsible for installing the signs.

Call the LBD office for further details.

## LBD Office Hours

The LBD office is now located and functioning at 3150 Locust Street, Suite 200 (Locust and Compton). The creation of the office reflects the commissioners desire to better serve the District with easier access to the commissioners and administrative director.

Steve Kark, the administrative director, will have open visiting hours from 12 noon to one o'clock Monday through Thursday. He will also schedule appointments. Please phone ahead if you can or just drop by. The LBD office telephone number is 652 2220.

Mr. Kark is looking forward to meeting with you and discussing how together we can build a better Locust Central Business District.

## LBD Commissioner News

There have been some changes within the Locust Central Business District Board of Commissioners. David Jacquin of Jacquin Studios tendered his resignation due to family responsibilities associated with the recent death of his father. David's guid-

ance will be missed.

Robert Berger resigned as Chairman of the Board but remains a commissioner. Bob's increased duties at the Grand Lodge of Missouri have not allowed him the time to continue his duties as chairman. Mr. Berger is President of

A & B Sewing Machine Manufacturing Company.

Louis C. Shaw, Jr. was elected Chairman of the Board. Lou, a St. Louis native of over 30 years, is controller of Guarantee Interiors.

## Real Estate Matters

The Locust Central Business District supports and will cooperate with all listing agents or other brokers representing buyers and sellers in the District.

### **1900 Locust**

1,500-3,000 sq. ft.  
Sale or Lease  
Residential & Commercial  
**Contact:** Rebecca Totty  
Corrington  
Rothschild Realty Co.  
314-640-3296

### **2221 Locust**

2,800 to 28,850 sq. ft.  
Lease.  
Commercial and Office  
Space  
**Contact:** Eric Friedman  
Friedman Group, Ltd.  
314-367-2800

### **3033 Locust Street**

10,000 sq. ft.  
Lease  
Commercial, Build to Suit  
No Parking  
**Contact:** Rybacki Properties  
314-534-3359

### **3135 Locust Street**

5,500 sq. ft.  
Lease  
Commercial  
**Contact:** Rybacki  
Properties-Integration  
314-534-3359

### **1915 Olive**

140,000 Sq. Ft.  
Sale or Lease  
Class A Office Space  
**Contact:** Don Woehle  
Grubb & Ellis/ Krombach  
Partners  
314-863-4888

### **2915 Olive Street**

3,348 sq. ft.  
Sale.  
Raw land behind facade  
**Contact:** Eric Friedman  
Friedman Group, Ltd.  
314-367-2800

### **2927- 2937 Olive Street**

17,676 sq. ft.  
Lease.  
Vacant land suitable for  
Development and parking  
**Contact:** Eric Friedman  
Friedman Group, Ltd.  
314-367-2800

### **3100 Olive**

4,735 sq. ft.  
Lease  
Commercial  
**Contact:** Rybacki  
Properties-Integration  
314-534-3359

### **3108 Olive Street**

4,130 sq. ft.  
Lease  
Commercial  
**Contact:** Rybacki  
Properties-Integration  
314-534-3359

### **3112 Olive Street**

7,750 sq. ft.  
Lease  
Commercial  
**Contact:** Rybacki  
Properties-Integration  
314-534-3359

### **3116 Olive Street**

5,210 sq. ft.  
Lease  
Commercial  
**Contact:** Rybacki  
Properties-Integration  
314-534-3359

### **3120 Olive Street**

7,765 sq. ft.  
Lease  
Commercial  
**Contact:** Rybacki  
Properties-Integration  
314-534-3359

### **3124 Olive Street**

For lease  
Residential Lofts  
**Contact:** Rybacki  
Properties-Integration  
314-534-3359

### **1881 Pine**

3,000-45,000 sq. ft.  
For Sale or Lease  
Office Space and  
Parking Lot  
**Contact:** Scott Savacool  
Sansone Group  
314-727-6664

THE PROPERTY LISTING INFORMATION AND DATA CONTAINED IN THIS NEWSLETTER IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY TO ASSIST INTERESTED PARTIES IN IDENTIFYING PROPERTIES THAT MAY BE AVAILABLE FOR PURCHASE OR LEASE IN THE LOCUST BUSINESS DISTRICT. THE INFORMATION PROVIDED IS NOT LEGALLY BINDING. INTERESTED PARTIES SHOULD CONTACT THE SELLERS OR THEIR AGENTS DIRECTLY REGARDING SUCH PROPERTIES.

**Please check the website for more detailed information and photos.**

[www.locustbusinessdistrict.com](http://www.locustbusinessdistrict.com)

## LBD Web Site News

LBD continues to upgrade its website: [www.locust-businessdistrict.com](http://www.locust-businessdistrict.com). The updated site will be operational at or near the time of publication of this newsletter. The website will be user friendly, allowing you to with a "click" send a message to the LBD administrator ("contact us" option). This will allow LBD to interact quickly with its

businesses and residents.

The Business Directory has been updated and will be updated further. We are including business website and email addresses to further both your and our outreach to the community. Businesses will, along with the alphabetical listing, also be placed within categorical designations.

The redesigned website will allow daily updates on real estate for sale or lease and business listings. There will also be additional sections: a listing of past newsletters, a listing of meeting minutes, a listing of notices of meetings including the proposed agenda, a listing of improvement programs, a listing of development projects, a listing of service

providers, a listing of entertainment venues, a listing of points of interest within the district and a photo gallery.

We ask you to use the "contact us" option on the website to communicate with us and to update information on the site.

## Return Service Requested

### THE LOCUST BUSINESS DISTRICT

3150 Locust Street  
Suite 200  
St. Louis MO 63103

#### LBD Board of Commissioners

Bob Berger  
Brad Hamilton  
Burt Kaufman  
Tom Schlafly  
Lou Shaw  
Jim Sherrell

The LBD Board meets on the second Wednesday of each month at its offices at 3150 Locust Street, Suite 200 at 3:00 pm.

**Special thanks to:** Mulligan Printing for the printing of this newsletter. Mulligan Printing, a long time LBD business, is located at 1808 Washington Ave., St. Louis, MO 63103 and can be reached at 314-621-0874 or 1-800-737-0874.

## History of LBD . . .

The Locust Business District is home to many historical events and, from time to time, we provide you with snapshots of that history in order to share our enthusiasm for the District and to bring to your attention some of the important events of our times that have taken place in the City of St. Louis.

Thomas Stearns Eliot (T.S. Eliot) was born in St. Louis on September 26, 1888, the seventh and youngest child of Henry Ware Eliot and Charlotte Champe Stearns. Henry Eliot was President of the Hydraulic Press Brick Company, a business that mined clay at the intersection of what is now Manchester and Kingshighway. This company, still in business today, is located in Ohio. His mother Charlotte was a former teacher, an energetic social work volunteer at the Humanity Club of St. Louis and an amateur poet with a

taste for the poet Emerson.

Eliot lived in St. Louis for 18 years and attended Miss Locke's School and Smith Academy. During his last year at Smith, he visited the 1904 World's Fair and was so taken with the fair's "native villages" that he wrote short stories about primitive life for the Smith Academy Record.

In 1905, he attended Milton Academy, prior to entering Harvard. He was enrolled at Harvard from 1906-1914 but, in this period he visited Paris and Munich before returning to his studies in the states. In 1914 Eliot received a scholarship to Merton College, Oxford.

Eliot earned his living teaching at Highgate School, working at Lloyd's Bank and then, as a literary editor at Faber & Faber. He became a British subject in 1927 and published his own magazine,

The Criterion, from 1922 to 1939.

T.S. Eliot was awarded the Nobel Prize in literature in 1948, "for his outstanding, pioneer contribution to present-day poetry", and won general attention and critical acclaim in the 1950's with his two verse dramas, "The Cocktail Party" and "The Confidential Clerk". More recently, his name was again before the public due to the immense popularity of the play "Cats", adapted from his "Old Possum's Book of Practical Cats."

Eliot's paternal grandfather, Reverend William Greenleaf Eliot, founded the Unitarian Church in St. Louis and later, he was one of the founders of Washington University. On his mother's side, Isaac Stearns was one of the original settlers of the Massachusetts Bay Colony. Because of Eliot's close ties

## The life of T.S. Eliot

to St. Louis, the family chose to remain in their urban, Locust Street home long after the area had run down and their peers had moved to other areas of the city. The location of the Eliot home is now part of the AT&T parking lot on the 2600 block of Locust Street on the north side. A commemorative plaque on the sidewalk marks the location.

