

FALL GENERAL MEETING

7:30 P.M., Thursday, November 1, 2012

Black Jack Fire Protection District – 5675 North Highway 67

PROGRAM

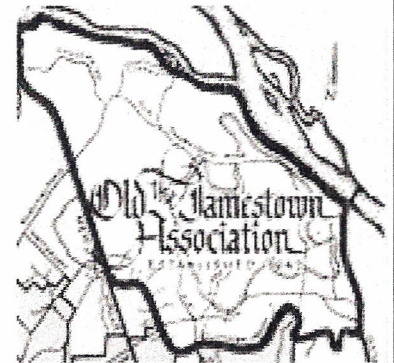
Black Jack Fire Protection District Update

Presented by Fire Chief Mike Gantner

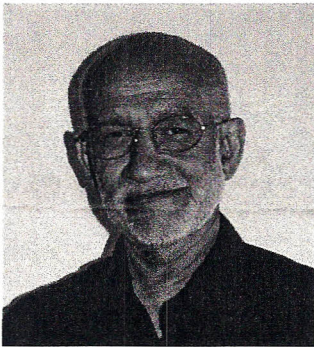
Latest Information on Area Development Projects

St. Louis County Police Report – Officer Yvette Summy

Refreshments Provided – Bring Your Neighbors



LETTER FROM PRESIDENT CHAN MAHANTA



Since our last newsletter in April, there has not been much to report on Old Jamestown Association activities or on matters that could be of interest to the membership. Our Application to the IRS for a Tax Exempt a 501 (c) (3) designation is still stuck with the IRS and we have not received anything from them yet to move ahead.

Even though our past director and extremely valuable member Peggy Kruse has moved out of the area, she continues to monitor the application as well as our website. We are grateful for her ongoing services to the

association. Director Bev Girardier has taken over the History Committee chair since Peggy Kruse's move away from OJA area.

There has not been much activity on area development projects. The Wal-Mart Project at Hwy 67 near Old Halls Ferry in Florissant seems to be in a holding pattern since Florissant's refusal to grant a TIF. Apparently Walmart is seeking alternative cut-rate financing sources. Florissant's Planning and Zoning has not received any submittal that might indicate progress.

The Carrico Group Homes project is ongoing, with one of the three houses completed and possibly occupied, while the two other houses are under various stages of completion. It is unfortunate that the lovely natural setting of the vicinity is badly cut up and months, if not years, away from returning to a semblance of its previous state.

I extend my best wishes to our membership for the gorgeous fall with the spectacular colors we are experiencing and hopefully another mild winter. I will be looking forward to seeing you at the Fall General Meeting on November 1 at the Administrative Building for the Black Jack Fire Protection District. Chief Mike Gantner is putting together a presentation for us for the event.

Respectfully submitted,
Chan Mahanta

OJA

To learn much about our area and its history, check out the Old Jamestown Association web site, www.oldjamestownassn.org If you have any suggestions for the site, please contact Peggy Kruse, prautes@aol.com, 314-550-0184.

Also contact Peggy if you'd like to be on the oja-flo-mo e-mail list. Members of the list receive e-mails about events and happenings in the Old Jamestown and Florissant areas.

OJA DUES

Annual dues are ten dollars per single membership and fifteen dollars per family.

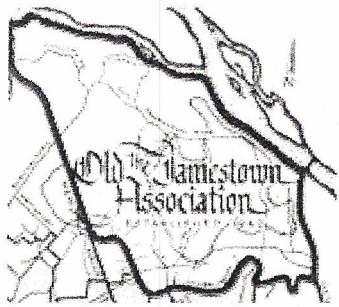
OLD JAMESTOWN AREA REAL ESTATE ACTIVITY

We have seen an increase in the volume of sold properties* in the Old Jamestown Area (with one or more acres) in 2012 compared to the previous year's sales. The 2011 calendar year saw sixteen sales ranging in sold prices from \$65,000 to \$300,000. Of the sixteen, six were foreclosures. In 2012, as of October 21st, there have been thirty-two sales. Sold prices range from \$25,000 to \$390,000, with thirteen foreclosures.

The median home price in the entire 63034 zip code has risen for the first time (over the same period in the previous year) in the third quarter of this year since the third quarter of 2010. Over the past year, sold homes in 63034 have averaged 128 days on the market.

Total sales in the 63034 zip code for 2011 were 248. Total sales thus far in 2012 have been 210, and with a little over two months left in this year, they will probably surpass last year's numbers.

* Figures taken from the Multiple Listing Service only. Any private or by owner sales are not included in these totals.



Old Jamestown Association Newsletter

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Florissant, Missouri 63032

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HISTORY BRIEF

HALL'S FERRY

Old Hall's Ferry was once a military express road leading to a ferry crossing the Missouri River to Walnut Landing in St. Charles and, following an old Indian trail, continuing to Portage des Sioux. The ferry was at this location from early times and called either James Ferry or Spring Ferry. (The old ferry was a flatboat operated by a horse on a treadmill which supplied the power to turn the paddlewheel which propelled the ferry across the river. This arrangement was later replaced by a windlass again turned by a horse which pulled the ferry across the river by a cable.)

According to records at the County Surveyor's office in Clayton, (New) Hall's Ferry is designated as Road #1. The road was surveyed in 1815 following Indian trails from St. Louis west to James Ferry on the property of Mrs. Sarah James.

Mrs. James sold her farm to Phenias James (the speculator that attempted to start a community called Jamestown) for \$1,000. After the road was surveyed he sold it to Rufus Easton in 1816 for \$3,000. With the purchase of the property by Edward Hall in 1836, the road to the ferry became known as Hall's Ferry.

The petition for Hall's Ferry Road states "that the only road which leads from the ferry to St. Louis was laid out by United States soldiers more for the purpose of an express road from Portage des Sioux to headquarters and it is difficult to use even on horseback."

At a later date, accorded to yellowed documents, a section of the road was planked from the river to a point where Old Hall's Ferry road intersects with New Hall's Ferry. One court order sets out that "the boards that are now at Bremen (Settled primarily by German immigrants in the 1840's, Bremen had its own Post Office from 1850-1856. Incorporated into the City of St. Louis in 1856, Bremen is now part of the Hyde Park neighborhood.) are to be laid as far as they will go at \$15.00 a mile and the agreed price per lineal foot." Another court order among the files provides for fencing the road on either side, with rails provided by the county, from the Cold Water Creek to the Lewis Hume property. A map drawn in 1852 presenting planned plank roads showed New Hall's Ferry with a note that Old Hall's Ferry was an "old road not wanted when the new road is finished." (Maps from the 1900's shows Old Hall's Ferry ending just past Vail.)

Information from *History of Old Roads, Pioneers & Early Communities of St. Louis County-c. 1934*