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U.S. Department of Justice

Federal Bureau of Investigation
Washington, D.C. 20535

April 25, 2017

MR. JOHN JR. GREENWALD
[redacted]

FOIPA Request No.: 1371095-000
Subject: EPSTEIN, HEDY

Dear Mr. Greenwald:

Records responsive to your request were previously processed under the provisions of the Freedom of Information Act. Enclosed is one CD containing 430 pages of previously processed documents and a copy of the Explanation of Exemptions. This release is being provided to you at no charge.

Please be advised that additional records potentially responsive to your subject may exist. If this release of previously processed material does not satisfy your information needs for the requested subject, you may request an additional search for records. Submit your request by mail or fax to – Work Process Unit, 170 Marcel Drive, Winchester, VA 22602, fax number (540) 868-4997. Please cite the FOIPA Request Number in your correspondence.

For your information, Congress excluded three discrete categories of law enforcement and national security records from the requirements of the FOIA. See 5 U.S. C. § 552(c) (2006 & Supp. IV (2010). This response is limited to those records that are subject to the requirements of the FOIA. This is a standard notification that is given to all our requesters and should not be taken as an indication that excluded records do, or do not, exist.

For questions regarding our determinations, visit the www.fbi.gov/foia website under "Contact Us." The FOIPA Request Number listed above has been assigned to your request. Please use this number in all correspondence concerning your request. Your patience is appreciated.

You may file an appeal by writing to the Director, Office of Information Policy (OIP), United States Department of Justice, Suite 11050, 1425 New York Avenue, NW, Washington, D.C. 20530-0001, or you may submit an appeal through OIP's FOIAonline portal by creating an account on the following web site: https://foiaonline.regulations.gov/foia/action/public/home. Your appeal must be postmarked or electronically transmitted within ninety (90) days from the date of this letter in order to be considered timely. If you submit your appeal by mail, both the letter and the envelope should be clearly marked "Freedom of Information Act Appeal." Please cite the FOIPA Request Number assigned to your request so that it may be easily identified.

You may seek dispute resolution services by contacting the Office of Government Information Services (OGIS) at 877-684-6448, or by emailing ogis@nara.gov. Alternatively, you may contact the FBI's FOIA Public Liaison by emailing foipaquestions@ic.fbi.gov. If you submit your dispute resolution correspondence by email, the subject heading should clearly state "Dispute Resolution Services." Please also cite the FOIPA Request Number assigned to your request so that it may be easily identified.

Sincerely,

David M. Hardy
Section Chief,
Record/Information
Dissemination Section
Records Management Division

Enclosure(s)

EXPLANATION OF EXEMPTIONS

SUBSECTIONS OF TITLE 5, UNITED STATES CODE, SECTION 552

(b)(1) (A) specifically authorized under criteria established by an Executive order to be kept secret in the interest of national defense or foreign policy and (B) are in fact properly classified to such Executive order;

(b)(2) related solely to the internal personnel rules and practices of an agency;

(b)(3) specifically exempted from disclosure by statute (other than section 552b of this title), provided that such statute (A) requires that the matters be withheld from the public in such a manner as to leave no discretion on issue, or (B) establishes particular criteria for withholding or refers to particular types of matters to be withheld;

(b)(4) trade secrets and commercial or financial information obtained from a person and privileged or confidential;

(b)(5) inter-agency or intra-agency memorandums or letters which would not be available by law to a party other than an agency in litigation with the agency;

(b)(6) personnel and medical files and similar files the disclosure of which would constitute a clearly unwarranted invasion of personal privacy;

(b)(7) records or information compiled for law enforcement purposes, but only to the extent that the production of such law enforcement records or information (A) could reasonably be expected to interfere with enforcement proceedings, (B) would deprive a person of a right to a fair trial or an impartial adjudication, (C) could reasonably be expected to constitute an unwarranted invasion of personal privacy, (D) could reasonably be expected to disclose the identity of confidential source, including a State, local, or foreign agency or authority or any private institution which furnished information on a confidential basis, and, in the case of record or information compiled by a criminal law enforcement authority in the course of a criminal investigation, or by an agency conducting a lawful national security intelligence investigation, information furnished by a confidential source, (E) would disclose techniques and procedures for law enforcement investigations or prosecutions, or would disclose guidelines for law enforcement investigations or prosecutions if such disclosure could reasonably be expected to risk circumvention of the law, or (F) could reasonably be expected to endanger the life or physical safety of any individual;

(b)(8) contained in or related to examination, operating, or condition reports prepared by, on behalf of, or for the use of an agency responsible for the regulation or supervision of financial institutions; or

(b)(9) geological and geophysical information and data, including maps, concerning wells.

SUBSECTIONS OF TITLE 5, UNITED STATES CODE, SECTION 552a

(d)(5) information compiled in reasonable anticipation of a civil action proceeding;

(j)(2) material reporting investigative efforts pertaining to the enforcement of criminal law including efforts to prevent, control, or reduce crime or apprehend criminals;

(k)(1) information which is currently and properly classified pursuant to an Executive order in the interest of the national defense or foreign policy, for example, information involving intelligence sources or methods;

(k)(2) investigatory material compiled for law enforcement purposes, other than criminal, which did not result in loss of a right, benefit or privilege under Federal programs, or which would identify a source who furnished information pursuant to a promise that his/her identity would be held in confidence;

(k)(3) material maintained in connection with providing protective services to the President of the United States or any other individual pursuant to the authority of Title 18, United States Code, Section 3056;

(k)(4) required by statute to be maintained and used solely as statistical records;

(k)(5) investigatory material compiled solely for the purpose of determining suitability, eligibility, or qualifications for Federal civilian employment or for access to classified information, the disclosure of which would reveal the identity of the person who furnished information pursuant to a promise that his/her identity would be held in confidence;

(k)(6) testing or examination material used to determine individual qualifications for appointment or promotion in Federal Government service he release of which would compromise the testing or examination process;

(k)(7) material used to determine potential for promotion in the armed services, the disclosure of which would reveal the identity of the person who furnished the material pursuant to a promise that his/her identity would be held in confidence.

6-122 (Rev. 2-20-74)

FBI

Transmit in _____ (Type in plaintext or code) Via **Airtel** _____ (Precedence)

9/20/74 (Date)

TO: SAC, **St. Louis**

From: Director, FBI 177-3047 / 1 - [redacted]

EX-104 REC-7

AMBASSADOR APARTMENTS,
5250 DELMAR STREET,
ST. LOUIS, MISSOURI, OWNED BY
METRIX, INC., BELLEVILLE, ILLINOIS;
[redacted] **VICTIM**
DIH
OO: SL

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(This line for LEFT MARGIN.)

(Do not type BEYOND THIS MARGIN.)

Enclosed are two copies of a self-explanatory Departmental letter dated **9/19/74, along with 2 copies of its enclosure.**

Complete the requested investigation in accordance with the provisions of Section **137**, Volume **IV**, Manual of Instructions, and surep within **21** days of the receipt of this communication.

State in the first paragraph of the details of your report that it contains the results of a [x] limited [ ] preliminary investigation and underscore the word [x] limited [ ] preliminary

Advise [x] all persons interviewed
[ ] appropriate officials at the outset that this investigation is being conducted at the specific request of the U. S. Department of Justice.

Remarks:

Enc. (4)

(Do not type below this line.)

MAILED 7
SEP 20 1974
FBI

NOTE: This is a new case referred by the Department based on information they received indicating subject apartments are operated in a pattern or practice of discrimination in violation of the Fair Housing Act.

RCG:stc STC
(4)

5 SEP 27 1974

M[illegible] M [ ] TELETYPE UNIT [ ]

Form DJ-150
(Ed. 4-26-65)

UNITED STATES GOVERNMENT

Memorandum

DEPARTMENT OF JUSTICE

TO : Director
Federal Bureau of Investigation

DATE: SEP 19 1974

JSP:FES:SCC:ama

FROM : J. Stanley Pottinger
Assistant Attorney General
Civil Rights Division

DJ 175-42-65

SUBJECT: Metrix, Inc., Belleville, Illinois,
Ambassador Apartments,
St. Louis, Missouri - Subjects
[redacted] - Victim
Discrimination in Housing, Title VIII
CIVIL RIGHTS ACT OF 1968

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Mo. Complainant

On September 11, 1974, Hedy Epstein of St. Louis Freedom of Residence informed this division that the victim, [redacted] was successively denied rental of an apartment by the subject, Ambassador Apartments, beginning in late August of 1974 through September 9, 1974. The victim was informed by the resident manager of the apartments that rental was available only to professional single women. On one of these occasions, in late August, the discussion between the victim and the resident manager was witnessed by [redacted]

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On September 9, 1974 the victim reported the incidents to the St. Louis Freedom of Residence. Ms. Epstein called the subject, Ambassador Apartments, on September 9, 1974, requesting apartment rental information for her brother, but when she refused to divulge her brother's occupation the subject's agent hung up the phone. On September 10, 1974 Ms. Epstein sent two white

EX 104
REC-7 177-3047-
6 SEP 19 1974
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[redacted]

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3 ENCLOSURE

DOJ—1973—04

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GENERAL INVESTIGATIVE
DIVISION
SEP 19 4 35 PM '74
F.B.I.
DEPT. OF JUSTICE

CIVIL RIGHTS
FBI
SEP 20 9 25 AM '74

male testers to the Ambassador Apartments. One tester, [redacted] was told by the subject's agent that apartments would be rented only to professional single women and the other tester, [redacted] was told that no apartment would be available for rental until November, 1974. Ms. Epstein attempted to rent an apartment herself on the afternoon of September 10, 1974, using an alias, [redacted] The resident manager informed Ms. Epstein that the Ambassador Apartments had 90% black residency and asked her if she would be bothered by this fact. When Ms. Epstein said that she was not concerned that she would be living among black tenants, the resident manager showed her several apartments that were available for immediate rental. At that time the resident manager informed her that the owners of the apartment were attempting to convert the complex into an all-female residence and had not rented to males for the last two months. Later the same day Ms. Epstein called the resident manager of the Ambassador Apartments and informed her that it was a violation of the Fair Housing Act to refuse to rent apartments to males on the basis of sex. The resident manager reacted in a hostile manner, eventually hanging up the phone.

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The subject, Ambassador Apartments, is a twelve story complex located at 5250 Delmar Street, St. Louis, Missouri. Ms. Epstein reported that it is owned by the subject, Metrix, Inc., W. Main Street, Belleville, Illinois, a corporation incorporated under the laws of Illinois.

In keeping with the recent amendments to the Fair Housing Act, 42 U.S.C. 3601 et seq., making it now illegal to discriminate on the basis of sex in the rental of apartments, please conduct the following investigation to determine whether the subjects are engaging in a pattern or practice of discrimination in violation of the Fair Housing Act:

I.

Please verify the ownership of the subject, Ambassador Apartments, and obtain the name and addresses of the registered agent for service of process, the president, and the directors of the owners if a corporation, or the name and address of any individual owner.

II.

Please conduct the interview outlined in Item 2 of Attachment A, including an investigation as to whether the subject discriminated against the victim on the basis of sex.

III.

Please conduct the interview outlined in Item 4 of Attachment A, omitting paragraph (d). Please include an investigation as to the sex of the individuals described in paragraphs (a)-(c); (e) and (n) of Item 4.

With regard to paragraph (e), please obtain the requested information for the number of applications since April 1, 1974, if less than twenty. */

With regard to paragraph (f), please also ascertain the approximate rate of turnover and the percentage of males moving out in comparison to this total rate.

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*/ Ms. Epstein reported to this office that the ownership of Ambassador Apartments changed in April, 1974.

With regard to paragraph (k), please also ascertain whether the sex of an applicant is requested on the application sheet or card. In addition, please ascertain whether the sex of an applicant is noted on an application for rental in cases in which the name of an applicant is ambiguous so as not to reveal his or her sex, and if so, please obtain representative copies of such applications.

With regard to paragraphs (g) and (i), please conduct the investigation to cover male applicants as well as black applicants.

VI.

Please conduct the interview described in Item 5 of Attachment A.

V.

Please conduct the investigation described in Item 6 of Attachment A.

With regard to paragraph (g), please add the words "or males" after "black persons." In addition, please determine if there are any limitations emposed upon male visitors or tenants by apartment rules.

With regard to paragraph (i), please add the words "or male" after "black".

With regard to paragraph (j), please add the words "or sex" after the phrase "without regard to race or color."

VI.

Please conduct the investigation described in Items 7 and 8 of Attachment A, including an investigation as to whether the subject discriminated against the victim on the basis of sex.

With regard to paragraph (d) of Item 8, please determine also whether there are any limitations imposed upon male visitors or tenants by apartment rules.

ATTACHMENT A

1. Interview the complainant, if other than the victim, for full details of his complaint, including the names of the subject, victim and any others with knowledge of the alleged discriminatory acts.

2. Interview the victim to obtain the following information:

(a) Please obtain full background information, including his address, telephone number at home and at work, age, race, religion or national origin (as relevant to his allegations), his occupation, place of employment, length of time employed, family income, educational background, marital status and size of family living at home, and such other background data as may appear to be pertinent.

(b) Obtain full details of all dealings the victim has had with the subject or any of his agents, including all oral or written communications with these persons, the date and time such communications were made, the nature of the alleged discriminatory act, the names and addresses of the persons who were involved, and the victim's description of what was said or done.

(c) If the allegation relates to discrimination in the terms of rentals, i.e., if black persons claim they were quoted higher rates than are quoted to white persons for a similar unit, ascertain the rental rates and the amount of the security deposit quoted to the

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ENCLOSURE

interviewee and determine why the interviewee believes the rates to be discriminatory; also, please determine the number of bedrooms requested, size of apartment shown to interviewee, location of apartment shown (ground floor or above), and whether the unit contains a balcony, patio, fireplace or other feature (such as utilities furnished by the management) which would affect the rental rate.

(d) Determine from the victim the reason or reasons the subject or his agents gave for refusing to rent or deal with him.

(e) Ascertain the names and addresses of any witnesses to the incident.

(f) Obtain copies of any pertinent written materials or documents that the victim may have in his possession, such as copies of application forms for the subject housing, copies of purchase agreements or applications for financing, advertising materials dealing with the subject housing, or correspondence between the subject and the victim.

3. Obtain details of any complaint made by the complainant or victim with any local, state or federal agency concerning the same incident of housing discrimination. From the specific agency involved,

please secure copies of any complaints about any building or complex, etc., owned or managed by the subject, as well as the names of all obvious victims and complainants and the results of that agency's investigation and action taken on each complaint.

4. Please interview the owner, resident manager or other appropriate representative of the owner to secure his version of the facts resulting in the complaint, and to obtain the following additional information:

(a) Please determine the name, address, race and position or function of every person and organization having an ownership interest in, or participating in the management of, the building or complex in question.

(b) Determine the name, address, number of units, age and type of buildings, and number of tenants by race (including the date the first non-white moved in) of every residential building or apartment complex owned by the owners or any of them, or managed by the managers or any of them.

(c) Please determine the number of tenants by race at the subject building or complex, and the name and address (dwelling or apartment number, etc.) of each non-white tenant. Also, ascertain the range of rent for each type of unit, including information as to whether the rental rate is affected by features such as patio, balcony, location (ground floor or above), and all other factors which would determine the rental rate.

(d) If a trailer park is involved, also ascertain the total number of spaces, the number of units owned by the subject and the tenants. Ascertain the conditions of occupancy (utilities, lease, rent, race, number of occupants, etc.), race of tenants, and address of each non-white tenant.

(e) Please determine the name, race, address, date of application and action taken in the applications of the last twenty applicants for a dwelling at the subject building, complex, etc. Please also secure the name, race, and address of every non-white applicant for the past two years (or of the last twenty black applicants, if there have been so many during a shorter period).

(f) Ascertain the number and type of vacant dwellings that were available at the time of the incident involved, the average number of vacancies per month and the duration of such vacancies.

(g) Please ascertain the rents charged at the complex where the incident occurred for each type of apartment, features which affect the rental rate, the approximate rate of turnover, and the approximate number of applicants, by race, per year. If there are no black or other minority tenants or very few, determine why the interviewee believes this to be so.

(h) Ascertain whether and the degree to which management acquires new tenants through the recommendation and recruitment by existing tenants and through the acceptance of walk-in applicants for apartments, and full details as to the existence or nonexistence of such policy.

(i) Please determine if instructions were given to resident managers when the managers were hired regarding the rental of dwellings or spaces to blacks or other minority members; whether any changes occurred in these instructions, and if so, when; if the interviewee was ever advised by a manager of black applicants or of blacks who inquired, and if so, determine how the situation was handled and the results of the applications or inquiries. Also, ascertain whether interviewee has a specific policy concerning renting to blacks or other minority members, and, if so, ascertain the details of the policy and if it has changed, when and why the change was made.

(j) Please ascertain all criteria and qualifications prospective tenants must meet (credit rating, salary, marital status, race, children, deposit, written application, and the like), and a complete description of all procedures for becoming a tenant, including all steps from initial inquiry to moving in. Determine if the manager's subjective impression of the applicant plays any part in the decision to rent an apartment. If so, please determine specifics. (For example, are

managers free to accept or reject applicants because of hair styles, neatness, age or type of car, etc.)

(k) Ascertain whether any racial or other codes, such as a small "c"*/ or "XX"**/ or other mark, appears on the application sheet or card to designate the race of the applicant. If so, inspect as many of the records as possible and obtain copies of a representative number.

(l) If a credit, employment, prior landlord, or other check is or has been in use, please obtain full details as to what check is made, whether check is made for all applicants or merely some and whether the same check is made as to all applicants. If a check is conducted in some but not all cases, or if a different check is conducted in some cases then in others, please determine all criteria on which the decision as to what, if any, check should be made. Please determine what check was made for the last ten black applicants and the last ten white applicants who reached this stage in their application. If a form is used for the various types of checks, please obtain copies of each.

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*/ Often used for "colored."

**/ XX has often been used in the industry as a symbol for blacks.

(m) If the subject advertises, please secure details of the media used and copies of representative advertisements. If possible, obtain the entire page of the publication in which a written advertisement appears. If different media are used for different properties, please determine which properties are advertised in which media, and the general racial characteristics of the properties so advertised and of the neighborhood in which they are located (white, black, transitional, etc.). Determine whether the rental or other property is listed with any rental agency, brokerage firm or multiple listing service, and, if so, obtain the name, and address of such agency, firm or service.

(n) Please ascertain the number of employees by race and job position at each building or complex and identify any maintenance or other personnel who reside in the building.

(o) From personal observation and from interviews with the owner and the manager, ascertain whether a fair housing poster, which is required by the Department of Housing and Urban Development, is displayed in each rental office of the subject.

5. Please interview all persons who witnessed any dealings or conversations (which are the subject of this investigation) between the victim and the subject to obtain information similar to that requested to be obtained from the victim in Part 2 of this memorandum.

6. Please secure responsive interviews from five former employees and at least five present employees of the subject (giving preference to those who had rental or employment responsibilities, and including some non-white employees if possible) to obtain the following information:

(a) Determine how the apartments are advertised and how vacancies are made known to potential tenants. For example, are present tenants encouraged to locate or recommend potential tenants, are newspaper advertisements used, and if so, when, etc. Determine what proportion of applicants are referred by present tenants and whether such applicants are given any kind of preference.

(b) Determine the normal procedure followed from the time a potential tenant first contacts the rental agent or manager until the time the person is either rented an apartment or not rented an apartment. This should include the use of application forms, credit checks, necessity for references, procedures for verification of income or employment, etc.

(c) Determine the criteria used by a rental agent or manager in deciding whether to rent to a particular applicant. For example, is the manager given any discretion in the selection of tenants; if so, how is it used and is it reviewed by the owner. Obtain copies of any written or published criteria.

(d) Ascertain the extent to which the manager or the rental agent was instructed about the rental of apartments by the owner. If any of the instructions were in writing, obtain copies.

(e) Determine whether the owner instructed or discussed with him the effect of the federal Civil Rights Act of 1968 or of any state or local fair housing act or regulation on the operation of the apartments. If so, please obtain details and the dates of such events. If exact dates are not known, please determine if such instructions or discussions occurred at about the same time as the passage of the acts.

(f) For those managers or rental agents who were employed by any of the subjects at the time of the passage of the 1968 Act (April 1968), or its general effective date (January 1, 1969), or at the time of the passage or effective date of a state or local Fair Housing Act, please determine the effect of such legislation on the operation or management of the apartments and the extent of any discussions with the owners concerning the changes.

(g) Please determine whether the interviewee is aware of any policy or procedure followed in the taking and processing of applications from, or rental of apartments to black persons

which was different from that used in the case of others. This includes any statements or instructions the interviewee received in this regard, even though a particular interviewee did not necessarily follow those instructions. Also, determine if the interviewee is aware of any limitations on the use of facilities (pool, recreation areas, etc.) that may be imposed on black tenants or if there is any limitation on white tenants having black guests, etc.

(h) Please determine whether a credit check is conducted in the case of each applicant, whether the same procedures are used in each case, and by whom the check is conducted. If a check is not always made, or if different procedures are followed, please determine what criteria are used to decide how a particular applicant will be checked. Determine how many of the last 20 black applicants and how many of the last 20 white applicants were subjected to a full credit check.

(i) Please determine if the interviewee is aware of the identity of any black applicants who inquired about or applied for rental and if so, whether such applicants obtained an apartment. If they were not rented an apartment, obtain the reasons for not renting. Also, please obtain the names and addresses of all such persons (both successful and unsuccessful applicants) known to the interviewees, determine the number of units in

each apartment managed by each interviewee and ascertain the highest number of apartments rented to blacks at any one time at each such apartment complex.

(j) Determine if the apartment rental office contains or has contained a sign or notice which indicated the existence of a policy of renting to persons without regard to race or color and if, in any way, the existence of such policy was known to the community.

7. Please secure responsive interviews from at least five black tenants of the trailer park, apartment building or complex in question (if there are so many) and from at least five rejected black applicants as to all of their dealings with the subject. Please include the following information:

(a) Ascertain how the interviewee learned of the subject dwellings and why he decided to apply or inquire at the subject dwellings.

(b) Determine how many times he went to the rental office, what was said, the manner in which he was received and the attitude, name and position of the person with whom he spoke.

(c) Determine if, in fact, the interviewee knew of a vacancy, and if so, the basis of that knowledge.

(d) Ascertain the type of information requested or sought by the persons in the office, such as credit references, names of employers, former addresses, etc.

(e) Determine the reason given to the applicant why he was not rented a dwelling, or if he was rented a dwelling, ascertain the length of the waiting period.

(f) Determine if the interviewee threatened to complain, or did complain, to a fair housing group, a lawyer, or a governmental agency because of any aspect of his dealings with the subject. If so, obtain details.

8. Please secure responsive interviews with ten present white tenants for the following information:

(a) Please obtain the information requested in Part 7, above.

(b) Please determine their understanding of the subject's policy or practice with regard to the rental of apartments to black persons or to other minority persons. If they have an understanding of the policy or practice, please determine the factual basis for it.

(c) Please determine if the interviewee is aware of any instance when a black or other minority person was not rented an apartment and the reasons for the failure to rent, if known.

(d) Determine if interviewee has ever been advised by a representative of the subject about any rules which may pertain to entertaining black guests in the apartments, black guests using the pool or other recreational facilities, or any other matter which may indicate a policy or practice based on race or color.

(e) Please determine whether the interviewee was told that blacks or other minority persons were not rented apartments there, kept out, etc. If so, secure details concerning those who were present, the dates, exactly what was said, and whether such conversation occurred when the interviewee was seeking an apartment at the subject building or complex, or after he moved in.

10/4/74

AIRTEL AIRMAIL

TO: SAC, SAN ANTONIO

FROM: SAC, ST. LOUIS (177-104) (P)

SUBJECT: "CHANGED"
AMBASSADOR APARTMENTS,
5340 Delmar Avenue,
St. Louis, Missouri,
Owned by Metrix Inc.,
Belleville, Illinois;
[redacted] - VICTIM;
DIH

OO: St. Louis

Title marked changed to reflect correct address of the Ambassador Apartments as 5340 Delmar Ave., and to reflect complete name of victim as [redacted]

Re Bureau airtel to St. Louis, 9/20/74, enclosing departmental memorandum dated 9/19/74.

Enclosed for San Antonio is one copy of referenced airtel and memorandum.

On 10/2/74, victim, [redacted] advised that in August, 1974, he was dating [redacted] who recently [redacted] He and [redacted] visited [redacted], who resides at the Ambassador Apartments. [redacted] was impressed with her apartment and decided to make application at the Ambassador Apartments. He advised that on 9/1/74, he and [redacted]

2-San Antonio (Enc. 2)
1-Bureau
2-St. Louis
KAW:dmn
(5)

OCT-22

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2 OCT 7 1974

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went to the Ambassador Apartments. For security reasons the front door was locked; however, there was an intercom system available to him. While [redacted] was standing next to him he spoke on the intercom system to a woman and advised the woman that he wished to make application for an apartment. The woman advised him that there were no vacancies. The woman further advised him that apartments were only being rented to single professional women. After this brief conversation he and [redacted] departed from the premises.

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[redacted] advised that [redacted] SSAN [redacted] is presently assigned to the [redacted]

LEADS:

SAN ANTONIO DIVISION

AT LACKLAND AIR FORCE BASE, TEXAS

Referring to attachment A, Item #2 (e) in the departmental memorandum, will interview [redacted] who was a witness to the discrimination incident. Will note BUDED and furnish results of interview in report form, designating one copy for U.S. Attorney, St. Louis, Mo.

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6-122 (Rev. 2-20-74)

FBI

Transmit in _____ (Type in plaintext or code) Via AIRTEL _____ (Precedence)

TO: SAC, St. Louis (177-99)

10/8/74 (Date)

From: Director, FBI

REC-2 177-

1. [redacted]

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BROOKSIDE ESTATES TRAILER CAMP,
BROOKSIDE DEVELOPMENT CORPORATION,
WHITTAKER ENTERPRISES - SUBJECTS
FENTON, MISSOURI
[redacted] - VICTIM
[redacted] VICTIM
DIH - CRA 1968

Re report of SA [redacted] at St. Louis, 9/6/74.

Enclosed are two copies of a self-explanatory Departmental letter dated 10/4/74.

Complete the requested investigation in accordance with the provisions of Section ~~137~~, Volume ~~IV~~, Manual of Instructions, and surep within 21 days of the receipt of this communication.

State in the first paragraph of the details of your report that it contains the results of a ☒ limited ☐ preliminary investigation and underscore the word ☒ limited ☐ preliminary

Advise ☒ all persons interviewed
☐ appropriate officials at the outset that this investigation is being conducted at the specific request of the U. S. Department of Justice.

Remarks: Do not furnish subject or his representative a written set of questions to be answered in this case without specific Bureau approval.

Enc. (2)

(Do not type below this line.)

JCC:dm

NOTE: This concerns DIH case in which St. Louis conducted investigation and submitted closing report dated 9/6/74. Based on St. Louis report and information obtained from Mrs. Hedy Epstein of St. Louis Freedom of Residence, the Department has requested additional limited investigation. St. Louis is instructed accordingly.

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Form DJ-150
(Ed. 4-26-65)

UNITED STATES GOVERNMENT

DEPARTMENT C

Memorandum

Assoc. Dir.	
Dep. AD Adm.	
Dep. AD Inv.	
Asst. Dir.:	
Admin.	
Comp. Syst.	
Ext. Affairs	
Files & Com.	
Gen. Inv.	
Ident.	
Inspection	
Intell.	
Laboratory	
Legal Coun.	
Plan. & Eval.	
Spec. Inv.	
Training	
Telephone Rm.	
Director Sec'y	

TO : Director
Federal Bureau of Investigation

DATE: OCT 4
JSP:FES:SHK
DJ 175-42-6

[redacted]

J. Stanley Pottinger
Assistant Attorney General
Civil Rights Division

SUBJECT: Brookside Estates Trailer Camp,
Brookside Development Corporation,
Whittaker Enterprises - Subjects
Fenton, Missouri
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[redacted] - Victim
[redacted] - Victim
Discrimination in Housing
CIVIL RIGHTS ACT OF 1968

Please refer to your report of September 6, 1974, Field Office File #SL 177-99.

On September 6, 1974, Mrs. Hedy Epstein of St. Louis Freedom of Residence notified this Division that her organization had received a complaint of discrimination in housing by the subject.

According to Mrs. Epstein, the complainant, [redacted] said that [redacted] of the trailer park had threatened to evict them after they showed their trailer to a black couple. This is confirmed by your interviews of [redacted]

REC-2 MCT-10

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In addition, Mrs. Epstein said that the [redacted] had listed their trailer for sale with Whittaker Enterprises. [redacted] agent handling the sale is [redacted] telephone [redacted] is "in cahoots" with [redacted] of Brookside Development Corporation, and [redacted] the resident manager, to keep blacks out of the trailer park. To check this belief, Mrs. Epstein and [redacted] a Freedom of Residence employee, (both of whom are white) went to see [redacted] to inquire about purchasing a

ENCLOSURE

EXP. PROC.
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DOJ—1973—04

trailer. They were shown a book of listings, including the [redacted] trailer. Mrs. Epstein stated that [redacted] was anxious to show the trailer to her. Immediately after [redacted] departed, a black tester, [redacted] went in and asked about trailers in the price range of the [redacted] trailer. According to Mrs. Epstein, [redacted] showed her listings for two trailers for higher prices and told her that he had nothing available in her price range. He also refused to show her any trailer because her husband was not with her.*/ (Mrs. Epstein had introduced [redacted] to [redacted] as the son of a neighbor, not as her husband). [redacted] asked [redacted] to call back and arrange for an appointment. When she did so, [redacted] told her that there might be problems with the owner of the land. In attempting to arrange an appointment, [redacted] also spoke to [redacted] on the telephone and was told that she could not arrange appointments for her husband.

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In order to determine whether the subjects are engaging in a pattern or practice of discrimination in violation of the Fair Housing Act of 1968, 42 U.S.C. §3601 et seq. please conduct the following limited investigation.

I

Please interview Mrs. Hedy Epstein, [redacted] and obtain the information described in item 2 of Attachment A. Mrs. Epstein may know of other individuals who have recently had dealings with the subjects. If so, please interview these individuals also.

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*/ A recent amendment to the Fair Housing Act of 1968, effective August 22, 1974, prohibits discrimination in the provision of services in connection with the sale or rental of a dwelling because of sex. 42 U.S.C. §3604(b). This could, therefore be a violation even if it was not racially motivated.

II

Please interview the owner or other appropriate representative of Whittaker Enterprises and obtain the following information:

1. Please determine the nature and type of the business operation, whether a partnership, corporation, and if incorporated, the corporate name, date and state of incorporation, business address and location of all offices. Obtain the name, race and address of the principle stockholders.

2. Please determine the name, address, race, sex and position or function of every person and organization having an ownership interest in, or participating in the management of, the subject.

3. Please determine the nature of the business conducted by Whittaker Enterprises in the housing area. Is it limited to the sale of house trailers, or does the firm also own or manage rental property or sell homes? In the event that the subject owns or manages more than 20 apartment units, please obtain the information described in item 4, parts (b), (c), (g), (l) and (n) of Attachment A.

4. Please determine the number of trailers sold by the subject in the last year, and the number of fixed houses, if any, sold by the subject in that period.

5. Please determine the name and current address of each of the last ten black persons and each of the last ten white persons who purchased trailers through the subject. For each sale, please determine the location of the trailer at the time it was sold, including the name of the trailer park, if any. If the interviewee knows, please determine the approximate racial composition of each named trailer park.

6. If the interviewee is [redacted] please continue the interview to obtain the information requested in item III below.

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III

Please interview two former employees of Whittaker Enterprises, (selecting, if possible, individuals with sales responsibilities) and [redacted] present employees, to obtain the following information:

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1. Background information, including full name, current address and telephone number, age, race, occupation, and past and present place of employment.

2. The dates during which the interviewee was employed by the subject and a description of his job and duties there. If the interviewee is no longer employed by the subject, please determine whether he left the job voluntarily or was fired. If he left voluntarily, what reason did he give the company for leaving? If he was fired, what explanation was given?

3. A detailed description of the procedures followed for obtaining listings. Is there a formal or informal procedure for obtaining listings through referrals from the management of trailer parks? If so, what trailer parks provide such referrals and what procedure is used? Was the interviewee ever instructed to screen prospective purchasers for compliance with occupancy requirements of any trailer park? If so, please determine the name and location of the park or parks involved and the details of the instructions given. If no specific instructions were given, please determine whether the interviewee ever obtained informally an understanding as to requirements at any parks, and obtain details.

Please determine the interviewee's belief as to the racial composition of all trailer parks in which he has sold trailers. Has he ever been told or otherwise acquired an understanding that minority group members would not be welcome at any park? If so, please obtain details. Is the interviewee aware of any instance in which a member of a minority group has purchased or attempted to purchase a trailer, and been discouraged or prevented from occupying it because of his race? If so, obtain details, including the name and address of the individuals involved if the interviewee has that information.

In your interview with [redacted] please ascertain at this point what he meant by his statement to [redacted] that "there might be problems with the owner of the land" and what information this belief was based on.

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IV

Please re-contact the victim, [redacted] and ascertain her reason for believing that [redacted] was cooperating with [redacted] in excluding blacks from the trailer park. In addition, please obtain a copy of the letter she received on August 8, 1974 indicating that for sale signs could no longer be displayed in the park.

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V

With regard to the subject Brookside Development Corporation, in order to supplement the preliminary investigation please re-contact [redacted] and obtain the information requested in items 4(a), (b), (l), (m) and (n). In addition, please obtain the names and addresses of the last 20 applicants, the approximate number of units that change occupancy per year through sale of the trailer by the owner, and the number that change through removal of the trailer and replacement by another.

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VI

With regard to the subject Brookside Development Company, please conduct the investigation requested in item 6 of Attachment A, except limit the number of interviews to no more than two present employees and two former employees.

ATTACHMENT A

1. Interview the complainant, if other than the victim, for full details of his complaint, including the names of the subject, victim and any others with knowledge of the alleged discriminatory acts.

2. Interview the victim to obtain the following information:

(a) Please obtain full background information, including his address, telephone number at home and at work, age, race, religion or national origin (as relevant to his allegations), his occupation, place of employment, length of time employed, family income, educational background, marital status and size of family living at home, and such other background data as may appear to be pertinent.

(b) Obtain full details of all dealings the victim has had with the subject or any of his agents, including all oral or written communications with these persons, the date and time such communications were made, the nature of the alleged discriminatory act, the names and addresses of the persons who were involved, and the victim's description of what was said or done.

(c) If the allegation relates to discrimination in the terms of rentals, i.e., if black persons claim they were quoted higher rates than are quoted to white persons for a similar unit, ascertain the rental rates and the amount of the security deposit quoted to the

ENCLOSURE 177-211-2

interviewee and determine why the interviewee believes the rates to be discriminatory; also, please determine the number of bedrooms requested, size of apartment shown to interviewee, location of apartment shown (ground floor or above), and whether the unit contains a balcony, patio, fireplace or other feature (such as utilities furnished by the management) which would affect the rental rate.

(d) Determine from the victim the reason or reasons the subject or his agents gave for refusing to rent or deal with him.

(e) Ascertain the names and addresses of any witnesses to the incident.

(f) Obtain copies of any pertinent written materials or documents that the victim may have in his possession, such as copies of application forms for the subject housing, copies of purchase agreements or applications for financing, advertising materials dealing with the subject housing, or correspondence between the subject and the victim.

3. Obtain details of any complaint made by the complainant or victim with any local, state or federal agency concerning the same incident of housing discrimination. From the specific agency involved,

please secure copies of any complaints about any building or complex, etc., owned or managed by the subject, as well as the names of all obvious victims and complainants and the results of that agency's investigation and action taken on each complaint.

4. Please interview the owner, resident manager or other appropriate representative of the owner to secure his version of the facts resulting in the complaint, and to obtain the following additional information:

(a) Please determine the name, address, race and position or function of every person and organization having an ownership interest in, or participating in the management of, the building or complex in question.

(b) Determine the name, address, number of units, age and type of buildings, and number of tenants by race (including the date the first non-white moved in) of every residential building or apartment complex owned by the owners or any of them, or managed by the managers or any of them.

(c) Please determine the number of tenants by race at the subject building or complex, and the name and address (dwelling or apartment number, etc.) of each non-white tenant. Also, ascertain the range of rent for each type of unit, including information as to whether the rental rate is affected by features such as patio, balcony, location (ground floor or above), and all other factors which would determine the rental rate.

(d) If a trailer park is involved, also ascertain the total number of spaces, the number of units owned by the subject and the tenants. Ascertain the conditions of occupancy (utilities, lease, rent, race, number of occupants, etc.), race of tenants, and address of each non-white tenant.

(e) Please determine the name, race, address, date of application and action taken in the applications of the last twenty applicants for a dwelling at the subject building, complex, etc. Please also secure the name, race, and address of every non-white applicant for the past two years (or of the last twenty black applicants, if there have been so many during a shorter period).

(f) Ascertain the number and type of vacant dwellings that were available at the time of the incident involved, the average number of vacancies per month and the duration of such vacancies.

(g) Please ascertain the rents charged at the complex where the incident occurred for each type of apartment, features which affect the rental rate, the approximate rate of turnover, and the approximate number of applicants, by race, per year. If there are no black or other minority tenants or very few, determine why the interviewee believes this to be so.

(h) Ascertain whether and the degree to which management acquires new tenants through the recommendation and recruitment by existing tenants and through the acceptance of walk-in applicants for apartments, and full details as to the existence or nonexistence of such policy.

(i) Please determine if instructions were given to resident managers when the managers were hired regarding the rental of dwellings or spaces to blacks or other minority members; whether any changes occurred in these instructions, and if so, when; if the interviewee was ever advised by a manager of black applicants or of blacks who inquired, and if so, determine how the situation was handled and the results of the applications or inquiries. Also, ascertain whether interviewee has a specific policy concerning renting to blacks or other minority members, and, if so, ascertain the details of the policy and if it has changed, when and why the change was made.

(j) Please ascertain all criteria and qualifications prospective tenants must meet (credit rating, salary, marital status, race, children, deposit, written application, and the like), and a complete description of all procedures for becoming a tenant, including all steps from initial inquiry to moving in. Determine if the manager's subjective impression of the applicant plays any part in the decision to rent an apartment. If so, please determine specifics. (For example, are

managers free to accept or reject applicants because of hair styles, neatness, age or type of car, etc.)

(k) Ascertain whether any racial or other codes, such as a small "c"*/ or "XX"**/ or other mark, appears on the application sheet or card to designate the race of the applicant. If so, inspect as many of the records as possible and obtain copies of a representative number.

(l) If a credit, employment, prior landlord, or other check is or has been in use, please obtain full details as to what check is made, whether check is made for all applicants or merely some and whether the same check is made as to all applicants. If a check is conducted in some but not all cases, or if a different check is conducted in some cases then in others, please determine all criteria on which the decision as to what, if any, check should be made. Please determine what check was made for the last ten black applicants and the last ten white applicants who reached this stage in their application. If a form is used for the various types of checks, please obtain copies of each.

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*/ Often used for "colored."

**/ XX has often been used in the industry as a symbol for blacks.

(m) If the subject advertises, please secure details of the media used and copies of representative advertisements. If possible, obtain the entire page of the publication in which a written advertisement appears. If different media are used for different properties, please determine which properties are advertised in which media, and the general racial characteristics of the properties so advertised and of the neighborhood in which they are located (white, black, transitional, etc.). Determine whether the rental or other property is listed with any rental agency, brokerage firm or multiple listing service, and, if so, obtain the name, and address of such agency, firm or service.

(n) Please ascertain the number of employees by race and job position at each building or complex and identify any maintenance or other personnel who reside in the building.

(o) From personal observation and from interviews with the owner and the manager, ascertain whether a fair housing poster, which is required by the Department of Housing and Urban Development, is displayed in each rental office of the subject.

5. Please interview all persons who witnessed any dealings or conversations (which are the subject of this investigation) between the victim and the subject to obtain information similar to that requested to be obtained from the victim in Part 2 of this memorandum.

6. Please secure responsive interviews from five former employees and at least five present employees of the subject (giving preference to those who had rental or employment responsibilities, and including some non-white employees if possible) to obtain the following information:

(a) Determine how the apartments are advertised and how vacancies are made known to potential tenants. For example, are present tenants encouraged to locate or recommend potential tenants, are newspaper advertisements used, and if so, when, etc. Determine what proportion of applicants are referred by present tenants and whether such applicants are given any kind of preference.

(b) Determine the normal procedure followed from the time a potential tenant first contacts the rental agent or manager until the time the person is either rented an apartment or not rented an apartment. This should include the use of application forms, credit checks, necessity for references, procedures for verification of income or employment, etc.

(c) Determine the criteria used by a rental agent or manager in deciding whether to rent to a particular applicant. For example, is the manager given any discretion in the selection of tenants; if so, how is it used and is it reviewed by the owner. Obtain copies of any written or published criteria.

(d) Ascertain the extent to which the manager or the rental agent was instructed about the rental of apartments by the owner. If any of the instructions were in writing, obtain copies.

(e) Determine whether the owner instructed or discussed with him the effect of the federal Civil Rights Act of 1968 or of any state or local fair housing act or regulation on the operation of the apartments. If so, please obtain details and the dates of such events. If exact dates are not known, please determine if such instructions or discussions occurred at about the same time as the passage of the acts.

(f) For those managers or rental agents who were employed by any of the subjects at the time of the passage of the 1968 Act (April 1968), or its general effective date (January 1, 1969), or at the time of the passage or effective date of a state or local Fair Housing Act, please determine the effect of such legislation on the operation or management of the apartments and the extent of any discussions with the owners concerning the changes.

(g) Please determine whether the interviewee is aware of any policy or procedure followed in the taking and processing of applications from, or rental of apartments to black persons

which was different from that used in the case of others. This includes any statements or instructions the interviewee received in this regard, even though a particular interviewee did not necessarily follow those instructions. Also, determine if the interviewee is aware of any limitations on the use of facilities (pool, recreation areas, etc.) that may be imposed on black tenants or if there is any limitation on white tenants having black guests, etc.

(h) Please determine whether a credit check is conducted in the case of each applicant, whether the same procedures are used in each case, and by whom the check is conducted. If a check is not always made, or if different procedures are followed, please determine what criteria are used to decide how a particular applicant will be checked. Determine how many of the last 20 black applicants and how many of the last 20 white applicants were subjected to a full credit check.

(i) Please determine if the interviewee is aware of the identity of any black applicants who inquired about or applied for rental and if so, whether such applicants obtained an apartment. If they were not rented an apartment, obtain the reasons for not renting. Also, please obtain the names and addresses of all such persons (both successful and unsuccessful applicants) known to the interviewees, determine the number of units in

each apartment managed by each interviewee and ascertain the highest number of apartments rented to blacks at any one time at each such apartment complex.

(j) Determine if the apartment rental office contains or has contained a sign or notice which indicated the existence of a policy of renting to persons without regard to race or color and if, in any way, the existence of such policy was known to the community.

7. Please secure responsive interviews from at least five black tenants of the trailer park, apartment building or complex in question (if there are so many) and from at least five rejected black applicants as to all of their dealings with the subject. Please include the following information:

(a) Ascertain how the interviewee learned of the subject dwellings and why he decided to apply or inquire at the subject dwellings.

(b) Determine how many times he went to the rental office, what was said, the manner in which he was received and the attitude, name and position of the person with whom he spoke.

(c) Determine if, in fact, the interviewee knew of a vacancy, and if so, the basis of that knowledge.

(d) Ascertain the type of information requested or sought by the persons in the office, such as credit references, names of employers, former addresses, etc.

(e) Determine the reason given to the applicant why he was not rented a dwelling, or if he was rented a dwelling, ascertain the length of the waiting period.

(f) Determine if the interviewee threatened to complain, or did complain, to a fair housing group, a lawyer, or a governmental agency because of any aspect of his dealings with the subject. If so, obtain details.

8. Please secure responsive interviews with ten present white tenants for the following information:

(a) Please obtain the information requested in Part 7, above.

(b) Please determine their understanding of the subject's policy or practice with regard to the rental of apartments to black persons or to other minority persons. If they have an understanding of the policy or practice, please determine the factual basis for it.

(c) Please determine if the interviewee is aware of any instance when a black or other minority person was not rented an apartment and the reasons for the failure to rent, if known.

(d) Determine if interviewee has ever been advised by a representative of the subject about any rules which may pertain to entertaining black guests in the apartments, black guests using the pool or other recreational facilities, or any other matter which may indicate a policy or practice based on race or color.

(e) Please determine whether the interviewee was told that blacks or other minority persons were not rented apartments there, kept out, etc. If so, secure details concerning those who were present, the dates, exactly what was said, and whether such conversation occurred when the interviewee was seeking an apartment at the subject building or complex, or after he moved in.

FEDERAL BUREAU OF INVESTIGATION
FOI/PA
DELETED PAGE INFORMATION SHEET
FOI/PA# 1371095-0

Total Deleted Page(s) = 6
Page 22 ~ b6; b7C; b7D;
Page 23 ~ b6; b7C; b7D;
Page 24 ~ b6; b7C; b7D;
Page 53 ~ b6; b7C;
Page 78 ~ b6; b7C;
Page 103 ~ b6; b7C;

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6-122 (12-11-67)

FBI

Date: **February 4, 1970**

Transmit the following in _____
(Type in plaintext or code)

Via AIRTEL _____
(Priority)

TO: SAC, St. Louis
EX 110 REC 67 177-489-1
From: Director, FBI

1 - [redacted]

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**[redacted] dba LAKE SAINT LOUIS ESTATES CO.
AND LAKE SAINT LOUIS INVESTMENT CORPORATION
LAKE SAINT LOUIS, O'FALLON, MISSOURI
MRS. HEDY EPSTEIN - COMPLAINANT
DISCRIMINATION IN HOUSING**

Enclosed are two copies of a self-explanatory Departmental letter dated 1-29-70 **along with copies of its enclosures.**

Complete the requested investigation in accordance with the provisions of Section 137 Bl, Manual of Instructions, and surep within 21 days of the receipt of this communication.

State in the first paragraph of the details of your report that it contains the results of a ☐ limited ☒ preliminary investigation and underscore the word ☐ limited ☒ preliminary

Advise ☐ all persons interviewed ☒ appropriate officials at the outset that this investigation is being conducted at the specific request of the Assistant Attorney General in charge of the Civil Rights Division, U. S. Department of Justice, referring to him by name as well as title.

Remarks:

MAILED 10
FEB - 4 1970
COMM-FBI

Enc. (7)

MPG:jh
(4)

SEE NOTE PAGE TWO.....

Sent Via _____ M Per _____

1 FEB 24 1970

FBI/DOJ ☐ TELETYPE UNIT ☐

NOTE:

Complainant alleges subject discriminates by race in solicitation of prospective buyers of residential lots located in a developement at Lake Saint Louis, O'Fallon, Missouri. Department requests extensive investigation to determine whether salesman discourages Negroes from buying or visiting the development or any way Negroes are treated differently than white persons. No prior investigation has been conducted.

Form DJ-150
(Ed. 4-26-65)

UNITED STATES GOVERNMENT

DEPARTMENT OF JUSTICE

Memorandum

TO : Director
Federal Bureau of Investigation

DATE: JAN 29 1970

JL:FHK:mlh

FROM : Jerris Leonard
Assistant Attorney General
Civil Rights Division

DJ 175-42-4
#24-189-103

SUBJECT: [redacted] d/b/a Lake Saint Louis Estates Co. and Lake Saint Louis Investment Corporation
Lake Saint Louis, O'Fallon, Missouri
Mrs. Hedy Epstein - Complainant
Discrimination in Housing
~~CIVIL RIGHTS ACT OF 1968~~

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This Division recently received complaints of racial discrimination in the solicitation of prospective buyers of residental lots at the subject lake development known as Lake Saint Louis.

One complaint involves statements by representatives of the Lake Saint Louis development that the subject does not sell to Negroes and that it discourages Negroes by showing Negroes the most expensive lots. Mrs. Hedy Epstein furnished a typed statement (3 pages, plus 2 pages of copies of a dinner invitation), copies of which are attached, outlining the statements of discriminatory treatment made by the subject's representative [redacted]. In addition to the information in the statements, Mrs. Epstein advised that [redacted] made the discriminatory statements to the other couple at the table, who are [redacted] Missouri. [redacted] described [redacted] as a white male about 30 years old, and [redacted] as a white male, short, heavy set, and about 50 years old.

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EXP. 13C

JAN 30 1970

MCT 19

REC 67 177-489-1

EX 110

ENCLOSURE

"ENCLOSURE ATTACHED"

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Mrs. Epstein advised that a piece of literature handed to her by [redacted] contained the name [redacted] which was stamped at the top of the paper, and which may be the name of a salesman.

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MRS HEDY COMPLAINANT

Mrs. Epstein resides at 12127 Lake Como Drive, Creve Coeur, Missouri, 542-3189, employed at Freedom of Residence Committee, 5868-1/2 Delmar Blvd., St. Louis, Missouri, 862-1118.

Another complaint involves statements by another of the subject's representatives to a new employee that Negro guests would be discouraged or forbidden from using club facilities at the development. Notes to this effect, comprising 3 pages, prepared by [redacted] are attached hereto.

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[redacted] in addition, advised an attorney of this Division that he filled out an employment application at the subject's office then located at [redacted] was informed that telephone solicitors telephone persons in particular neighborhoods, and that persons thus contacted who exhibit interest in the development, are visited in person by a company representative, who attempts to interest the person in visiting the development. [redacted] mentioned in [redacted] notes, was one of these representatives who visited interested persons in their homes. These representatives issue gate passes for a $5.00 fee which is refunded when the passholder passes through the gates at the development. [redacted] stated [redacted] was a full time Lake Saint Louis employee and worked part time [redacted] and that [redacted] is an [redacted] and a former resident of [redacted] advised he told [redacted] he didn't want to work for the company because of its race policies, and terminated his employment.

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[redacted] advised that the only other employee of the subject he knew was [redacted] whom he believes now works at [redacted]

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[redacted] accompanied by a Division attorney, pointed out the house he mentioned in his notes where the client stated she had Negro friends. The house was [redacted] It is noted that [redacted] has long bushy sideburns.

[redacted] advised a Division attorney on December 13, 1969, that he remembers 2 men, one of whom had long sideburns, the other was clean cut, who visited his home one evening about one month or five weeks earlier about the Lake Saint Louis development.

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[redacted] said his wife told the men that she had colored friends. One of the visitors responded to the effect that neighbors at the development were the type who wouldn't particularly like to have "them," referring to Negroes. (The man with the sideburns said very little, and the clean cut man did most of the talking.) The representatives failed to extend an invitation to the [redacted]

[redacted] advised that his wife had been interested in equal rights for Negroes. He stated that he and his wife separated after that conversation, and that he does not know her whereabouts. The three Baumhoff children reside with their father.

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[redacted] Lake Saint Louis Estates Company, in the presence of [redacted] attorney, advised an attorney of this Division on December 10, 1969, in summary as follows.

The Lake Saint Louis development, located between Interstate 70 and U.S. Highway 40 in O'Fallon, Missouri, is [redacted] participate in the day-by-day business at the development's main office located on the premises.

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The development consists of approximately 1200 residential lots, about one-third acre in size, of which 500 have been sold, all to white persons. The lots are priced from $5,999.00 to $25,000.00, with the average sale price being $10,000.00. One black man reportedly entered a sales contract for a lot, but a few days later asked the subject to be relieved of his contractual obligation, which was done.

All initial sales of lots from the developer are handled by the developer's sales force.

Procedures used to solicit prospective purchasers include (1) free promotional dinners, (2) telephone solicitations, (3) mass mailings, and (4) advertising in newspapers and on billboards, television and radio.

With respect to the promotional dinners, the subject mails out unsolicited invitations. After the meal a movie about the subject's development is shown, the representative attempts to interest the invitees to visit the development.

[redacted] advised that the company gave no instruction to telephone solicitors to treat Negro telephone contacts any differently than white contacts. The company wanted the telephone solicitors to telephone in neighborhoods where the level of income might allow the person contacted to make payments on a lot. Payments on a lot may run $100.00 per month. The Lake Saint Louis Investment Corp. finances over half of the lot purchases. This company's only criteria for a purchaser is a satisfactory credit report.

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[redacted] stated the sales force is presently about 8 full-time men, and in the summer months it is about 12 full-time salesmen, with 2 or 3 more who are part-time.

[redacted] attorney for subject [redacted] furnished the names and addresses of 7 telephone solicitors. [redacted] advised these 7 are the most steady workers, and many other persons have been employed as telephone solicitors, who are not on the list. [redacted] refused to furnish additional names. [redacted] also advised that [redacted] was the only black person who contracted to purchase a lot; [redacted] later asked to be relieved from the contract, and this was done.

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[redacted] sales manager of the Lake Saint Louis development, advised our attorney on December 11, 1969, that he was first employed by Lake Saint Louis in September 1969, having previously been a salesman with other resort land development companies. He set up the telephone solicitation procedure at Lake Saint Louis in the following manner. Eight or ten females were employed to telephone persons who were selected from the Hanes and Polk City Directory. Although [redacted] told the solicitors to call only persons making $10,000 to $12,000 a year, it was allegedly up to the individual solicitors to select the geographic area and streets in

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which to place phone calls seeking to interest the persons contacted in receiving further information. From 70 to 100 leads a day are thus developed. If the person contacted seemed interested, sometimes a public relations man from the development visited the person at home and tried to interest the person in visiting the development. Other contacts were merely mailed an informational brochure and an invitation to visit the development. At the development the interested person is steered to one of the salesmen who attempts to sell a lot. Salesmen also handle persons who come through the gate at the development without either an invitation or a prior appointment.

The telephone solicitation program operated for 4 months and then was temporarily suspended during December 1969, to be restarted on January 1, 1970.

We need to determine (1) to what extent did other employees make representations such as those by [redacted] that Negroes are discouraged from buying lots or visiting the development, (2) was the discriminatory conduct suggested by company supervisors, or, if known to company supervisors, was it condoned by them, (3) were there other ways in which Negroes were treated differently than whites, either in solicitation or the terms and conditions of sales, and (4) what steps have been taken to overcome the effects of past discriminatory conduct.

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Please conduct a preliminary investigation to determine the facts relative to the above four topics. In particular, please

1. From interviews of the subject's sales force employees [redacted] and of former employee [redacted] and from interviews of at least five other present and former sales employees, please determine

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a. Their backgrounds, including full name, address, telephone number, age and race, and how long they have worked for Lake Saint Louis;

b. The instructions they have for dealing with potential purchasers, what the criteria are for purchasers, e.g., age, income, sex, marital status, education, race, or property ownership, how they determine these factors, and what action they take on them;

c. What statements they have made to prospective customers regarding whether the owners would tolerate Negroes at the development, whether the development discourages Negroes or sells to Negroes, or whether in other ways Negroes are kept out of the development; if so, the names and addresses of such persons, and the dates of such conversations;

d. What instructions have they received, from whom, and when, regarding how they should deal with Negroes;

e. Whether they have had any appointments to visit Negroes in their homes, or meet Negroes at the development, the names and addresses of the Negroes involved, and what the result of the appointment was;

f. The names and addresses of all other present employees in the sales force and persons who left the sales force since January 1969.

2. Please interview [redacted] for details. Please interview [redacted] for details, and locate and interview [redacted] for details.

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3. Please ascertain whether the persons handling the solicitation of persons for dinners have sent invitations to Negroes for the dinners, and whether Negroes have attempted to attend the dinners, and, if so, whether the Negroes were treated differently than white persons. Please identify and interview five Negroes either who were invited to a dinner or who attempted to attend, for details of the treatment they received. If Negroes have attended the dinners, please ascertain their names and addresses.

4. Interview [redacted] for details.

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5. Determine from [redacted] from the subject's sales force personnel, or from other logical sources, whether other Negroes have been in contact with the subject development, and interview not less than five such additional Negroes to determine

a. The identities of the subject's employees who were dealt with, and the dates and manner (e.g., phone calls, home visit, dinner, visit to the development, etc.) of the contact.

b. The results of such contact.

6. Please obtain responsive interviews from the seven telephone solicitors listed in Appendix A, and determine

a. Their background, including full name, address, telephone number, age, race and how long they have worked for the company in that capacity.

b. The instructions they have for dealing with potential customers, what the criteria are for selecting the areas to be telephoned, the streets and blocks thereof comprising localities solicited in the past and at present, and a description of the records made of the areas telephoned.

c. What are the criteria for making an appointment for a salesman or representative, e.g., age, income, sex, marital status, education, race, or property ownership, how do they determine the facts, do they note such facts, and what action do they take on them.

d. Are notes made of all persons contacted (e.g., marks on a cross-reference telephone directory), of persons deemed interested or disinterested, and of appointments made for salesmen; and, if any, a description of same. Are records made of the names of persons rejected for contact, and if so, give the number, by race, of those rejected and those for whom appointments were made. Identify the names and addresses of Negroes rejected.

e. Whether any reference or note is made of the fact that a person contacted is a Negro or is possibly a Negro, such as, for example, the marking of "double x" on cards of possible Negro contacts.

f. Whether any bonus or financial incentive exists whereby solicitors obtain additional pay for contacting a potential purchaser, and if so, is the bonus made available for black as well as white potential customers.

g. What instructions have they received, and from whom, regarding how they should deal with Negroes.

7. Please identify and interview five former telephone solicitors for the same information as requested in paragraph 6 herein.

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By letter this date we have notified attorney [redacted] above, that we have made an investigative request.

8. Please identify and obtain responsive interviews from five Negroes rejected by the subject through its telephone solicitation program.

315

177-489-1

ENCLOSURE

Appendix A

List of some of the telephone solicitors employed by Lake Saint Louis Estates Company and Lake Saint Louis Investment Corporation:

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Except for [redacted] No. 3 above, who is black, all of the above-listed persons are white.

December 11, 1969 7:00 P.M. Telephone call at Epstein home from [redacted] spoke to [redacted] He wanted to know when we were coming out to Lake St. Louis so that he could show us around. [redacted] told him that Hedy Epstein was not home and that he should discuss this with her. [redacted] left two phone numbers, [redacted] He can be reached at the first number that evening and the following day at the second number.

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Later that evening, at 9:30 P.M. Hedy Epstein phoned [redacted] indicating that we are still interested. However this is a very busy time of the year for us, and we would have to postpone a visit until after the first of the year. [redacted] asked if he could contact us then. I agreed, also suggesting that I might call him. I then asked him if the couple who sat at the dinner table with us had come out to Lake St. Louis and purchased a lot. [redacted] at first was not sure who I was talking about, and I could not remember their names either. After describing the couple and stating that they were the only ones sitting at our table, [redacted] recalled their name. It is [redacted] He indicated that they had to cancel their original appointment because of [redacted] business, but that they were scheduled to come out this coming weekend.

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(Note: Telephone book check [redacted] I remembered that they lived in [redacted])

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December 13, 1969 Letter received (postmarked Dec. 12, 1969) by [redacted] & Hedy Epstein from [redacted] referring to telephone conversation of December 11, 1969. (see letter attached.)

November 11, 1969 7:00 p.m.

Hedy [redacted] Epstein attended a free dinner given by Lake St. Louis as per invitation, postmarked October 28, 1969. (Invitation attached).

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Approximately 40-50 people attended this affair. Seating arrangement was six guests plus one Lake St. Louis representative per table. At our table was only one other couple and Lake St. Louis representative [redacted] (His Card Attached) .

After the meal a movie, produced by Rene Chouteau Film Co., was shown. The narrator was [redacted] was there in person. Following are some direct quotes from the narration:

"--------- Lake St. Louis is built for people who want to get away from the chaos and pollution of the city----------"

"--------- Lake St. Louis is covered by protective covenants to enhance the neighborhood----------"

"--------- Lake St. Louis is a private community------ it has a security system to give property owners complete protection----------"

"--------- Lake St. Louis is a 2850 acres community developed by [redacted]------ Homes are built by contractors of buyers' choice with approval of Lake St. Louis' architect. When finished Lake St. Louis will be an over $100 million project. To date about $10 million has been spent. -------[redacted] has developed Brentwood square shopping center, Lackland Industrial Park, Heritage Nursing Home, Mid- Missouri Industrial park (?)-----" (others were mentioned)

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Something in Columbia , Mo. In conversation with [redacted] Hedy Epstein learned that: Price range of homes at Lake St. Louis is from $30-70,000----- this includes price of lot. I asked [redacted] whether everyone can belong to the Country Club Association and what the membership fee is (See [redacted] statement-- Page 2 October 13, 1969 9:45 p.m.) [redacted] told me there is no such thing as a membership fee. Each property owner, even if he only owns a lot, is assessed a $50 yearly maintenance fee..

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Later, Hedy Epstein asked [redacted] "Do you have any Negroes living at Lake St. Louis?" [redacted], "No". Hedy Epstein," Do you sell to Negroes?" [redacted] (Smiling) "No, we're tricky". Without my prodding him, he continued: " We show them our most expensive lots and if need be, even boost the price".

November 12, 1969 12:45 p.m. Hedy Epstein phoned [redacted]

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I asked him what was meant by "Restrictive Convenats?" [redacted] explained that this refers to fencing for yard, construction of detached buildings from main building, etc.

I then told him I wanted to come back to a question I raised yesterday evening. The question has to do with their selling to Negroes. I repeated what he told me yesterday, i.e. That they would show Negroes the most expensive lots, etc. what would they do if a Negro said he liked the lot and the price is right? [redacted]: "I have to say this guardedly. It is our intention to keep from having to sell to them". I asked him if he could tell me how they can do this. [redacted]: "There are ways of discouraging them even after they have selected a lot". I asked him for a more specific answer. [redacted]: " I have to be careful what I say-- but being a private community, we're in a better position to control it. We've never even had to show a lot to Negores so far. When we quote the price, they leave because it's more than they can afford". I repeated my question: "What would they could afford it." [redacted] " Well, in that case I guess we'd have to sell to them because of the federal law. But really, you have nothing to worry about because as I said before we've never even had to show a lot to a Negro".

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DO IF THEY LIKED THE LOT AND

ting acres adjoining the Mark Twain and Daniel Boone expressways in St. Charles County. Permanent homesites have been fully developed among golf courses, tennis courts, country clubs, swimming pools, riding trails and 700 ACRES of water — a new way of life for particular people.

LAKE SAINT LOUIS

cordially invites you
to be our guest at a

STEAK DINNER

AND

FILM PRESENTATION

Informal Dress *Dinner at 7:00 p.m.*

R.S.V.P. By indicating your preference of dinner date on the reply card enclosed, and mailing it today.

FD-263 (Rev. 12-19-67)

FEDERAL BUREAU OF INVESTIGATION

REPORTING OFFICE	OFFICE OF ORIGIN	DATE	INVESTIGATIVE PERIOD
ST. LOUIS	ST. LOUIS	2/26/70	2/19-26/70

TITLE OF CASE	REPORT MADE BY	TYPED BY
b6 b7C [redacted] dba Lake St. Louis Estates Co. and Lake St. Louis Investment Corporation, Lake St. Louis, O'Fallon, Missouri; Mrs. HEDY EPSTEIN - Complainant	SA [redacted]	jms
	CHARACTER OF CASE: DIH	b6 b7C

REFERENCE: Bureau airtel to St. Louis, 2/4/70.

- C -

ADMINISTRATIVE:

All persons interviewed were advised this investigation was being conducted at the specific request of Mr. JERRIS LEONARD, AAG, CR Division, USDJ.

Interviews reflected in this report as being conducted by one Agent was necessitated by no additional personnel being available.

EXP. PROC.

ACCOMPLISHMENTS CLAIMED ☒ NONE						ACQUIT-TALS	CASE HAS BEEN:
CONVIC.	AUTO.	FUG.	FINES	SAVINGS	RECOVERIES		PENDING OVER ONE YEAR ☐ YES ☒ NO PENDING PROSECUTION OVER SIX MONTHS ☐ YES ☒ NO

APPROVED _____ SPECIAL AGENT IN CHARGE

DO NOT WRITE IN SPACES BELOW

COPIES MADE:

3 - Bureau (AM)

1 - USA, St. Louis

1 - St. Louis (177-8)

177-1481-2

REC- 30

EX-117

16 MAR 2 1970

Dissemination Record of Attached Report

Agency	2-CRD			
Request Recd.				
Date Fwd.	3-5-70			
How Fwd.	694-C			
By	MRG-MH			

Notations: MR. TINDALE STK STAFF SECT.

60 MAR 20 1970

A*
COVER PAGE

GPO : 1968 O - 299-885

FD-204 (Rev. 3-3-59)

UNITED STATES DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION

Copy to: 1 - U. S. Attorney, St. Louis

Report of: SA [redacted] Office: St. Louis
Date: February 26, 1970

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Field Office File #: SL 177-8 Bureau File #:

Title: [redacted] doing business as Lake St. Louis Estates Company, and Lake St. Louis Investment Corporation, Lake St. Louis, O'Fallon, Missouri; Mrs. HEDY EPSTEIN - Complainant

Character: DISCRIMINATION IN HOUSING

Synopsis: An allegation of racial discrimination received by the Civil Rights Division, U. S. Department of Justice, concerning the sale of residential lots at Lake St. Louis Estates, O'Fallon, Mo. Salesmen deny any discrimination practices by themselves or the company's directions, and lots are shown to all prospective buyers irregardless of race, and lots have been shown to Negroes. Price range of lots is $7,000 to $25,000 each. [redacted] Lake St. Louis Estates emphatically denies any racial discrimination being practiced by [redacted] Four different Negroes advised they have considered purchasing lots, have taken tours of the entire development, and were treated with utmost courtesy and deny any discrimination directed to them. These individuals have also been recontacted by a salesman in a further attempt to sell them a lot. One telephone solicitor advised her instructions were to not have a salesman call on a prospective purchaser if she recognized the caller as being a Negro. Other telephone solicitors advised no instructions received regarding Negroes and telephone calls made to residents living in affluent sections of the St. Louis area.

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- C -

DETAILS:

This report contains the results of a limited investigation.

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SL 177-8

The Civil Rights Division has advised they had received complaints of racial discrimination in the solicitation of prospective buyers of residential lots at Lake St. Louis, O'Fallon, Missouri. A complainant alleges statements made by representatives of Lake St. Louis discourage Negroes from purchasing lots by showing them only the most expensive lots.

FD-302 (REV. 3-17-69)

FEDERAL BUREAU OF INVESTIGATION

1

Date 2-25-70

[redacted] was interviewed at the Sales Office of Lake Saint Louis Estates. He was advised of the identity of the interviewing Agent and the nature of the interview. He was advised of his rights and waived them as reflected on an executed Warning and Waiver Form.

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[redacted] Thereafter he furnished the following information:

He has been employed since [redacted] by the Lake Saint Louis Investment Corporation as a commission salesman selling improved lots at the Lake Saint Louis development. The selling price of the lots ranged from $7,000 to $25,000 each. The present track of land consists of approximately 1,200 improved lots. Of this number approximately 650 have been sold. There is another track to be opened during 1970 which will also consist of 1,200 lots. He advised he is a salesman who stays on the premises and attempts to sell lots to those coming to the development. The main source of advertising is through newspapers and radio. Telephone solicitations have been used in the past, however, so far as sales are concerned they have been unsuccessful. He related that the company has no policy pertaining to negroes and he has received no instructions to handle negroes any differently than caucasians.

He stated he himself has no discriminatory statements or practices concerning negroes and he is only interested in making a living since he is on a commission basis and would sell a lot to anyone interested in buying one. He advised that any buyer can utilize any financing plan available to him or else the Lake Saint Louis Investment Corporation will finance the unpaid balance of the lot.

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[redacted] advised that negroes seldom come to the development and he assumes the vast majority of them are financially unable to purchase a lot. He states that while other salesmen have shown lots to negroes, he himself has not had an opportunity to do so. He states he does not

On 2-19-70 at O'Fallon, Missouri File # SL 177-8

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by SA [redacted] :kls Date dictated 2-24-70

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make house calls in attempting to sell lots and would only appear at a person's residence if he were invited.

He related the criteria for anyone purchasing a lot would be that they are old enough to be property owners as well as being old enough to enter into a sales contract and have the required downpayment, which is usually ten per cent (10%).

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b7C [redacted] advised that occasionally an individual being shown the development will ask whether lots are sold to negroes and he always replies in the affirmative since the law prohibits such discrimination.

FD-302 (REV. 3-17-69)

FEDERAL BUREAU OF INVESTIGATION

1

Date 2-25-70

[redacted] was interviewed at the Sales Office of Lake Saint Louis Estates. He was advised of the identity of the interviewing Agent and the nature of the interview. He was advised of his rights and waived them as reflected on an executed Warning and Waiver Form.

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[redacted] He related he has been employed since [redacted] as a commission salesman for Lake Saint Louis Development Corporatin selling improved lots at Lake Saint Louis Estates.

[redacted] stated that he is on the premises awaiting individuals who are interested in seeing the development and possibly purchasing a lot. The price range of the lots are $7,000 to $25,000 each. The company has never issued orders or instructions that negro potential purchasers should be treated any differently than caucasians, and he himself has never discriminated in attempting to discourage a negro from purchasing a lot. He related that the percentage of negroes coming to the development is quite small in relationship to caucasians, however, he has shown lots to negroes and could recall one of them, [redacted] of Brentwood, Missouri, being interested, however, [redacted] did not buy.

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[redacted] advised that in the past the company has given dinners and invited potential customers to dinner plus a movie and a sales presentation and he has attended these dinners and talked to those in attendance. He related the company sent out invitations and he was merely instructed to attend.

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[redacted] advised that he is strictly on a commission and is interested in maintaining a living for himself and his family and would gladly sell a lot to anyone having a required down payment and being old enough to enter into a sales contract. He advised that he only makes house calls when invited to do so by potential customers as the great majority of his time is spent on the premises where the lots and development are shown.

2-20-70 O'Fallon, Missouri SL 177-S

On _____ at _____ File # _____

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SA [redacted] /kls 2-24-70

by _____ Date dictated _____

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FD-302 (REV. 3-17-69)

1

FEDERAL BUREAU OF INVESTIGATION

Date February 26, 1970

[redacted] a white male, [redacted]

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b7C [redacted] furnished the following information:

He is single and has been employed as a commission salesman since [redacted] by the Lake St. Louis Investment Company, selling improved lots at Lake St. Louis. He is employed on the premises of Lake St. Louis and shows prospective lots purchasers the development. He advised that the company has never instructed him to show any different treatment to a Negro prospective buyer in comparison to a white purchaser. He, himself, has never used any discriminatory practices.

He advised that in showing the lots, he takes the prospective buyers throughout the development and points out to them lots selling for the lowest price, as well as the more expensive lots. He has also shown lots to Negroes, and they have always been welcome to the development.

He advised that all lot owners are entitled to the use of the club and its facilities, as well as the golf course.

He stated that he has never made any house calls since this is handled by public relations men employed by the company.

He advised that a record of other salesmen and former salesmen would be on file at the Administration Building.

On 2/20/70 at O'Fallon, Missouri File # SL 177-8

b6
b7C SA [redacted] :jms 2/26/70

by Date dictated

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FD-302 (REV. 3-17-69)

1

FEDERAL BUREAU OF INVESTIGATION

Date February 26, 1970

[redacted] a white male, [redacted] [redacted] furnished the following information:

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He has been employed as a commission salesman by the Lake St. Louis Investment Corporation since [redacted] selling improved lots at Lake St. Louis Estates. Lots are shown to all prospective buyers irregardless of race, and the only criteria for purchasers is that they have the required downpayment, usually ten percent, and they are old enough to enter into a sales contract. He advised that he has shown lots to Negroes and has never discriminated against them in any manner. He stated that prospective buyers are shown the complete development and any buyer has the use of the club facilities, as well as the golf course. He stated that the company has never issued orders concerning any discriminatory practices, and he is aware that it is against the law to discriminate in the sale of residential lots.

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On 2/20/70 at O'Fallon, Missouri File # SL 177-8

by SA [redacted] :jms Date dictated 2/26/70

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SL 177-8

AT O'FALLON, MISSOURI

On February 20, 1970, [redacted] Office Manager, Lake St. Louis Investment Corporation, Administration Building, advised she would have to search her records to determine the identity of former employees and salesmen as this would be a time consuming task and requested she be recontacted on February 24, 1970.

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She advised that [redacted] former employee, has an office in [redacted]

FEDERAL BUREAU OF INVESTIGATION

Date February 25, 1970

[redacted] a caucasian female, was interviewed at [redacted] was advised of the identity of the interviewing Agent as well as the fact she was being interviewed concerning a possible Federal Housing Discrimination violation in connection with the sale of property at Lake St. Louis Estates, O'Fallon, Missouri, by the Lake St. Louis Estates Company. At the beginning of the interview she was advised of her rights by SA [redacted] and waived them as shown on an executed Warning and Waiver Form.

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[redacted]

[redacted] advised that she was employed as a telephone solicitor by the Lake St. Louis Estates Company from November 4, 1969, through December 2, 1969. She stated that the only instructions she received from the company concerning the telephone interviews were from a girl named [redacted] She said she could not recall [redacted] exact name, but that she believed it was [redacted] said that she specifically recalls hearing [redacted] tell one girl who had asked if Negroes should be handled in any special way, that the company was not interest in color and that they were only interested in selling land.

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[redacted] said that the criteria used for selecting areas to be telephoned was strictly based on income level, since to call low income areas would be a waste of time, since persons living in those areas could not possibly afford land at the Lake St. Louis Development in O'Fallon, Missouri. She said that all the areas she remembered calling were in St. Louis County, Missouri, in such towns as Ladue, Clayton, and Florissant. She said that the Haynes Directory was used as a reference and that pages were cut out of the directory and given to the girls. Each girl was instructed to call all the names on each page she was given and as each name was called

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On 2/19/70 at St. Louis County, Missouri File # SL 177-8

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SA [redacted] :ck 2/20/70

by Date dictated

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to cross it out. She said she had no idea what was done with the pages when the girls were finished with them.

[redacted] reiterated that the only criteria used by the telephone solicitors concerning whether or not they would set up an appointment for a personnel representative to call the prospect, was whether or not that prospect show interest in purchasing property. She said that she had never rejected anyone for interview, who showed interest, and that she filled out appointment cards on everyone who stated
b6 b7C that they wanted a public relations man to visit them.

[redacted] said that the only record kept of persons who were not interested would be their crossed out name on the page of the Haynes Directory. She went on to say that persons who were interested were written up on appointment cards. She said that these cards contained the prospects name, address, the date and the date they desired an appointment. She said the appointment card also contained the prospect's telephone number as well as the name of the girl who made the call. [redacted] indicated that these cards were made in duplicate and that both copies were placed into a basket to be sent to a supervisor's room for reconfirmation. She stated that no reference whatsoever was made on any of the appointment cards as to whether or not the person was white or Negro.

[redacted] advised that for a short period of time the company attempted to utilize a bonus plan whereby the girls would be payed additional money if a call they made resulted in a final sale. She said as far as she knows no one was ever paid a bonus and that that particular plan did not work too well. She said that as far as she knows the bonus would
b6 b7C have been paid for any sale regardless of whether the purchaser was white or Negro.

[redacted] stated that she received no specific instructions concerning the handling of Negro prospects, and she indicated that she could specifically recall setting up appointments for numerous potential buyers who were Negro. She said that she could not recall the names or addresses of any of the persons whom she contacted.

FD-302 (REV. 3-17-69)

FEDERAL BUREAU OF INVESTIGATION

1 Date 2/24/70

[redacted] Caucasian female, was interviewed at her residence, [redacted] She was advised of the identity of the interviewing Agent as well as the fact that she was being interviewed concerning a possible Housing Discrimination violation relating to the sale of property at Lake Saint Louis Estates, O'Fallon, Missouri, by the Lake Saint Louis Company. She was advised of her rights by SA [redacted] and waived them as shown on an executed Warning and Waiver Form.

b6
b7C [redacted]

[redacted] went on to say that she was employed by the Lake Saint Louis Company during early October to mid [redacted] She stated that her job consisted of soliciting prospective buyers over the telephone. She indicated that she had received no company instructions for dealing with customers other than to read a prepared text over the phone, and set up appointments for public relations personnel to meet with potential buyers. She said that she set up interviews for all persons called who indicated they would like a company personnel representative to call. [redacted] advised that the criteria used for selecting areas to be called was the general income level of different sections of St. Louis. She said these areas were called where it was felt individuals living there could afford to purchase the property which was being offered for sale. She said that they did not call low property value areas because people living there could probably not afford to buy land in the development. She said some of the areas she could specifically recall calling were Clayton, Creve Coeur and Florissant, although she indicated that canvassing was conducted throughout St. Louis County.

[redacted] advised that the Haines Directory was
b6 used as a source for names and telephone numbers, and that
b7C each of the girls who did the soliciting received pages torn from the directory and were instructed to call all the names on each page. As each party was called, a line was drawn through his name in the directory. [redacted] stated

On 2/17/70 at St. Ann, Missouri File # SL 177-8

b6
b7C by SA [redacted] hcv Date dictated 2/20/70

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when each of the pages was completed, it was put into a file and marked with the words "Called." The completed pages were b6 b7C laid on a shelf but [redacted] did not know what eventually happened to them. She indicated that all the calling was done from the company's Lindbergh office, which also closed in mid December.

[redacted] indicated that the only criteria used to determine if an appointment would be set up with a company personnel man was whether or not the person contacted wanted to be contacted. She emphasized that appointments were made for anyone who showed interest regardless of race or color. She stated that she specifically recalled that one of the b6 persons whom she had called asked her if the fact he was b7C Negro would prevent him from buying property. She said she answered him "No." She advised that later when she told the sales manager, [redacted] about the incident, he told her that she had answered correctly and that passes to visit the property must be issued to all persons interested by virtue of state law. She said he advised her that no discrimination could be practiced in the handling of property transactions.

[redacted] stated that no record was kept of persons disinterested in the property other than the crossing out of their names on the Haines Directory pages. She said that if a person was interested, an appointment card would be made out in duplicate; one to go to the company public relations representative, and one to be retained in the office. If after a personal call by a public relations man the party was disinterested, both copies of the card were destroyed. However, b6 according to [redacted] if the party showed enough interest b7C to pay a personal visit to the development, three copies of the pass were made; one was given to the potential customer, one was sent to the development in O'Fallon, Missouri, and one was retained at the Lindbergh Office. The passes contained the name and address of the individual contacted as well as the name of the salesman and the girl who made the initial call. [redacted] indicated that the copy of the pass which was sent to the Lindbergh Office was attached to the duplicate of the appointment card and they were filed together. She stated that she was not absolutely sure about the routing of the above paperwork, but that she believed the information she was providing was accurate to the best of her knowledge.

[redacted] stated that no notation whatsoever was made on either the appointment card, written by the telephone soliciter, or the pass, effected by the public relations representative, which would indicate a prospective customer's race or color.

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She stated that bonuses were paid to the girls during certain periods if calls they made culminated in a sale. She stated that the salesman would personally come in and pay the girl who made the appointment. She indicated that she never received a bonus herself, and as far as she knew, bonuses were paid regardless of whether a purchaser was black or white.

She again stated that the only instructions from anyone which she received concerning the handling of Negroes was what [redacted] had told her concerning the fact that discrimination would not be practiced and that appointments should be made for all persons who indicated an interest in Lake Saint Louis property.

FEDERAL BUREAU OF INVESTIGATION

1 Date 2/23/70

[redacted] Caucasian female, was interviewed at her residence, [redacted] was advised of the identity of the interviewing Agent as well as the fact that she was being interviewed concerning a possible Federal Housing Discrimination violation in connection with the sale of property at Lake Saint Louis Estates, O'Fallon, Missouri, by the Lake Saint Louis Estates Company. At the beginning of the interview [redacted] was advised of her rights by SA [redacted] and she waived them as shown on an executed Warning and Waiver Form.

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[redacted] stated that she was employed as a telephone soliciter by the Lake Saint Louis Estates Company during late summer, 1969. [redacted] stated that she did not know what criteria was used for selecting the areas to be telephoned. She stated that all she did was receive pages from some directory and called all the names on each page. She stated that as each name was called, it was crossed off and that no additional notation was made on the directory page. She indicated that she could not recall any specific areas which she had telephoned but that she remembered calling "everywhere" in the St. Louis area.

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She stated that persons who indicated that they wished a company personnel representative to call on them were written up on a slip of paper in duplicate and put into a basket. [redacted] stated that she had no idea what happened to these appointment cards after they were placed in the basket.

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[redacted] stated that the only instructions she received concerning the handling of prospective buyers was that if a person on the telephone sounded as if he or she was colored, not to send a salesman but to throw the slip away. She said that sometimes when she told the sales manager,

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On 2/17/70 at Bridgeton, Missouri File # SL 177-8

by SA [redacted] :hcv Date dictated 2/20/70

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b7C [redacted] that a person sounded Negro he would ask her if they possibly might be white. She stated that if she answered yes, then he would send a salesman. She stated that the only criteria used to determine if a person was Negro or white was the sound of his voice.

[redacted] stated that those persons who could not be definitely categorized as Negro or white had two letters written on the slip which was sent to the public relations man who was to make the personal call. She indicated that she could not recall which two letters were used. [redacted] advised that she had no idea how many persons she had disqualified because they were Negro or how many cards she had marked as being possibly white or possibly Negro. [redacted] said that if a person contacted by one of the telephone soliciters eventually purchased property at Lake Saint Louis, the girl who made the initial
b6
b7C call was paid a bonus. She stated that she, herself, had never received one of these bonuses.

[redacted] advised that the instructions she received for disqualifying persons who were Negro were received by her from [redacted] the sales manager, and [redacted] the receptionist. She stated that she could not identify the receptionist further.

FEDERAL BUREAU OF INVESTIGATION

Date 2/24/70

[redacted] a white female, was interviewed at her residence [redacted] She was advised of the identities of the interviewing Agents as well as the fact that she was being interviewed concerning a possible Federal Housing Discrimination violation in connection with the sale of property at Lake Saint Louis Estates, O'Fallon, Missouri, by the Lake Saint Louis Estates Company. At the beginning of the interview [redacted] was warned of her rights by SA [redacted] and waived them as shown on an executed Warning and Waiver Form.

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[redacted]

[redacted] stated that she was employed by the Lake Saint Louis Company from late August or early September, 1969, through December 15, 1969. She stated that it had been her job to instruct the girls making telephone solicitations how to conduct interviews. She stated that the only instructions they received for handling customers consisted of advising each girl to set up appointments with company personnel representatives for all interest parties. She stated that no instructions were given to discriminate against any individual for any reason. [redacted] said that the areas to be called were based strictly on income levels and property values of homes owned so that time would not be wasted calling persons in too low an income bracket who could not possibly afford the development property being offered for sale. She said that the areas telephoned were for the most part the affluent sections of St. Louis County including such towns as Webster Groves, Kirkwood, Creve Coeur, Ladue and Florissant, among others. She said they tried to eleminate calling owners of homes worth under $10,000 since experience has shown that these people could not afford the property for sale.

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[redacted] indicated that the areas to be called were selected from the Haines Directory and that each girl

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On 2/18/70 at O'Fallon, Missouri File # SL 177-8

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SA [redacted]
SA [redacted] hcv

By _____ Date dictated 2/20/70

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paid by the company and that there was no contact between the public relations personnel and the telephone solicitors.

[redacted] reiterated that no instructions were given to the girls concerning the handing of Negro prospects and they were not instructed to discriminate against anyone. On the contrary, they were told to set up appointments with any person who indicated interest in the property. She said that real estate people know the law and abide by it and that the management of the Lake Saint Louis Corporation, including [redacted] attempted to insure that no discriminatory tactics are practiced.

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[redacted] stated that she knew of no records which were kept which would show how many colored families specifically were interested and went to see the property.

FD-302 (REV. 3-17-69)

FEDERAL BUREAU OF INVESTIGATION

Date February 25, 1970

[redacted] a caucasian female, was interviewed at her residence, [redacted] was advised of the identity of the interviewing Agents as well as the fact that she was being interviewed concerning a possible Federal Housing Discrimination violation
b6 in connection with the sale of property at Lake St. Louis
b7C Estates, O'Fallon, Missouri, by the Lake St. Louis Estates Company. At the beginning of the interview she was warned of her rights by SA [redacted] and waived them as shown on an executed Warning and Waiver Form.

[redacted]

[redacted] advised that she was employed from the first week of October, 1969, through the last week of November , 1969, by the Lake St. Louis Estates Company, as a telephone solicitor. She said that she received few instructions from the company concerning the handling of each telephone interview other than that she was to set up an appointment for a public relations man to visit all families who were interested in purchasing property at Lake St. Louis Estates. She said that the areas to be called were selected from the Haynes Directory and that the only criteria
b6 used in selecting specific areas to be called, was the income
b7C level of persons living in those areas. She said sections of the city and county were not called where it was felt that the income level of the inhabitants was so low that they would not possibly be able to afford the price of the property being offered for sale.

[redacted] stated that each of the girls doing the calling received pages from the Haynes Directory and they were
b6 instructed to call all the names listed on each page. They
b7C were also told to cross off each name as it was called, so that a person would not be called a second time. [redacted] said that the only record kept of persons who did not want a company public relations man to call, was their crossed out name on the

On 2/19/70 at St. Ann, Missouri File # SL 177-S

b6 by SA [redacted] :ck Date dictated 2/20/70
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page of the directory. According to [redacted] if a person showed interest in purchasing property, their name, address and telephone number were written on an appointment card, which was put into a basket and those cards went into a supervisor for confirmation.

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[redacted] said she set up appointments with all individuals who showed interest whether or not they seemed to be Negro or white. She said that the first time she called a Negro she asked [redacted] the sales manager, if the ticket should be written up and he advised her that it should. [redacted] indicated that for a period of time she worked as a verifier, and that it was the policy not to refuse appointments for anyone. She said she could specifically recall setting up appointments for Negroes both at the initial contact stage and at the verification stage.

[redacted] said that no reference or note was made on the appointment card of the fact that a person contacted was or was not a Negro.

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She also said that the company had a bonus plan whereby a public relations man would pay each girl a bonus if a party which she had initially contacted ended up purchasing property. She said that [redacted] the sales manager, at times would also double the salary for the girls at certain periods if certain calls resulted in a final sale. [redacted] said that she, herself, had never received a bonus and has no way of knowing whether or not the bonus was paid if a given purchaser was Negro.

She said that the only instructions she received concerning the handling of prospective Negro clients, was when [redacted] told her to write up an appointment card for a Negro when she asked him about the matter. the first time.

FD-302 (REV. 3-17-69)

1

FEDERAL BUREAU OF INVESTIGATION

Date February 26, 1970

[redacted] caucasian female, [redacted] was advised of the identity of the interviewing Agents as well as the fact that she was being interviewed concerning a possible housing discrimination violation relating to the sale of property at Lake St. Louis Estates, O'Fallon, Missouri, by the Lake St. Louis Estates Company. At the beginning of the interview, [redacted] was advised of her rights by SA [redacted] and she waived them as shown on an executed Warning and Waiver Form.

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[redacted]

[redacted] advised that she was employed by the Lake St. Louis Corporation from September, 1969, until the week before Thanksgiving, 1969. She said that at first her job consisted of calling prospective buyers over the telephone in an attempt to get them to permit a company public relations representative to make a personal call and issue a pass to visit the property for sale at the O'Fallon Development. She indicated that she later worked in the Confirmation Section, which is where the appointments that were initially made were confirmed. [redacted] stated she received no company instructions pertaining to the handling of customers other than to read a prepared text over the telephone and arrange for appointments for the Public Relations Staff. She said that she received no instructions to the effect that Negroes should be discriminated against, and she indicated that she tried to be pleasant to everyone and set appointments with all interested parties, regardless of whether they were white or Negro.

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[redacted] advised that she believed the criteria used for selecting areas to be canvassed was the income level of each section. She said that the girls who did the soliciting received pages cut out of a Haines Directory and were instructed to call all the names on each page, crossing out each number as it was called. She indicated that she had no idea what was done with the pages once the persons listed on them were called.

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On 2/23/70 at St. Louis, Missouri File # SL 177-8

by SA [redacted] SFJ:jms Date dictated 2/25/70

SA

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SL 177-8

[redacted] went on to say that if an individual showed no interest in the property for sale, that no further record was maintained other than the fact that their name was crossed off on the directory page. She said that if a person indicated an interest and desired a public relations representative to make a personal call, the girl doing the soliciting would make out an appointment card in duplicate. She advised that the original of the appointment card was routed to a public relations representative and that the carbon was filed. She said that she did not know how the paperwork was routed from that point.

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[redacted] advised that she never received any company instructions to put any marks whatsoever on the appointment card which might indicate the race of the individual who was being called. She said that even if she had received such instructions she would not have carried them out because in her opinion all persons should be treated in the same manner, regardless of whether they are white or Negro. She added that she did not recall if she has specifically made any appointments for Negroes, because at the time she was not concerned with what the prospect's race might be. She said her only interest was to insure that an appointment was set up with each and every person who indicated a desire to visit the Lake St. Louis property.

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[redacted] advised that she recalled hearing something about a bonus which might be available at certain times if a given call one of the solicitors made resulted in a sale. She said, however, that by the time the bonus plan was in effect, she was working in the Confirmation Section and no longer doing any soliciting. She said that she never received a bonus, but that she believes it would have been paid based on an individual's purchasing the property, whether or not that person was Negro or white.

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[redacted] again stated that she received no instructions regarding how she should deal with Negroes, nor did she hear anyone else receiving instructions condoning discriminatory practices. She said that as far as she knows, the only factor determining whether or not an individual purchased property at Lake St. Louis was that individual's interest in the property and ability to pay for the lots which were being offered for sale.

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FD-302 (REV. 3-17-69)

FEDERAL BUREAU OF INVESTIGATION

Date February 24, 1970

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[redacted] was advised of the identity of the interviewing Agent as well as the purpose of the contact. She was advised of her rights, as shown on an Interrogation: Advice of Rights form which she signed. Thereafter,
b6 [redacted] was interviewed and furnished the following information:
b7C

Name	[redacted]
Sex	Female
Race	Negro
Date of Birth	[redacted]
Place of Birth	
Phone	

[redacted] stated that she was employed as a telephone solicitor, by Lake St. Louis Estates Co., from August to
b6 December 13, 1969. She stated that she worked in this capacity
b7C part-time, from 5:00 P.M. to 9:00 P.M. Her supervisor was [redacted] and the overall manager was [redacted]

[redacted] stated that the procedure for handling telephone solicitations was that upon arriving for work she was given a page from the Haines Directory and told to call everyone on the page. If an individual was interested, their name, address, phone number and date they would like to be contacted by a company representative was taken. This information was put on a card for future use.

Information concerning age, income, sex, marital status, education, race or property ownership was not obtained from any potential purchasers.

The only instructions for dealing with potential customers was that no calls should be made to St. Louis residents.

If an individual showed no interest in buying, their name was marked through on the Haines Directory page being worked on.

On 2-24-70 at St. Louis, Missouri File # SL 177-S

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b7C
by SAA [redacted] mvs Date dictated 2-24-70

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[redacted] has no knowledge of any record containing names of persons rejected for contact nor of those not rejected for contact. She believes everyone who showed an interest was contacted by a company representative. She is unaware of anyone being rejected because of their race.

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To her knowledge, notations were not made to indicate if a person contacted was Negro or possibly Negro.

[redacted] advised that an incentive of $.50 extra per hour was offered for Saturday work, if an employee obtained six leads (persons indicating an interest). She stated that a person's race had nothing to do with this offer.

[redacted] stated that she received no instructions regarding how to deal with Negroes and she is unaware of any such instructions to other employees.

FD-302 (REV. 3-17-69)

FEDERAL BUREAU OF INVESTIGATION

1

Date 2-26-70

[redacted] furnished the following information:

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He and his wife received a printed invitation to attend a promotional dinner being sponsored by the Lake Saint Louis Development Company. They did attend the dinner and were the only Negroes at the affair. Following dinner and discussion of purchase of a lot, they picked out a lot which they paid a $10 option fee to purchase. During the time of their interest and negotiation with the company management, the management of the company was in process of a change. As he recalls a [redacted] (first name unknown) [redacted] took over. His impression was that the company was completely sincere in all of these dealings and that he and [redacted] were treated the same as any other prospective buyer. They were not "steered" to any lot in a particular price range. The lot they picked out was one of the cheapest and was at a special sale price which as he recalls was just under $5,000.

When they finally drove out to the development to have a look at the development and the lot they were considering purchasing, the development was having an open house. [redacted] was not feeling too well and remained in the recreation building, where she was treated cordially. As he recalls this was just after [redacted] had taken over the company.

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It is his recollection that this dinner and the negotiations took place in the fall of 1968. He knows of no other Negroes who were contacted by the Lake Saint Louis Company, does not believe there were other Negroes at the promotional dinner and does not recall seeing any other Negroes at the development site when they visited it. He specifically recalls that [redacted] treatment of the [redacted] was extremely cordial.

On 2-24-70 at Kirkwood, Missouri File # [redacted] 177-8

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b7C

by SA [redacted] /rar Date dictated 2-25-70

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FD-302 (REV. 3-17-69)

FEDERAL BUREAU OF INVESTIGATION

1 Date 2-26-70

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b7C [redacted] furnished the following information:

She and her husband received a printed invitation in the mail from the Lake Saint Louis Development announcing the showing of the development and inviting them to attend a dinner to see films and maps of the development and discuss it as to the possible purchase of a lot. To the best of her recollection, this dinner was held at the Flaming Pit Restaurant on Manchester Road.

She and her husband were among the first to arrive, and they were treated very cordially. As she recalls she and her husband were the only Negroes at the dinner. They were seated with other couples and served dinner, and following this they went up to the maps of the development and chose a lot which they were interested in, located on the smaller of the two lakes at the development. As a result of this choice, she and her husband paid $10 as an option fee to purchase the chosen lot with a deadline date of option which she is unable to recall. She was ill at the time and following the dinner for a period of time, and the Lake Saint Louis Company allowed the [redacted] several postponements of the option deadline.

All of the people at the dinner with whom they dealt including prospective buyers, as well as company officials, were overly nice to her and her husband, and her opinion is
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b7C that she could not ask for any more consideration. The [redacted] were contacted thereafter a number of times regarding their interest in the purchase of a lot and the company did everything they could to get the [redacted] to purchase the lot. As she recalls an additional call, probably the last one from the company official, was in the fall of 1969 again trying to get them to buy the lot and wanting them to come to the development site and take a look at the area.

In view of the fact, however, that she and her husband had decided not to purchase a lot due to her illness and desire to stay close in to her doctor and for the additional reason that [redacted] would have had to drive a considerable distance

On 2-24-70 at Kirkwood, Missouri File # SL 177-8

b6
b7C by SA [redacted] /rar Date dictated 2-25-70

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to and from work had they purchased the lot and built thereon, they informed the company of this decision. It was her impression that all of their dealings were with salesman of the Lake Saint Louis Development Company, but she is not positive of this fact and is unable to identify anyone by name.

She and her husband were at no time "steered" toward any particular priced lot. Her recollection is that they went to the map and picked out the lot they wanted. At no time were they ever encouraged to buy a particular price-range lot. The choice was as to whether they wanted a lakefront lot on one of the two lakes or lots located back from the lakes.

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The treatment that she and [redacted] received was at no time any different from the treatment being afforded all other prospective buyers. They did submit a request to withdraw their offer to buy and by doing so relinquished their option fee.

Although she is of the opinion this promotional dinner took place in the fall of 1968, she is not sure.

FD-302 (REV. 3-17-69)

FEDERAL BUREAU OF INVESTIGATION

1

Date 2-26-70

[redacted], furnished the following information:

On a date in November, 1969, as he recalls, two white males came to the [redacted] residence and represented themselves as representing the Lake Saint Louis Development Company. One of the two men who did little or no talking had long sideburns as he recalls. The other man, who was of ruddy complexion and rugged appearance but cleancut, did most or all of the talking. They pointed out to the [redacted] various advantages to purchasing a lot in the Lake Saint Louis Development and living in such an area as this. As he recalls they also maintained that it was an area where they would not be bothered with certain types of individuals coming into the area.

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He took this to be a reference about exclusion of Negroes, and apparently his wife did also as she then asked the man that if they had Negro friends coming to visit them, would their be any objection. As he recalls the man did not say there would be an objection by the company of Negro visitors, nor would there be a refusal of sale of lots in the area to Negroes, but the man did give the impression that "the neighbors" would raise objections.

When the men first arrived and early in their discussion of the development, they indicated that the company offered tours of the development, but after the discussion with the [redacted] questions to the men about Negro visitors and a Negro purchasing a lot, the men did not extend an offer to the [redacted] for a tour of the development, but simply said when leaving that if the [redacted] were interested they should contact the two representatives.

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[redacted]

On 2-25-70 at St. Louis, Missouri File # SL 177-8

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by SA [redacted] /rar Date dictated 2-25-70

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FD-302 (REV. 3-17-69)

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FEDERAL BUREAU OF INVESTIGATION

Date February 26, 1970

[redacted] furnished the following information:

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She and her husband received a call from the Lake St. Louis Development Company, presumed to be from an office girl, asking if the [redacted] would like passes to visit the Lake St. Louis Development. As best as she can recall, this was before November, 1969, possibly October. Thereafter, two young men came to their residence after dark, presumably to bring them passes to visit the development. One of the men who was not clean shaven and slight of build, was apparently in training as he said probably no more than two words during the entire visit. The other man, who was clean cut in appearance, medium build with the same deep, brown, thick hair, did all of the talking. He outlined the advantages of the Lake St. Louis Development and what was planned for the development. In addition, he stressed privacy, pointing out that no one could enter the development without passes as it would be under guard. He also indicated there were certain restrictions, although he never was specific as to these restrictions.

She at this point had the definite impression that what the man was trying to say was that it would be restricted as to Negroes, although he did not say this. She at this point lost her temper and told the man that some of their best friends were Negroes and they would not want to live at a place where they would have to be concerned about neighbors harassing the Negro guests.

As she recalls, she specifically told the man that they had Negro friends and asked could these Negro friends visit them if they lived there. It is her recollection that the man, after a pause, indicated that he supposed that Negroes could visit the [redacted] if such were their friends but indicated that if Negroes did come out to the development they would probably want to use some of the development facilities, such as the swimming pool, which desire would create a problem for the [redacted] Her recollection is that she indicated to the man this would not be a problem

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On 2/26/70 at St. Louis, Missouri File # SL 177-8

b6
b7C
by SA [redacted] :jmb Date dictated 2/26/70

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for the [redacted] although it might be a problem for some of the other people, to which the man replied that it would be a problem for the [redacted] he was afraid.

Her recollection as to what the conversation boiled down to was that neighbors in the development might object to the [redacted] having Negro guests and recalled the man's specific words, "You would be bringing trouble on yourself."

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She recalls nothing being said about sales to Negroes of lots in the development and definitely recalls the man said nothing about restrictions as to the sale of the lots to Negroes.

Subsequent to this date, she and her husband mentioned the visit in an ensuing conversation with one of their Negro friends, [redacted] at which time [redacted] indicated that this was unusual as he himself had been approached by the Lake St. Louis Development regarding the purchase of a lot.

FEDERAL BUREAU OF INVESTIGATION

1

Date 2-26-70

[redacted] furnished the following information:

His recollection is that in November, 1969, he and his wife received an invitation to attend a promotional dinner from the Lake Saint Louis Development Company and that [redacted] did accompany him to this dinner. After arrival they were placed with two other couples at a table. [redacted] narrated the program presented. Following the dinner company salesman [redacted] pulled a chair up to their table and began discussing with the various couples, not all at the same time, the development. He does not know the identity of the other two couples. He does recall that one couple was of Jewish extraction, and this particular couple must have attended another dinner or had been out to the Lake Saint Louis area previously because they were very knowledgeable about the proceedings and the development.

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At no time while attending this dinner or during any other negotiation with the company did he ever hear any discussion regarding the selling of lots to Negroes, nor did he hear any discriminatory statements. As he recalls there were at least 50 people at the dinner that night. He does not recall any Negroes at the dinner. He is unable to recall the identities of any other company personnel with whom he had dealings.

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On 2-25-70 at St. Louis, Missouri File # SL 177-8

by SA [redacted] /rar Date dictated 2-25-70

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FD-302 (REV. 3-17-69)

FEDERAL BUREAU OF INVESTIGATION

1

Date 2-26-70

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b7C [redacted] furnished the following information:

She and her husband received an invitation to a promotional dinner being sponsored by the Lake Saint Louis Development Company. It is her recollection that this promotional dinner which she and her husband did attend was in November, 1969. As she recalls there were two other couples at their table, and although introductions were exchanged, she is unable to recall the identities of the other couples.

Following dinner a development company salesman pulled up a chair to the table and discussed the development, not with all couples at one time. At no time during this dinner did she over hear any conversation regarding selling or not selling development lots to Negroes, nor did she hear any discriminatory remarks. She does not recall any Negroes having been in attendance at this dinner.

b6
b7C [redacted]

On 2-25-70 at St. Louis, Missouri File # SL 177-8

by SA [redacted] /rar Date dictated 2-25-70

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FD-302 (REV. 3-17-69)

1

FEDERAL BUREAU OF INVESTIGATION

Date February 26, 1970

[redacted] who is a Negro, furnished the following information:

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He is employed as the [redacted] Approximately a year ago he received in the mail an advertisement concerning the sale of lots at Lake St. Louis located at O'Fallon, Missouri. He filled out the advertisement and mailed it and shortly thereafter, a white male, who identified himself as a representative of Lake St. Louis, called at his residence and interested him in purchasing a lot at Lake St. Louis. The salesman showed him literature and photographs and invited him to see the development in person. He was given a pass to the premises, and he and his wife went to the development a week later. He was treated very courteously and a salesman, different from the one who called on him, showed them the development and pointed out to them lots ranging in price from $7,000 to $25,000. He was also advised that any lot purchaser would have the use of the club facilities and the golf course. He stated that the lots were more expensive than he could afford, and the salesman then attempted to interest him in renting one of the apartments located at the establishment.

He advised that he did not wish to be so far from his employment and decided against living at Lake St. Louis. However, since this time, he has received a number of calls from the salesman again attempting to interest him in the purchase of a lot.

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b7C

[redacted] advised he certainly was not discriminated against and his contact with the company was completely cordial and pleasant.

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On 2/24/70 at St. Louis, Missouri File # SL 177-8

by SA [redacted] :jms Date dictated 2/26/70

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FD-302 (REV. 3-17-69)

1

FEDERAL BUREAU OF INVESTIGATION

Date February 26, 1970

[redacted] Lake St. Louis Investment Corporation, telephonically advised that he had been informed of an investigation being conducted concerning the alleged practice of racial discrimination in the sale of lots at Lake St. Louis. He emphatically denied that the company is or had ever practiced racial discrimination, and no employees to his knowledge have ever done so.

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b7C

[redacted]

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b7C

On 2/24/70 at St. Louis, Missouri File # SL 177-3

by SA [redacted] :jms Date dictated 2/26/70

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FD-302 (REV. 3-17-69)

FEDERAL BUREAU OF INVESTIGATION

Date February 24, 1970

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[redacted] Sales Manager, Lake St. Louis Estates Company, 34 South Central Avenue, phone 721-5270, advised that [redacted] has requested that an attorney for the company be present during any interviews of the company's telephone solicitors.

[redacted] advised that [redacted] Attorney, phone [redacted] has been requested to be present during the interviews.

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b7C

On 2-24-70 at Clayton, Missouri File # SL 177-S

by SAA JOSIAH L. HUGHES:mvs Date dictated 2-24-70

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FD-302 (REV. 3-17-69)

1

FEDERAL BUREAU OF INVESTIGATION

Date February 26, 1970

[redacted] furnished the following information:

In October, 1969, a female called his home, apparently canvassing, regarding the Lake St. Louis Development, and made an appointment to talk with [redacted]

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The girl, appearing to be of Italian extraction, attractive and about 30 years old, came to his home and discussed the Lake St. Louis Development, and he presumed she was a salesman. Because of interest, [redacted] gave the girl $5 for a pass to the development, which was to be refunded when visiting the development.

Thereafter, he and his wife drove to the development on a Sunday, accompanied by a caucasian couple who are friends. His $5 was refunded to him.

A salesman drove them around the development in his 1961 Chrysler and showed them a number of lots which varied in price from about $20,000 to $25,000 for lakefront lots, to about $11,000, which was the cheapest and was at the extreme back of the development away from the lakes.

All personnel with whom he was in contact were extremely cooperative and cordial. He observed or heard nothing whatever which might indicate any discriminatory practices or policies at the Lake St. Louis Development. He related that to the contrary a company representative, after their visit to the site, has called him a number of times trying to talk him into buying a lot in the development.

He is unable to recall identities of any of the company representatives with whom he was in contact and knows of no other Negro families who were contacted.

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b7C

On 2/26/70 at Florissant, Missouri File # SL 177-8

SA [redacted] :jms 2/26/70

by Date dictated

37

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SL 177-8

AT ST. LOUIS, MISSOURI

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On February 26, 1970, it was observed that [redacted] is vacant. Inquiries among other office holders revealed that no one knew the whereabouts of the occupants. They also advised they were not acquainted with [redacted]

6-122 (12-11-67)

FBI

Date: January 2

Transmit the following in _____ (Type in plaintext or code)

Via AIRTEL _____ (Priority)

TO: SAC, St. Louis (177-8)

From: Director, FBI

177-1189-3

1 - Mr. Gehring

ST-111

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b7C

[redacted] dba LAKE ST. LOUIS ESTATES COMPANY, AND LAKE ST. LOUIS INVESTMENT CORPORATION, LAKE ST. LOUIS, O'FALLON, MISSOURI;
MRS. HEDY EPSTEIN - COMPLAINANT
DISCRIMINATION IN HOUSING

Enclosed are two copies of a self-explanatory Departmental letter dated 1/22/71, along with copies of its enclosures.

Complete the requested investigation in accordance with the provisions of Section 137 A 1, Manual of Instructions, and surep within 14 days of the receipt of this communication.

State in the first paragraph of the details of your report that it contains the results of a ☒ limited ☐ preliminary investigation and underscore the word ☒ limited ☐ preliminary

Advise ☒ all persons interviewed
☐ appropriate officials at the outset that this investigation is being conducted at the specific request of the Assistant Attorney General in charge of the Civil Rights Division, U. S. Department of Justice, referring to him by name as well as title.

Remarks: In accordance with Department's request, you should insure that subject's attorney is contacted prior to conducting interviewes with any top management officials.

MAILED 22
JAN 25 1971
COMM-FBI

Enc. (122)

SEE NOTE PAGE TWO . . . .

MPG:jak
(4)

Sent Via _____ M Per _____

54 JAN 29 1971

TELETYPE UNIT ☐

NOTE:

Prior investigation previously conducted in February, 1970, concerning the alleged discrimination on the basis of race against Negroes in soliciting for prospective purchasers and in marketing real estate lots. Subject subsequently advised the Department that they did instruct all employees not to discriminate in the future, and if an employee did so, he could be fired. Later, however, an employee did sell real estate to a Negro and the employee was fired from his position allegedly because he had sold the property to a Negro. Department has now requested to determine full facts concerning this matter.

Form DJ-150
(Ed. 4-26-65)

UNITED STATES GOVERNMENT

Memorandum

DEPART

Mr. Tolson	
Mr. Sullivan	
Mr. Mohr	
Mr. Bishop	
Mr. Brennan, C.D.	
Mr. Callahan	
Mr. Casper	
Mr. Conrad	
Mr. Felt	
Mr. Gale	
Mr. Rosen	
Mr. Tavel	
Mr. Walters	
Mr. Soyars	
Tele. Room	
Miss Holmes	
Miss Gandy	

TO : Director
Federal Bureau of Investigation

DATE:
JL:FHK

FROM : Jerris Leonard
Assistant Attorney General
Civil Rights Division

DJ 175
#24-18

SUBJECT: [redacted] d/b/a Lake St. Louis Estates Company, and Lake St. Louis Investment Corporation, Lake St. Louis, O'Fallon, Missouri;
Mrs. Hedy Epstein - Complainant
DISCRIMINATION IN HOUSING

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Reference is made to the report of Special Agent [redacted] in the above-captioned matter dated February 26, 1970 at St. Louis, your Field Office File #SL 177-8, no Bureau File Number.

Following receipt of the referenced report, Mr. [redacted] Chief of this Division's Housing Section, wrote [redacted] of St. Louis, attorney for the Lake St. Louis development, that in effect, there was evidence that the subject had discriminated on the basis of race against Negroes in soliciting for prospective purchasers and in marketing the lots. After an exchange of letters with [redacted] the subject offered to instruct all of its employees not to discriminate, and to have them sign statements (with copies sent to this Division) that they have been told the company does not discriminate, and that if the employee discriminates, he could be fired. Copies of all sixty such statements received are attached hereto for the purpose of aiding in identifying present and past employees, as requested below.

On December 23, 1970, [redacted] advised

1 2 ENCLOSURE
ENC. BEHIND FILE

177-489-

25 JAN 26 1971

[redacted]

REC'D - CIV RIGHTS
FBI
JAN 25 11 56 AM 1971
b6
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JAN 25 11 06 AM 1971 RECEIVED-DIRECTOR
F. B. I.

REC'D SULLIVAN
FBI JUSTICE JAN 25 8-36 AM '71

JAN 25 10-48 AM 1971
RECEIVED-TOLSON
F B I

Division attorney Francis Kennedy by telephone that his client, [redacted] was recently fired from his job as a salesman at the Lake St. Louis development, allegedly resulting from a dispute with company officials arising out of Goodman's efforts to sell a lot to Negroes. The company, after it found out that [redacted] intended to take possible legal steps in the matter, wrote him a letter disavowing any racial discrimination as being the cause for the firing. Subsequent to [redacted] firing the black persons who had been involved with [redacted] purchased one and possibly two lots. [redacted] has a written statement from [redacted] which he offered, in a letter to this Division dated January 12, 1971, to make available. [redacted] resides at [redacted] telephone [redacted]

Please conduct the following additional, limited investigation:

1. Please obtain copies of [redacted] written statement and any letter written from the subject regarding his termination, and interview him for details, determining, among other matters, the following:

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(a) His job experience prior to working at Lake St. Louis, the dates of his employment at Lake St. Louis, his job duties and responsibilities including names of any persons supervised, the names and addresses of other employees in his or a similar job category, and the names and addresses of his immediate supervisors and of all persons affiliated with subject who were involved in the incidents which resulted in his termination;

(b) Full details of all dealings with black persons, including names and addresses of all black prospects, whether or not these persons purchased, and if not, the reasons therefor;

(c) Names and addresses of all black persons, if known, who

(i) bought lots from the subject;

(ii) rented apartments at the development;

(iii) inquired about buying or renting;

(iv) have been employed as telephone solicitors;

(v) have been employed in jobs dealing with sales;

(d) Names and addresses of at least ten former salesmen or public relations representatives, if known.

2. Please identify and interview for details the black persons involved with [redacted] and determine:

(a) How did they become aware of lots at the subject development (e.g., telephone solicitation, newspaper, other owner, etc.), and what were the dates of all contacts with the subject's personnel, who were those personnel, and what was said during each contact. Inquire particularly about any contacts with persons with more management responsibility than [redacted]

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(b) The identity of any other blacks who have been contact with the subject about lots (or apartments) and the result of the contact, if known.

3. Please identify and obtain responsive interviews from five other black persons who have been in contact with the subject about possible purchases, and determine:

(a) Details of contacts with the subject;

(b) Whether the interviewee was solicited by telephone, or by other means, to inquire about lots;

(c) The interviewee's knowledge of any other black persons who may have been in contact with the subject development, and the identity of such persons.

4. Please identify and obtain responsive interviews from five present and five former employees who deal or dealt with sales, and determine:

(a) Full identifying data, dates of employment with the subject, description of employment responsibilities, and identity of supervisor(s);

(b) Number of persons, by race, whom the interviewee has:

(i) solicited;

(ii) shown property at the subject development;

(iii) sold property;

and identify, if possible, the names and addresses of persons in these categories who are black.

(c) The interviewee's understanding of the subject's practices up to the time of the first contact by this Department (December 10, 1969), regarding applying the same solicitation techniques, the same efforts to show property, the same conditions and terms of sales, and the like, to black persons as was applied to white persons. Determine the facts, if any, upon which the interviewee bases his understanding. What is the interviewee's

understanding in regard to the same practices since December 10, 1969, and what facts, if any, are the basis for that understanding.

(d) Is the interviewee aware of any complaints formal or informal, written or oral, regarding differences in treatment for black persons, and if so, please determine the details.

5. Please interview an appropriate representative of the subject regarding the subject's version of reasons behind the termination of [redacted] Please also determine the number of lots sold, by race of purchasers, since December 10, 1969. Determine the number of lots remaining unsold. Inquire if the company has made any efforts, by insertion of appropriate references to open housing in advertisements, or by notice to the Urban League, NAACP, or the like, to communicate to the black community that blacks would be welcome. Determine the number of new employees hired since December 10, 1969, by race, for each job category.

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6. Please interview any top management officials of the subject after first making arrangements through [redacted]

FD-263 (Rev. 12-19-67)

FEDERAL BUREAU OF INVESTIGATION

REPORTING OFFICE	OFFICE OF ORIGIN	DATE	INVESTIGATIVE PERIOD
ST. LOUIS	ST. LOUIS	2/9/71	2/1/71 - 2/9/71

b6 b7C TITLE OF CASE

[redacted] dba LAKE ST. LOUIS ESTATES COMPANY, AND LAKE ST. LOUIS INVESTMENT CORPORATION, LAKE ST. LOUIS, O'FALLON, MISSOURI;
MRS. HEDY EPSTEIN - COMPLAINANT

REPORT MADE BY: SA [redacted] b6 b7C

TYPED BY: mv

CHARACTER OF CASE

DISCRIMINATION IN HOUSING

REFERENCE: Bureau airtel to St. Louis dated 1/25/71;
St. Louis airtel to Atlanta dated 2/3/71.

- C -

ADMINISTRATIVE:

All persons interviewed were advised this investigation was being conducted at the specific request of Mr. JERRIS LEONARD, AAG, Civil Rights Division, U. S. Department of Justice.

b6 b7C For the information of the Bureau, [redacted] the Negro who purchased property at Lake St. Louis Estates, [redacted] There is no

ACCOMPLISHMENTS CLAIMED						ACQUITTALS
CONVIC.	AUTO.	FUG.	FINES	SAVINGS	RECOVERIES	

X NONE

CASE HAS BEEN:
PENDING OVER ONE YEAR ☐ YES ☒ NO
PENDING PROSECUTION OVER SIX MONTHS ☐ YES ☒ NO

APPROVED SPECIAL AGENT IN CHARGE

DO NOT WRITE IN SPACES BELOW

177-489-4

REC 19

12 FEB 12 1971

EX 101

COPIES MADE:

3 - Bureau (AM)
1 - USA, St. Louis
1 - St. Louis (177-8)

Dissemination Record of Attached Report

Agency	2-CRD		
Request Recd.			
Date Fwd.	2-12-71		
How Fwd.	R-S 694 B		
	REH-cg		

61 FEB 25 1971

Notations

MARTINDALE

SIK

STAT. SECT.

Synopsis - 2-12-71 - 2034 Units

COVER PAGE

☆ GPO : 1968 O - 299-885

indication that officials of Lake St. Louis are aware of the [redacted]

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b7C [redacted] was contacted prior to interview [redacted]

By referenced St. Louis airtel to Atlanta, a lead has been set out for the Atlanta Division to interview [redacted] a former sales manager of Lake St. Louis Estates Company, and to submit report. No further investigation remains in the St. Louis, Mo. Division.

FD-204 (Rev. 3-3-59)

UNITED STATES DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION

Copy to: 1 - UNITED STATES ATTORNEY, ST. LOUIS

Report of: SA [redacted] **Office:** ST. LOUIS
Date: February 9, 1971

b6
b7C

Field Office File #: SL 177-8 **Bureau File #:**

Title: [redacted] doing business as
LAKE ST. LOUIS ESTATES COMPANY,
AND LAKE ST. LOUIS INVESTMENT CORPORATION,
LAKE ST. LOUIS
O'FALLON, MISSOURI;
Character: MRS. HEDY EPSTEIN - COMPLAINANT
DISCRIMINATION IN HOUSING

Synopsis:

An allegation of racial discrimination received by Civil Rights Division, U. S. Dept. of Justice, concerning the sale of residential lots at Lake St. Louis Estates, O'Fallon, Mo. to a Negro was cause for company to discharge one salesman, [redacted] interviewed and advised he was discharged for selling two lots to a Negro, [redacted] denies allegation by [redacted] and advises [redacted] fired for failure to perform duties and inability to get along with other salesmen. [redacted] and one former employee, also a salesman, [redacted] indicated that in sales presentation, Negroes are handled differently than whites. [redacted] indicated proceedure was an understanding between salesmen and not a dictated policy of the company. Executive Vice President, present salesmen, and Sales Manager deny any racial discrimination practiced by the company. Furthermore, all advise that the company operates on an open house policy and that Negroes or any other minority race are welcome at the Lake St.Louis Estates provided they are income qualified to purchase property. Prices of lots range from $7,495 to $26,995 except for occasionally advertised sales. Company employs no Negroes in management or sales positions. Three Negroes are employed in maintenance positions. Present and former salesmen unable to provide names of Negro prospects as no record is kept by salesmen or management. [redacted] recently appointed Sales Manager, advised that only one Negro is land owner and no other Negroes own or rent any property at Lake St. Louis Estates. [redacted] interviewed and although he claims no discrimination, advised the completing of the sales contract with Lake St. Louis Estates took an undue amount of time. Details set forth. One other Negro prospect identified and in interview denies any

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U. S. GOVERNMENT PRINTING OFFICE : 1969 O - 351-076

discrimination toward him and was treated with utmost courtesy while touring the development.

- C -

DETAILS:

This report contains the results of a limited investigation.

The Civil Rights Division has advised they had received a complaint that racial discrimination is being practiced by residential lot salesmen at Lake St. Louis, O'Fallon, Missouri. Complainant alleges he was discharged from the employ of Lake St. Louis as a result of making a contract with a Negro buyer.

FD-302 (REV. 3-17-69)

FEDERAL BUREAU OF INVESTIGATION

Date February 2, 1971

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b7C [redacted] was advised of the identity of the interviewing agents as well as the fact he was being interviewed concerning his knowledge of any possible racial discrimination practiced by the Lake St. Louis Estates Company. GOODMAN furnished the following information:

[redacted] Subsequent to these employments, [redacted] was employed as a Land Sales Representativ e for the Lake St. Louis Estates Company from mid May, 1969 to November 1, 1970 at which time he was fired and apparently without provocation. In enumerating the reasons he believes he was fired, [redacted] stated it was because he was Jewish and because he was willing to sign a contract to a black man for purchase of two lots at the Lake St. Louis Development Site. [redacted] stated he was still contemplating a civil suit against the company and had secured the services of an attorney for whom he had prepared a statement entitled, "Suggested Handling of Any Black Clientele." In addition, he provided a copy of a letter dated November 9, 1970 signed by [redacted] Sales Manager, Lake St. Louis Investment Copporation which outlines the reasons the company discharged him and a note he received from [redacted] dated November 4, 1970.

These documents are attached and being made a part of this interview report.

[redacted] stated that he was officially fired approximately two weeks prior to the receipt of the November 9, 1970 letter at which time [redacted] called him in and advised him he was not getting along with the other salesmen and it would be best if we (company) part company. [redacted] advised he talked with [redacted] his supervisor, who, just previous to his [redacted] release, had been discharged by the company. [redacted] had taken over [redacted] position as Sales Manager, and

On 2-1-71 at Olivette, Missouri File # SL 177-8

b6
b7C by SA [redacted] SA [redacted] JALsc Date dictated 2-2-71

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was in charge of the Land Sales Office at the time of [redacted] discharge.

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In recalling the incident surrounding his discharge, [redacted] advised that he talked with his former supervisor [redacted] who had some time before this advised him if he [redacted] wanted to sell to colored to take them away from the main gate and the preferred lots so people would not see them.

[redacted] stated that he remembered the following Land Salesmen being present outside the office when he returned with [redacted], a Negro male buyer:

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[redacted]

[redacted]

[redacted]

[redacted] advised he has shown lots to only a few blacks and the only one he sold lots to was [redacted]. He had no names or addresses available for other black prospective buyers and the reason he felt blacks did not buy was because of the way they were handled as he has outlined in his statement. Elaborating on this statement, [redacted] advised that each salesman was listed on a board at the office and when a black prospect arrived at the site, he was either told to drive aroundunassisted by a salesman, or if a salesman showed him around, the salesman would get another turn with a white prospect at a sale before his name was moved to the bottom of the board. This notation system provided equal opportunity for each salesman to get a sale. It was understood among the salesmen that a black prospect did not count as a turn.

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[redacted] provided the following names and available addresses of present and former Land Sales Representatives:

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Present

[redacted]

3
SL 177-8

[redacted]

Former

[redacted]

Address

[redacted]

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Unknown
Unknown
Unknown
Unknown
Unknown

[redacted] provided the following descriptive data:

Name [redacted]
Date of Birth
Place of Birth
Age
Race Caucasian
Height
Weight
Hair
Eyes
Residence

Telephone

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b7C

[redacted]

Suggested handling of any black clientele:

Any black visitor is told to drive around the property himself (a huge developement, impossible for the new visitor to find this way around) and to see if there is anything he likes. He's given no information as to price scale, subdivided areas, property unsold or available etc. Then, if the customer persists, the salesman is to show him something very high-priced and presumeably out of his range. (Lots are priced b6 b7C to $25,000.)

When a white person enters the visitor's center, a salesman meets him and shows him the lake project. Under no circumstances are they to drive around themselves. The tour ended (approx. 30 minutes) the visitors are asked to enter the sales office.

On October 18 1970, [redacted] entered the visitor's center at Lake St. Louis and stated his interest in buying a lot. I showed him an expensive piece of property and he then asked for something available in a lower price range. (there have been ads in the paper claiming there are lots to be had for as little as $6,995.) I showed him a $7,000. lot - he asked if the price could be discounted somewhat (a common practice at Lake St. Louis). I requested this of our sales manager who refused. I then wrote up a contract for $7,000 which he signed. On October 25th, 1970, [redacted] returned to the Lake and requested to see another lot. He then bought the second lot, also, for $8,000. (Ordinarily there is a savings of $500. to $800. on a 2 lot purchase)

When I returned to the visitor's center with [redacted] b6 b7C customers at about 5:30 P.M Sunday evening, the sales office was darkened and locked just as I drove up. I told him they must have forgotten about us still being out and I would have him signe for the second piece of property and pick up the down payment at his home on Monday.

When [redacted] left, the salesmen in the parking lot (5) told me, that, by selling him instead of trying to get rid of him, I was not a part of the team and that I was working against them and jeopardizing their jobs.

On Monday, October 26, 1970, the sales manager, [redacted] spoke with me, saying he had discussed with [redacted] of the Lake developement, the fact that I was not working well with my team and that he would have to let me go as of right now.

(Perhaps they thought that they could fire me before the contract was signed, because I didn't turn in the 1ST signed contract of a week earlier)

Two weeks ago some reorganization took place in the office personnel and line-up. At that time, 3 men were fired in that department (others were fired elsewhere) including the office manager and 2 salesmen. If I was to be fired for my inability to maintain good working relationships with my fellow workers, it seems it would have occured at that time.

I feel I was fired because ① I am Jewish and I have dealt, on a daily basis with Semitism amongst my co-workers and ② because I was

these are no [redacted] owning property in East St. Louis.

All salesmen feel threatened by my action. It was not difficult for them to convince the newly assined office managers that to allow me to continue would be detrimental to all concerned

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A BLACK "up" or visitor did NOT COUNT as A TURN for a salesman. The salesman did not lose his turn until he had a white customer.

FROM THE DESK OF

[redacted]

November 4, 1970

[redacted]

Would you get in touch with me either by phone or in person at your earliest opportunity.

[redacted]

b6
b7C

LAKE SAINT LOUIS
POST OFFICE BOX 160
O'FALLON, MISSOURI • 63366 • 739-1318

November 9, 1970

[redacted]

Dear [redacted]

Enclosed please find a check for your commission due you at this time in the amount of $2354.28.

The reason for the discharge was solely because it was evident that you were unable to work with the other salesmen and be part of the team. And it was also apparent that your interest did not lie at Lake Saint Louis and, therefore, I felt it wise to terminate your connection with Lake Saint Louis rather than to create problems with the balance of the Sales staff. You were discharged solely because I felt in my capacity as Sales Manager that you were not reaching the potential which I feel must be met by each and every salesmen on our staff.

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Nevertheless, the company and I are so disturbed by your allegations that we are prepared to offer you employment once again as a land salesman on exactly the same terms under which you worked prior to your discharge. If you should decide to re-enter the employ of Lake Saint Louis Investment Corporation, you will, of course, be expected to meet whatever standards and goals are set for all salesmen.

I want to emphasize to you that it is the policy of the company to comply fully with the Fair Housing Act of the United States and to offer properties for sale or lease to anyone regardless of race, creed, or national origin.

You are further advised that the two lots sold to the family in question are or will be conveyed to that family in the ordinary course of business in accordance with the contract which they signed, and we will be happy to have them as land owners at Lake Saint Louis.

Sincerely,
LAKE SAINT LOUIS INVESTMENT CORPORATION

[redacted]
Sales Manager

11

FD-302 (REV. 3-17-69)

FEDERAL BUREAU OF INVESTIGATION

Date February 9, 1971

1

[redacted] was advised of the identities of the interviewing Agents and that he was being interviewed regarding a possible Federal violation regarding discrimination in housing. He was furnished a form on which are set out his rights. He read the form, stated that he understood his rights, and signed a waiver of his rights. He then furnished the following information.

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He was employed by the Lake St. Louis Investment Corporation, from June through October, 1970, as a home site salesman. His immediate supervisor was [redacted]

As a salesman for Lake St. Louis he handled about 20 potential customers per week. Of this number he showed property to about 10 persons per week and actually sold about 1 lot per week. During the approximately 16 weeks that he was employed by Lake St. Louis he had only 2 Negro prospects. He showed property to both of these prospects but neither of them bought a lot. [redacted] felt that the reason they did not buy was because they could not afford the property. He explained that lots were priced from $6,900 to $25,000. [redacted] was unable to recall the names or addresses of the 2 Negro prospects that he showed property to.

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[redacted] stated that there were 3 or 4 Negro lot owners at Lake St. Louis when he left there in October, 1970, but there were no Negro tenants in the apartments there.

Lake St. Louis did not employ telephone solicitors while he was there. They advertise their property by using road signs, newspaper, and television advertisements.

When he was first employed by Lake St. Louis he was not given any specific instructions concerning the handling of Negro prospects. Later after he had been employed there for a while another salesman, name unrecalled, told him that he should try to sell to Negroes the same as he tries to sell to whites. He was also told by this salesman that after he reached a certain point in negotiation with a Negro prospect that he would have to turn that prospect over to management for completion of

12

On 2/2/71 at Florissant, Missouri File # SL 177-8

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by SA [redacted] SA JJR/dmv Date dictated 2/8/71

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the sale. The only time anyone belonging to the management staff mentioned anything about Negro customers to him was one day when [redacted] told him that he should treat Negro customers the same as he treated white customers.

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The salesmen at Lake St. Louis used what [redacted] referred to as an "up board". [redacted] explained that this meant that after a customer came into the lot and a salesman handled that customer's inquiry, whether he showed property to that customer or not, his name would be put at the bottom of the list behind all the other salesmen. [redacted] explained that once a salesman's name reached the top of the list and after he handled the customer he would automatically go to the bottom. The only way he could remain at the top of the list was if the customer that he handled happened to be a Negro. If that customer was a Negro he was allowed to stay at the top of the list. Negro customers were referred to by the salesman as "double X" customers.

[redacted] was unaware of any complaints made by Negroes against Lake St. Louis.

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[redacted] furnished the following information about himself:

Race	White
Sex	Male
Date of birth	[redacted]
Place of birth	
Wife	

FD-302 (REV. 3-17-69)

FEDERAL BUREAU OF INVESTIGATION

Date January 4, 1971

1 [redacted] was recontacted and stated that while he was employed at the Lake St. Louis Estates Company, he attended scheduled sales meetings, usually held on a Saturday, and that during one or two of these meetings the policy with regards to the handling of Negro clientele was openly discussed. He stated he could not remember the dates of these sales meetings nor which particular salesmen attended. He advised that [redacted] a former salesman, may have attended meetings where the Negro policy was discussed and even if [redacted] did not attend, he [redacted] was sure [redacted] was aware of the situation with respect to the handling of Negro prospective purchasers.

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On 2-3-71 at St. Louis, Missouri File # SL 177-8

by SA [redacted] sc Date dictated 2-4-71

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FD-302 (REV. 3-17-69)

FEDERAL BUREAU OF INVESTIGATION

Date February 8, 1971

1

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b7C [redacted] was advised of the identities of the interviewing Agents as well as the fact that he was being interviewed regarding a possible Federal violation regarding discrimination in housing by his former employer, Lake St. Louis Investment Corporation, O'Fallon, Missouri. He was then furnished a form entitled Interrogation; Advise of Rights. [redacted] read this form and indicated that he understood his rights after which he signed the form.

[redacted] then furnished the following signed statement:

"St. Louis, Mo.
February 3, 1971

"I, [redacted], make the following free and voluntary statement to [redacted] and [redacted] who have identified themselves to me as Special Agents of the Federal Bureau of Investigation.

[redacted] has furnished a form to me on which are set out my rights. I have signed this statement without any promises or threats being made to me.

b6
b7C "I was born [redacted] I can read and understand the English language and have completed 13½ years of education.

"About the middle of May 1970 I went to work as a salesman for Lake St. Louis Investment Corp., O'Fallon, Mo. on a part time basis. I learned of this job from a friend, [redacted] who was employed by the company, and from a newspaper advertisement. On June 1, 1970, I began working for the company on a full time basis. I obtained the job from [redacted] General Manager of the company. I agreed with him on the

15

b6
b7C On 2/3/71 at Florissant, Missouri File # SL 177-8

by SA [redacted] SA JJR/ dmv Date dictated 2/8/71

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conditions of my emplyment and he was my immediate supervisor.

"When I first started working for the company, [redacted] gave me a price list of the property, a map of the area, and a general rundown of the development. This was the extent of my indoctrination. I was not given any details on company policy regarding sales to Negroes from [redacted]

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"The sales force employed what was known as an "up board" which meant that each salesman talked to prospective customers in rotation. When persons under 21 came into the office the salesman whose turn it was did not lose his turn. Also when a Negro person came in, the salesman that was "up" did not lose his turn. Negros were referred to by the salesmen as "double X" customers.

"During the approximately 16 weeks that I was employed there, a sales meeting was held each Saturday morning. These meetings were presided over by [redacted] Occasionally [redacted] was come into the meeting. To my knowledge, the subject of race was never discussed at one of these meetings by either [redacted] or any of the salesmen.

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"No specific instructions were ever given to me by management as to what company policy was toward sales to Negros.

"During the time I was employed by Lake St. Louis, I handled about twenty customers per week. Of these twenty, I showed property to about ten per week and actually sold about one per week.

"Overall, I talked to two Negro potential customers. I feel the reason they did not buy the property was financial. I had shown these persons property that was within the price range they said they could afford.

"Lake St. Louis advertised their property by means of newspaper ads, road signs, and television commercials. They did not employ telephone solisitors while I was there.

"I left the employment of Lake St. Louis during early October 1970 after the company cut the commission rates paid to salesmen.

"I have read this statement consisting of this and four other pages and it is true and accurate to the best of my knowledge.

[redacted]

"Witnesses:
/s/ [redacted] Special Agent, FBI, St. Louis, Mo. 2/3/71
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b7C
/s/ [redacted] Special Agent, FBI, St. Louis, Mo. 2/3/71"

In addition [redacted] advised that during one of the sales meetings that he attended [redacted] came into the meeting and told the salesmen that they should be sure to treat Negro customers in the same manner in which they treat white customers. He also advised that [redacted] who was also a salesman with Lake St. Louis had told him that he would not be able to handle a sale to a Negro from beginning to end. [redacted] told [redacted]

that at one point in the negotiations he would have to turn the Negro customer over to management for the deal to be closed.

FD-302 (REV. 3-17-69)

FEDERAL BUREAU OF INVESTIGATION

1

Date 2/5/71

[redacted] was advised of the identity of the interviewing Agents and the nature of the investigation.

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He advised that he was employed as a land salesman exclusively with Lake St. Louis Investment Corporation, O'Fallon, Missouri, from June to October, 1970. He stated he had no other duties other than land sales in the Lake St. Louis development and that his supervisor during his tenure was [redacted]

[redacted] stated that his only attempt at solicitation was a mailing which he sent to about 3,000 Mc Donnell Douglas Corporation employees. He said that he secured a Mc Donnell employee roster, selected only those persons who appeared to be department heads or in some other administrative or supervisory capacity from the list as a means to qualify them for a sizable investment. He said, however, only several persons from Mc Donnell, all white, responded, however, no sales to these persons were made.

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[redacted] stated that during his employment with Lake St. Louis he sold 21 lots and that all of these sales were to white persons. He did recall that one of these white persons was married to an Asiatic. He said that he made no other sales. He recalled that he had shown property at the lake to about 500 white persons, no Asiatics, and about five black persons.

[redacted] advised that he was advised by [redacted] upon accepting employment with the company that the company policy was that all persons, regardless of race, color or creed, were to be handled and treated alike. He stated that in fact he signed an agreement calling for his dismissal in the event that he discriminated in any way against prospective customers.

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[redacted] said that he personally was not aware of any complaints made regarding the handling or treatment of minority groups and to his knowledge no one was discriminated against during the time he was employed with that company.

[redacted] said that he did not care to furnish the above in the form of a signed statement.

On 2/3/71 at St. Louis, Missouri File # SL 177-8

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b7C

SA [redacted]
SA

DSD:mv Date dictated 2/4/71

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FD-302 (REV. 3-17-69)

FEDERAL BUREAU OF INVESTIGATION

1

Date February 8, 1971

[redacted] was advised of the identity of the interviewing Agents and that the interview concerned a possible violation in connection with discrimination in the sale of properties at Lake St. Louis. [redacted] was advised of his rights by SA [redacted] and waived them as shown on an executed Advice of Rights and Waiver Form.

[redacted] provided the following information:

[redacted] advised that he was employed as a Salesman on three different occasions by Lake St. Louis Corporation. The first time was for approximately six months from January to May, 1969, when he was employed on a full-time basis. The second time he was employed from September to November, 1969, as a part-time salesman. He was also employed from September to November, 1970, as a part-time salesman. During these periods he worked strictly on a commissioned basis and usually worked on Sundays only while employed part-time. During the two periods of employment in 1969, his supervisor was [redacted] and during his employment in 1970, his supervisor was [redacted] advised that on average he would handle four perspective customers on a Saturday, ten on Sunday and about two a day during the week. He estimated that while he was employed full-time, he handled 25 persons a week.

[redacted] stated that during the entire time he was employed he had only five or six non-white customers. He advised of the five or six only one, whose name he could not remember, was really interested in purchasing property. He advised that he wrote up a deal and then discovered that the customer did not have the necessary down payment. The customer advised that he would attempt to secure necessary financing but [redacted] never heard from him again.

[redacted] advised that he never heard either [redacted] say anything during sales meetings or general conversation regarding selling property to minority groups or

20

On 2/3/71 at St. Louis, Missouri File # SL 177-8

by SA [redacted] SA CMS:ck Date dictated 2/5/71

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any different treatment that these groups were to receive. [redacted] advised that as far as he was concerned he gave the same sales pitch to everyone. He said as far as he knew everyone was treated respectfully and that anyone that came in the gate was given the same tour and the same sales pitch. He advised that the job with him was purely economic and that if he thought a customer was interested in buying and could afford to buy property at Lake St. Louis he would try to make a sale. He alsosaid that if a customer, regardless if he were black or white, showed no real interest in purchasing or obviously not able to purchase, he gave them the tour, quoted the prices and asked if they wanted to buy now. If not, he returned the customer to the parking lot and awaited his next turn.

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To the best of [redacted] knowledge there were no Negro salesmen or secretaries employed at Lake St. Louis and he could remember only one Negro man that applied for a salesman job in answer to a newspaper ad.

[redacted] advised that he and all the other salesman were required to sign a letter saying they would sell to anyone who desired to purchase property. [redacted] stated that neither [redacted] ever said anything directly but it was understood as far as he was concerned that they did not want sales to blacks. He advised that many of the salesmen felt there was handwriting on the wall regarding such sales. The best example he could think of was a salesman named [redacted] who had not sold a piece of property for at least 60 days. [redacted] wrote up a deal for a black family, and was fired the next week, and the only logical conclusion that [redacted] could draw, was that he sold property to the wrong person. [redacted] said he had no evidence or concrete information to substantiate his thoughts but he was fairly certain that this was at least part of the reason [redacted] was fired.

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FD-302 (REV. 3-17-69)

FEDERAL BUREAU OF INVESTIGATION

1

Date February 8, 1971

[redacted] Caucasian male, [redacted]

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was advised of the identities of the interviewing Agents, the nature of the investigation, and of his rights as evidenced by an executed warning and waiver form. [redacted] furnished the following information:

[redacted]

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[redacted] stated that prior to his accepting the job, he inquired of [redacted] as to what restrictions or limitations should be adhered to by the sales force. [redacted] had advised [redacted] that the policy was one of "open house" and that income qualifications were the overriding criteria for acceptance of a prospective buyer. [redacted] denied that there was any racial restrictions established or in force while he was employed at Lake St. Louis.

[redacted]

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[redacted] did not attend any of the Land Sales meetings and advised he was not familiar with that aspect of the company's operation.

[redacted]

[redacted]

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On 2-4-71 at St. Louis, Missouri File # SL 177-8

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b7C

by SA [redacted] JAL:cmd Date dictated 2-5-71

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[redacted] a home and apartment builder, and before that a marketing director for [redacted] primarily a single family home builder.

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[redacted] was not aware of any complaints from any organization or individual of a minority race claiming that racial discrimination was evident at Lake St. Louis.

FD-302 (REV. 3-17-69)

FEDERAL BUREAU OF INVESTIGATION

1 Date 2-8-71

[redacted] a white male, was interviewed at the Land Sales Office, Lake St. Louis Investment Corporation, O'Fallon, Missouri. At the outset of the interview [redacted] was advised of the identities of the interviewing Agents as well as the fact that he was being interviewed concerning a possible Federal Housing Discrimination violation in connection with the sale of property at the Lake St. Louis Estates. In addition, [redacted] was advised of his rights by Special Agent [redacted] and waived them as shown on an executed Warning and Waiver Form.

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b7C [redacted]

[redacted] stated he is [redacted] of the Lake St. Louis Estates Company and holds the title of [redacted]. He was employed in January, 1968. He does not have any ownership interest in the company.

[redacted] advised his job duties involve the arranging of corporate financing for the company and the financing for lot buyers who wish to build homes on their lots. He advised the company's sales force is divided into two groups and comes under heading of Marketing Division. One group is involved in the sale of lots to individuals and the other group is involved in the sale of houses. He advised that the development encompasses about 3,000 acres of which 900 acres is lake, golf course and park area. He stated there are approximately 1,200 single family lots available of wich 830 to 850 have been sold and that approximately 1,200 to 1,500 single family lots are envisioned to be available in the near future.

In addition to the lots there is also available multiple housing which consists of 66 townhouses and apartment

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On 2-5-71 at O'Fallon, Missouri File # SL 177-8

b6
b7C by SA [redacted] JAL:klb
SA

Date dictated 2-5-71

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units built and owned by [redacted] He advised most of these units are rented and
b6 he is unaware of any Negro tenants. He further stated
b7C there are seven model villas, which he stated were rather expensive, located at the development, however, no villas have been sold. He stated he understood there were some Negro land owners at Lake St. Louis, however, he could not provide a definite number.

In response to the method of solicitation and advertising, [redacted] stated that Lake St. Louis has always operated under an open house policy, and that lots and residential properties were available to any qualified buyer with no regard to race, color or creed. [redacted] stated
b6 that up until December, 1969 or the first part of
b7C January, 1970 the company employed a staff of telephone solicitors, however, it was determined this method of solicitation was non-productive and was discontinued. He stated the company has not inserted any specific references in their advertising to communicate directly to the black community. However, he stated the company advertised through mass media channels such as newspaper, radio and television which encompasses all prospective buyers regardless of race, color or creed.

[redacted] denied that the company practices any discrimination toward Negroes or any other minority race and stated under the open house policy, as he understands it, the company will sell to anyone who is financially
b6 qualified. [redacted] further advised although he is
b7C not closely associated with the sales aspect of the business, he has the understanding that a person wishing to purchase a lot will appear at the site and be shown around by a salesman. The procedure the salesman is to follow would be to greet prospective buyer, explain location and price range of lots available, and to give prospective buyer a tour of the site. He advised that lot salesman operate under a rotation system so that each salesman will have an equal opportunity to get a

sale. The salesman's name which is placed at the top of the rotation board would take the next customer and upon completion of the presentation would go to the bottom of the rotation board. This salesman would then have to wait until his name again appeared at the top of the board he would again get another chance to make a sale. He stated he has never heard of the term "double X" being used to refer to a Negro customer. He stated he has occasionally attended sales meetings and to his knowledge the only topics of discussion were sales goals and motivation.

At no time has the discussion centered around a racial policy or the preferential treatment of one prospective buyer over another.

[redacted] advised he would be unable to provide the number of new employees hired since December, 1969, however, this information could be obtained from [redacted]

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FD-302 (REV. 3-17-69)

FEDERAL BUREAU OF INVESTIGATION

1 Date 2-8-71

[redacted] Lake St. Louis Investment Corporation, was interviewed at her place of employment at Lake St. Louis, O'Fallon, Missouri. She was advised of the identity of the interviewing Agent and the nature of the interview, and thereafter furnished the following information:

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[redacted] stated there are ten job categories established by the company. She stated she would be able to provide the change in the numbers of persons employed in each category from the period December 30, 1969 to December 30, 1970 from payroll records, but due to the turnover in several of the job categories, she would be unable to provide a realistic figure for the number of new employees in each category. She provided the following break down of these job categories by race which was the change in strength on the dates indicated:

Category	December 30, 1969	December 30, 1970
Teamsters	One White	One White
Engineers	Five White	Six White
Administration - Secretaries and Staff	Fifteen White	Eighteen White
Marketing, Job Relation, Advertising	Four White	Fourteen White
Hoisting Engineers	Seven White	Fourteen White
Laborers	Eight White	Eight White
Community Association Employees -		

27

On 2-5-71 at O'Fallon, Missouri File # SL 177-8

b6
b7C

by SA [redacted] JAL:klb

SA

Date dictated 2-5-71

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Category	December 30, 1969	December 30, 1970
(continued) Club, Lake and Golf Course	Nineteen White One Negro	Twenty-four White One Negro
Maintenance	Nine White Three Negro	Fourteen White Two Negro
Outside Sales - Land Sales	Fifteen White	Ten White

[redacted]

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[redacted] In addition, attempts were made to recruit graduating seniors from Wentzville, Missouri High School. This high school has a large number of Negro students, however, none of the Negro students seemed to be interested in working at the Lake St. Louis Company and she has had no Negro applicants apply at the office, in reply to the newspaper ads.

FD-302 (REV. 3-17-69)

FEDERAL BUREAU OF INVESTIGATION

1 Date February 8, 1971

[redacted] a Caucasian male and [redacted] was advised of the identities of the interviewing Agents and the fact he was being interviewed concerning a possible Federal violation in connection with discrimination in the sales of lots at the Lake St. Louis development. Prior to answering any questions, [redacted] was advised of his rights as shown by an executed warning and waiver form, [redacted] furnished the following information:

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[redacted]

[redacted] advised that at about this same time period, [redacted] a lot salesman, was discharged. [redacted] stated [redacted] was fired for cause and in outlining the reasons related that [redacted] had missed scheduled sales meetings or showed up late. He had been guilty of "skating" on other salesmen, that is, he had stolen prospective customers from salesmen who had been scheduled to handle them. In addition, [redacted] was not getting along with the other salesmen because he insisted on making it known that he was Jewish and used that fact to create arguments with the other salesmen.

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[redacted] denied the allegation by [redacted] that he [redacted] was fired because he sold some lots to a Negro. [redacted] admitted that without the facts, it would appear [redacted] was fired for selling to the Negro. [redacted] stated it was just coincidental that at the time [redacted] was fired, he had just closed a sale with the Negro. [redacted] stated [redacted] had concurred with his decision to release [redacted]

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[redacted] advised that there are approximately 3,000 acres of land owned or under option by the Lake St. Louis Investment Corporation of which 800 acres are planned for division into 1/3 acre plots. Approximately 400 acres of the land are presently developed for 1,200 single family lots selling for $7,495 to $26,995 per lot. [redacted] could not

On 2-5-71 at O'Fallon, Missouri 29 File # SL 177-8

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by SA [redacted] JAL:cmd Date dictated 2-5-71

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furnish the number of lots sold since December, 1969, since he had only been employed since October, 1970, however, he estimated that a total of 900 lots had been sold since the project had started. Only two lots had been sold to a Negro, [redacted] and that was by [redacted]

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[redacted] advised he is responsible for the advertisement of lots at the project and the primary method of advertising is through the mass media, i.e. newspapers, radio, television, and billboards along the highways near the project. Advertising plans for the near future include advertisements in the Boating and Fortune magazines.

All advertisements are designed to reach all prospective buyers without restriction to race, color, or creed. No plans have been made to place ads or notice with any organization responsive to the black community.

In response to the procedures land salesmen follow in soliciting buyers, [redacted] stated each salesman has a name plaque which is placed on a "rotation board" in the visitor's information center at the project. When a prospect arrives he is greeted by the salesman whose name appears at the top of the rotation board. The salesman conducts his presentation and afterwards his name is moved to the bottom of the list where he must wait till his name appears again at the top at which time he gets another chance to make a sale.

b7C

[redacted] explained that since the salesmen operate strictly on a commission basis, this rotation system provides an equitable arrangement insuring each salesman a fair change to get a sale.

[redacted] stated the term "Double X" meant nothing to him and none of the salesmen had mentioned it before. He advised he had heard the term "burned" before which he understood to mean a bust or missed sale.

[redacted] emphatically and categorically denied that the Lake St. Louis Investment Corporation is discriminating on the basis of race, in its advertising, solicitation, or sales presentation.

FD-302 (REV. 3-17-69)

FEDERAL BUREAU OF INVESTIGATION

1 Date 2-8-71

[redacted] was informed of the identities of the interviewing Agents as well as the fact he was being interviewed concerning a possible Federal Violation in connection with Discrimination in Housing at Lake St. Louis, Missouri. At the beginning of the interview he was warned of his rights by Special Agent [redacted] and waived them as shown on an executed Warning and Waiver Form. [redacted] was interviewed at his place of employment, Lake St. Louis Investment Corporation.

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He gave his present home address as [redacted] advised that he has been working as a full time salesman at Lake St. Louis for the past two and one-half years. From January, 1969 to August, 1969 his position was sales manager. While serving in the capacity as sales manager, [redacted] had the responsibility of hiring, training, and advising eight to ten salesmen in various sales techniques. As a salesman, [redacted] explained his responsibilities were greeting prospective customers, explanation of the layout of Lake St. Louis to these customers, and then taking these customers on a tour of the real estate development.

[redacted] advised that when he first became employed by Lake St. Louis Investment Corporation, [redacted] was his supervisor. Later [redacted] and then [redacted] were his supervisors. As a sales manager, [redacted] was supervised directly by [redacted] general manager of Lake St. Louis and [redacted] president of Lake St. Louis.

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[redacted] advised that at no time during any sales meetings was the policy discussed to discourage minority groups from purchasing properties in Lake St. Louis. Also at no time was [redacted] advised by his superiors informally or by implication that he should not solicit minority groups. As a sales manager, [redacted] attended

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On 2-5-71 at St. Louis, Missouri 32 File # SL 177-8

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by SA [redacted] TLW:klb

Date dictated 2-5-71

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weekly sales conferences with his superiors to review his sales efforts, advertising, sales quotas, the performance of each salesman under [redacted] and future promotions at Lake St. Louis.

[redacted] advised that during the past two and one-half years he has sold approximately 40 to 50 properties at Lake St. Louis. He estimated that approximately one per cent (1%) of all prospective customers belong to minority groups. He estimated he personally has shown ten prospective customers of minority groups properties at Lake St. Louis. As a salesmanager, [redacted] explained part of his responsibilities included reviewing a sales contract before it would be accepted by Lake St. Louis. He advised he never personally reviewed a contract made with a member of a minority group in his capacity as sales manager. [redacted] explained that the sales manager has the authority to immediately accept on a conditional basis an offer made by any prospective customer. After the offer is accepted by the sales manager, the problems of obtaining financing, etc., are handled by other staff members.

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[redacted] handled prospective customers questions concerning the ownership of Lake St. Louis property by minority groups on an economic basis, that is, [redacted] would explain that if a member of a minority group could afford to purchase property in that area he could buy it and would in all likelihood have no detrimental effect to the neighborhood properties. However, [redacted] did point out to prospective customers that because of the price schedules very few members of minority groups would be in an economic position to purchase property at Lake St. Louis. To [redacted] knowledge, there has never been any difference in solicitation or prices quoted to members of minority groups.

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[redacted] stated he was indirectly aware of

complaints lodged against Lake St. Louis by minority groups. He said he had no personal knowledge, but that he had heard from various sources that a former salesman from Lake St. Louis has stated no properties were to be sold to Negroes. [redacted] advised that to his knowledge, six individuals of minority groups presently own property at Lake St. Louis. Of these, three are Filipinos, one is an East Indian, one is Chinese and one is Negro. [redacted] advised that [redacted] sold the property to the Negro, [redacted] was the salesman for the Chinese purchase, and [redacted] was the salesman for the purchase by the Filipinos. [redacted] could not recall who had been the salesman for the Indian purchase. [redacted] was unable to recall the names of any of the approximately ten individuals who were members of minority groups that he had discussed Lake St. Louis property with. He also was unable to recall the names of any individuals of minority groups who are presently owners of property at Lake St. Louis, but advised that it would not be difficult to obtain their names through records of Lake St. Louis.

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[redacted] explained the system of salesmens rotation in serving prospective customers at Lake St. Louis. The rotational system was known as the "Up board". [redacted] stated that the "up board" was a magnetic board with the name of each salesman on it. The salesman at the top of the list had the opportunity to serve the next customer at Lake St. Louis. When he returned from his tour with that customer, he placed his name at the bottom of the "up board". [redacted] explained that the system was based upon giving each salesman an equal opportunity to serve clients. According to [redacted] anyone that could buy was considered a "turn". A person under 21 years of age was not considered a "turn" and the salesman at the top of the "up board" did not need to place his name at the bottom of the board. [redacted] also

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stated the term "double X" was the salesmens slang expression for a Negro customer, however, according to [redacted] a Negro customer was considered to be a "turn" unless for some reason the Negro customer was not considered to be "a buying unit".

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FD-302 (REV. 3-17-69)

FEDERAL BUREAU OF INVESTIGATION

Date February 9, 1971

1

[redacted] was advised of the identities of the interviewing Agents as well as the fact that he was being interviewed regarding a possible Federal violation regarding discrimination in housing by his present employer, Lake St. Louis Investment Corporation. [redacted] was then furnished a form entitled Interrogation; Advise of Rights which he read, stated that he understood and signed.

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[redacted] advised that he has been employed as a salesman by the Lake St. Louis Investment Corporation since June, 1968. At that time he was hired by [redacted] who was the sales manager for that company. When he first took the job at Lake St. Louis [redacted] explained the company's sales policy to [redacted] and showed him around the property. No mention was made by [redacted] or by subsequent sales managers or by [redacted] the owner of the property, about any specific policy the company had toward sales to Negroes. [redacted] advised that as far as he is concerned he tries to sell to Negro customers as hard as he tries to sell to white customers. Their race is immaterial to him and as far as he is concerned it is immaterial to the company.

[redacted] advised that Lake St. Louis advertises its property by means of newspaper advertisements, television commercials, and road signs. They do not employ telephone solicitors at this time although they did employ solicitors during the winters of 1968 and 1969. [redacted] felt that telephone solicitation was not an effective marketing practice and this is the reason he feels the company does not use this.

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[redacted] stated that he talks to approximately 20 potential customers per week and that of this 20 he actually shows property to about 10 per week. Over the period of a year [redacted] stated that he sells property to approximately 1% of those that he shows property to. This would be approximately 1 sale per week. He stated that he has shown property to approximately 3 or 4 Negro persons over the past 6 months but that he has not sold property to any of these persons. He felt that the reason none of these persons bought was because they could not afford the property. He was unable to recall the names or addresses of any of the Negro persons that he

36

On 2/5/71 at O'Fallon, Missouri File # SL 177-8

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by SA [redacted] JJR/dmv Date dictated 2/8/71

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talked to.

[redacted] stated that Lake St. Louis' policy toward sales to Negroes is the same as its policy toward whites and that is to try as hard as possible to sell them property. He has noted no difference in this policy in the entire time that he has been employed theres.

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Salesmen at Lake St. Louis use what [redacted] referred to as an "up board". This meant that each salesman takes turns in handling persons who visit Lake St. Louis to look at the property. When a visitor drives past the guard onto the property this is considered an "up". Even if that person turns around and drives off the lot the salesman who was "up" loses his turn. The only way that a salesman does not lose his "up" is if he can determine that a prospect is under 21 years of age because in Missouri those persons can not legally purchase property. [redacted] advised that a person's race has no effect on whether a salesman loses his "up" or not.

[redacted] furnished the following information about himself:

Race	White
Sex	Male
Date of birth	[redacted]
Place of birth	
Address	
Previous employer	
Occupation	

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FD-302 (REV. 3-17-69)

FEDERAL BUREAU OF INVESTIGATION

1 Date 2-8-71

[redacted] was interviewed at his place of employment, Lake St. Louis Investment Corporation, St. Charles County, Missouri.

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[redacted] after being advised of the identities of the interviewing Agents and the nature of the investigation was advised of his rights by Special Agent [redacted] which he waived as shown on an executed Warning and Waiver Form.

He stated he has been associated with the Lake St. Louis Investment Corporation for about one and one-half years, however, he was a part time employee until June, 1970 and that he has been a full time land salesman since that date. He said he has no other duties with the company and that his immediate supervisor is [redacted] who is the Marketing Director for the company.

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[redacted] stated that during his employment with the company he has solicited only approximately fifteen persons, all acquaintances, that that all but one were white. He said the one person not white was [redacted] (phonetic) who he stated was a former co-worker of his at [redacted] St. Louis, Missouri. He stated he could not recall [redacted] residence, but did recall his telephone number to be JAckson 2-3139. He said [redacted] however, did not purchase any property at the development. He recalled his sales during his employment to be about twenty lot sales to white persons, one lot sale to an Oriental, and no lot sales to Negroes. He stated he has displayed property to several hundred white persons, to five to ten Orientals, and to five to ten Negro persons, however, does not recall the identity of any of the Negroes or Orientals.

[redacted] said that upon accepting employment

On 2-5-71 at St. Charles County, Missouri File # SL 177-8

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by SA [redacted] DSD:klb

SA 38 Date dictated 2-5-71

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with the company he was not advised one way or another by any of his superiors as to how he should handle persons of minority groups. He recalled, however, that during June, 1970, at the time he accepted full time employment with the company, he was required to sign a form which stated in effect that he would not discriminate in any way against anyone in the display or sale of property at Lake St. Louis.

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[redacted] stated that to his knowledge he has not, nor does he have any information of anyone ever being discriminated against because of race, religion or national origin in the Lake St. Louis Development.

He advised that although the company has no policy in regard to the method of salesmen taking turns with potential customers, the salesmen themselves have agreed that single persons, people under 21 years of age, people who already own property at Lake St. Louis and black persons would not be counted as a "turn" and they would, therefore, be eligible to display property to the next person coming into the development. He said he could not state whether or not his boss was aware of the agreement between the salesmen regarding "turns".

[redacted] stated he did not care to furnish the above in the form of a written statement.

The following description was obtained through observation and interview:

b6
b7C

Race	White
Sex	Male
Date of Birth	[redacted]
Height	

3
SL 177-8

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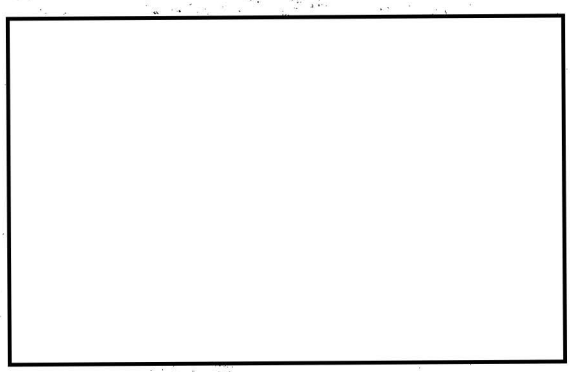
b7C

Weight
Social Security
Number
Military Service
Wife
Arrest Record



FD-302 (REV. 3-17-69)

FEDERAL BUREAU OF INVESTIGATION

Date February 8, 1971

1

[redacted] was informed of the identities of the interviewing Agents as well as the fact that he was being interviewed concerning a possible Federal violation in connection with the possible discrimination in housing being exercised by Lake St. Louis Estates. At the beginning of the interview [redacted] was warned of his rights by
b6 SA [redacted] and waived them as shown on an
b7C executed Warning and Waiver Form.

[redacted]

He stated that he has been employed as a salesman for Lake St. Louis Estates since the latter part of [redacted] He stated that he had learned that the sales job was available through a friend of his named [redacted] who is also a salesman for Lake St. Louis Estates. [redacted] advised that he had previously been employed as a salesman for [redacted] St. Louis, Missouri, and that he had held that job for a period of five years.

b6 [redacted] stated that he was interviewed for his
b7C job at Lake St. Louis by [redacted] the Sales Manager, and that during that interview very little was discussed concerning the policy of the company as regarded the sale of the lots of Lake St. Louis. [redacted] stated that the main thing [redacted] stressed was that all the salesmen "worked together", and that there was no "skating". [redacted] explained that the term skating was used when a customer came to the salesoffice and asked for a specific salesman and another salesman took that person to see lots without the salesman the customer initially asked for, and then not split the commission with the other salesman. [redacted] stated that [redacted] did not discuss any matters relating to discrimination against persons of any particular ethnic background or race. He went on to say that after he was hired, a staff manager named [redacted] provided him with literature such as price lists and financial data, but that [redacted] made no mention of any discriminatory policy.

On 2/5/71 at O'Fallon, Missouri 41 File # SL 177-8

b6 by SA [redacted] SFJ:pdp Date dictated 2/5/71
b7C SA

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[redacted] advised that every potential customer
b6 b7C who wished to purchase property at Lake St. Louis was treated equally and that, in fact, he said he remembered signing a statement to the effect that he would not practice any discrimination whatsoever.

He also advised that he has been showing approximately five lots a week to customers since he has been employed, but that none of these potential prospects were Negro. He stated that at no time had he even so much as talked to a potential buyer who was Negro, although he said other salesmen had shown lots to Negro customers. He stated as far as he personally is concerned, he is on a straight commission basis, and therefore, would sell property to whoever would buy. He stated that during the tenure of his employment at Lake St. Louis he has sold four or five lots.

b6 b7C [redacted] advised as follows concerning the procedure by which customers are assigned to the various salesmen:

He stated that the salesmen each day wait together in the "ready room" and that their names are placed in order on a board. He advised that as a customer pulls into the parking lot the salesman whose name is at the top of the board goes out to greet the customer, and that the salesman's name is then placed on the bottom of the list after he has shown property to the prospect. He stated that if an individual under the age of 21, who was obviously not going to be an eventual purchaser, came to the sales office and talked to the salesman, that salesman was permitted to place his name at the top of the list again after the person departed. He stated that he had never heard of the term "double X" in connection with referring to Negro prospects. He further stated that Negroes were treated as any other customer and that the salesmen who spoke to Negroes or showed Negroes about the property were not permitted to place their name at the top of the list, as they would have done if the customer were under 21 and not a potential buyer.

b6 b7C [redacted] advised that policy concerning Negro customers had never been discussed at any sales meetings and

furthermore, that he had never discussed the subject with management or with any other sales personnel. In addition, he stated that he is not aware of any complaints, neither oral or written, made by any individual against Lake St. Louis concerning discriminatory policies.

FD-302 (REV. 3-17-69)

FEDERAL BUREAU OF INVESTIGATION

1

Date 2/9/71

[redacted] was interviewed at his place of employment, Lake St. Louis, O'Fallon, Missouri. [redacted] was informed of the identities of the interviewing Agents as well as the fact that he was being interviewed concerning a possible Federal violation in connection with Discrimination in Housing. At the beginning of the interview, he was warned of his rights by SA [redacted] and waived them as shown on an executed Warning and Waiver Form.

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[redacted] advised that he has worked as a full-time land salesman at Lake St. Louis since March 13, 1970, and worked as a part-time salesman from April, 1969, until March 13, 1970. He further advised that on January 1, 1971, he was given the title of Staff Manager. [redacted] stated that as a Staff Manager his primary duty is still land sales, but that he also received a slight percentage for supervising a sales team consisting of five or six salesmen. He stated that as a Staff Manager his duties included opening and closing the office, instructing employees on sales techniques, and company policies, and insuring that the moral of his team is maintained at a high level. [redacted] stated that his duties as a salesman involved escorting customers around the St. Louis property and attempting to sell lots to these customers. [redacted] advised that he works directly under [redacted] whose title is Sales Manager.

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[redacted] estimated that during the time he worked part-time at Lake St. Louis, he worked approximately eight hours per week. He stated that during this time, he showed Lake St. Louis property to approximately 100 potential customers. He stated that of these 100, two were Negroes, four were Orientals, and the rest were white. He stated that none of the Negroes or Orientals bought lots, but that 12 of his white customers bought lots. [redacted] went on to state that during the time he has been a full-time employee, he has shown lots to about 2,000 customers. He stated that of this 2,000, three were Negroes, about 12 were Orientals, one was an Indian, and the rest were white. [redacted] stated that of these, he sold lots to about 25 white customers, one Indian customer, and no Negroes. [redacted] stated that the Indian customer, who purchased a lot from him, is [redacted] who he believes is a psychiatrist

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On 2/5/71 at O'Falloh, Mo. 44 File # SL 177-8

b6
b7C by SA [redacted] SA DAP:jmg Date dictated 2/8/71

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in St. Louis. [redacted] went on to state that he almost sold a
b6 lot to a Negro by the name of [redacted] (phonetic),
b7C who was very interested in purchasing a lot. [redacted] could supply no additional data on [redacted] or the other Negroes who he showed lots to.

[redacted] stated that during the time he has worked at Lake St. Louis, he has solicited about 200 friends and relatives on his own to purchase lots at Lake St. Louis. He stated that five individuals whom he has solicited finally purchased lots, and that all of these are white. He stated, however, that he has solicited Negro friends and acquaintances, approximately ten. [redacted] stated that ever since he first came to work at Lake St. Louis, he has attempted to sell property to all individuals whom he has shown property to, without regard to race or religion. He stated that this has been the
b6 policy of Lake St. Louis ever since he has worked there, and
b7C that on two occasions, he has signed an agreement for the company, which stated that he understood and would comply with the Lake St. Louis policy of not discriminating against any group for any reason. [redacted] stated that he first signed such an agreement when he first came to work at Lake St. Louis, and was asked to sign a second agreement about six months later. [redacted] stated that he has never discriminated against a customer because of race and vigorously attempts to sell a lot to everybody he has an occasion to show a lot to. He further stated that all customers are escorted by a salesman, except on open house days, such as Easter, which are extremely busy. [redacted] stated that the company's policy with regard to discrimination has always been as it is now, to the best of his knowledge.

As far as the mechanics of assigning customers to salesmen [redacted] stated that the salesmen meet customers as they enter the Information Center, and that they work in a
b6 rotation system. He stated that when a salesman shows a lot
b7C he goes to the bottom of the salesmen rotation and does not shown another lot until each other salesman has had a customer. [redacted] advised that a salesman goes to the bottom of the rotation every time he talks to a buying unit. [redacted] defined buying unit as any potential customer, including Negroes, individuals over 21, and bachelors. He stated that a salesman would not go to the bottom of the list for talking to a minor or a Lake St. Louis property owner.

b6
b7C [redacted] stated that he is aware of no complaints, formal or informal, written or oral, regarding differences in treatment for black persons.

The following information was obtained through observation and interview:

Name
Home address

Date of birth
b6 Place of birth
b7C Social Security
Account Number
Marital status
Wife's name
Military service

[redacted]

FD-302 (REV. 3-17-69)

FEDERAL BUREAU OF INVESTIGATION

Date 2/8/71

1

[redacted] was interviewed at his place of employment, [redacted] He was advised of the identities of the interviewing Agents and that he was being questioned concerning a possible federal violation in connection with the sale of property at Lake St. Louis Estates, O'Fallon, Missouri. [redacted] advised that he resides at [redacted]

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[redacted] stated that he first learned about the availability of lots at Lake St. Louis Estates during late 1968 or early 1969. He stated that he had noted advertisements concerning that community in local newspapers and that he had also seen billboard signs along the sides of Highway 70, advertising the property. He stated that at that time he stopped at the sales office which is located on the premises at Lake St. Louis and that he was approached by a salesman, whose name he could not recall, who asked him if he would be interested in purchasing property. [redacted] advised that the salesman drove him around and showed him various lots, each of which was priced slightly over $9,000. [redacted] stated that he was advised that a 10% downpayment would be required on each of the lots if he wished to buy, and he stated that he told the salesman that he did not have enough ready cash to affort a downpayment.

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[redacted] stated that he had no more contact with the Lake St. Louis Estate Corporation or any individual connected with the sale of property at the estates until early Autumn 1970. He stated he could not recall the exact month. [redacted] went on to say that as he was driving past the estates one day, he decided to stop by the sales office once again, at which time he was approached by [redacted] who drove him around the estate area showing him lots and quoting him prices. [redacted] stated that [redacted] at first showed him property in the $10,000 to $12,000 price range which were located near the lake. He advised that he told [redacted] that he was interested in less expensive property which he was considering purchasing to buy as a possible investment. He stated that [redacted] then took him

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On 2/3/71 at St. Louis, Missouri File # SL 177-8

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b7C

by SA [redacted] SA SFJ/src Date dictated 2/4/71

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to a less developed area where [redacted] found a lot he wished to purchase. He advised that [redacted] told him that the particular lothe liked was #21 and that the sale price was $6,900. [redacted] also told [redacted] that he had to put down a 10% downpayment but that $10 or $12 would hold the property temporarily. [redacted] stated that [redacted] took him to the sales office and gave him a receipt for the $10 or $12 which [redacted] paid him at that time. [redacted] stated he could not recall the exact amount. He stated that he also asked [redacted] if they might drop the price of the property from $6,900 to $6,500. and that [redacted] said he would have to first check with a supervisor. [redacted] stated that [redacted] then left the room for a few minutes and returned saying that he had discussed the matter with his supervisor and that no discount was available. [redacted] stated he then left.

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He advised that [redacted] called him two or three days later at which time he confirmed the fact that it was not possible to lower the price of the property and they also set up an appointment for the following day at Lake St. Louis Estates in order that [redacted] might look at more property.

[redacted] advised that he and [redacted] met on the appointment day and that [redacted] showed him a lot adjacent to the one he had initially looked at. [redacted] stated that he advised [redacted] at the time that he would purchase both lots. He stated that when he and [redacted] returned to the sales office to sign the necessary papers that it was getting dark and the sales office was locked. He advised that he and [redacted] then set up a date for the latter to stop by [redacted] house to "finalize the deal."

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[redacted] stated that a few days later [redacted] met him at his home and that he [redacted] paid [redacted] a downpayment of approximately $1,990. for both lots. [redacted] stated that [redacted] left with him certain papers related to the closing, but he could not recall specifically what types of documents they were.

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[redacted] advised that he drove out to the sales office at Lake St. Louis Estates approximately two weeks after [redacted] had visited him at his home because he hadn't received a membership card, a payment schedule, and other documents related to the sale, which [redacted] had

told him he was entitled to. [redacted] stated that he talked to a salesman named [redacted] (LNU) and that this individual took him into the sales office where he talked with a woman, whose name he could not recall. [redacted] stated that this woman advised him that the deal was still being processed and he was instructed to telephonically contact another girl in the sales office the following day to get additional details. A girl, who was not the same female he had talked to on the previous day, but whose name he could not recall, advised him that his material had been sent. [redacted] stated that he also asked if she knew where [redacted] was. She stated that at first she said she didn't know but when he asked her if [redacted] was still residing in the same apartment she stated that he had not moved.

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[redacted] advised that he attempted to call [redacted] on the telephone but received no answer.

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[redacted] then stated that [redacted] called him on the phone sometime later but he could not recall the exact period of time which had passed. He stated that he could not remember much of the conversation but he did recall that he asked [redacted] if he [redacted] had gotten him into any trouble over the property, and he said that [redacted] advised him that he had not.

[redacted] stated that [redacted] then stopped by his home and asked him about the property he purchased. He said that he told [redacted] at the time that he had not yet received any papers from Lake St. Louis Estates in connection with the transaction. He stated that [redacted] then showed him a "paper" which read in effect that he [redacted] was no longer needed at Lake St. Louis Estates and that his employment there was being terminated not because of any matter related to discrimination but because he couldn't get along with the other help." [redacted] stated that [redacted] also told him that after he had sold the lot to [redacted] that some of the other salesmen had given him a hard time about the deal, because he had sold property to a Negro. [redacted] stated that [redacted] also told him that since receiving the above "paper" he had been offered his job back by the Lake St. Louis Estate Corporation, but had refused.

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SL 177-8

[redacted] stated that during the latter part of December 1970, or early January 1971, he went to see an attorney named [redacted] concerning the fact that he had not yet received any documents from Lake St. Louis Estate Corporation. He stated that he left with the attorney those documents which had been given him by [redacted] when he made his downpayment.

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[redacted] stated he does not know if the attorney actually contacted the Lake St. Louis Corporation but that during mid January 1971, he received a payment schedule from the Lake St. Louis Corporation and that a few days after that he received a membership card enclosed with a letter which stated he could stop by the estate at any time to pick up his Lake St. Louis license plates. He said that since receiving that letter he had received much literature about Lake St. Louis but that prior to that time he had receiving nothing. He stated that he had not yet stopped by to pick up those plates.

The following description of [redacted] was obtained from observation and interview:

b6
b7C

Sex	Male
Race	Negro
Height	
Weight	
Date of birth	
Place of birth	
Employer	
Residence	

[redacted]

FD-302 (REV. 3-17-69)

FEDERAL BUREAU OF INVESTIGATION

1

Date 2/9/71

[redacted] Negro male, residing at [redacted] was
b6 b7C interviewed at his employment, City Lighting Products, St. Louis, Missouri.

[redacted] furnished the following information:

About a year ago he received a telephone call at work from a young female who advised she was associated with the Lake St. Louis Estates and she invited him to come out and see the development. [redacted] was previously knowledgeable of the lots and property available from seeing ads in the newspapers and on television. On the following Sunday he and his wife drove to the development and was directed to the
b6 b7C Visitors Information Center where they were told that the development was very busy and there were many people there. [redacted] was advised by one of the salesmen to look around and someone would be right with them. The salesman also instructed [redacted] that he could drive around the site if he wished. He and his wife drove around and later picked up some literature and a price list of lots available. Upon returning to the center one salesman inquired if he could be of assistance at which [redacted] replied he was just sightseeing.

Two or three months later he received a call from [redacted] a salesman, and was invited to come out again. He returned to the development on a Sunday and was met by [redacted] who advised that another salesman would show him around. He did not recall this man's name. He was advised
b6 b7C that lots ranged from $7,000 to $25,000 with the higher priced lots being close to the lake and golf course. [redacted] advised he informed this salesman that even the lowest priced lot was too expensive but the salesman insisted on showing him the lots and pointed out the investment potential even if he [redacted] was not interested in buying with the intention of building on thelot.

The salesman, in addition to showing him around, had he and his wife view an Introductory Movie of the Lake Development.

51

On 2/9/71 at St. Louis, Missouri File # SL 177-8

b6 b7C by SA [redacted] SA JAL:mv Date dictated 2/9/71

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[redacted] stated he and his wife were treated with utmost courtesy and respect while visiting the development. He stated he and his wife had decided not to buy since they were primarily looking for a place to build a home. [redacted] was unaware of any other Negroes who have visited the development.

b6
b7C

FD-263 (Rev. 12-19-67)

FEDERAL BUREAU OF INVESTIGATION

REPORTING OFFICE	OFFICE OF ORIGIN	DATE	INVESTIGATIVE PERIOD
ATLANTA	ST. LOUIS	2/12/71	2/10/70 - 2/11/71

TITLE OF CASE

[redacted] dba LAKE ST. LOUIS ESTATES COMPANY, AND LAKE ST. LOUIS INVESTMENT CORPORATION, LAKE ST. LOUIS, O'FALLON, MISSOURI;
MRS. HEDY EPSTEIN - COMPLAINANT

REPORT MADE BY: SA [redacted] TYPED BY: caw

CHARACTER OF CASE

DISCRIMINATION IN HOUSING

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b7C

REFERENCE: St. Louis airtel to Atlanta dated 2/3/71.

-RUC-

ADMINISTRATIVE:

The persons interviewed were advised this investigation is being conducted at the specific direction of Mr. JERRIS LEONARD, Assistant Attorney General in charge of the Civil Rights Division.

-A*-
(COVER PAGE)

ACCOMPLISHMENTS CLAIMED						ACQUIT-TALS
CONVIC.	AUTO.	FUG.	FINES	SAVINGS	RECOVERIES	

☒ NONE

CASE HAS BEEN:
PENDING OVER ONE YEAR ☐ YES ☒ NO
PENDING PROSECUTION OVER SIX MONTHS ☐ YES ☒ NO

APPROVED: FVH pt SPECIAL AGENT IN CHARGE

COPIES MADE:

3-Bureau
3-St. Louis (177-8)
(1-USA, St. Louis)
2-Atlanta (177-71)

DO NOT WRITE IN SPACES BELOW

177-489-5

REC-105

FEB 19 1971

Dissemination Record of Attached Report				
Agency	2 C	R D		
Request Recd.				
Date Fwd.	2-19-71			
How Fwd.	R-S	C 9 4 C	Synopsis	
By	JC	C 9	I-B 07 1964 Unit	

Notations: SAC. ST. LECT.

56 MAR - 3 1971

56 MAR - 3 1971

COVER PAGE

GPO : 1968 O - 299-885

FD-204 (Rev. 3-3-59)

UNITED STATES DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION

Copy to: 1-U. S. Attorney, St. Louis, Missouri

b6 Report of: SA [redacted] Office: Atlanta, Georgia
b7C Date: 2/12/71

Field Office File #: 177-71 Bureau File #:

Title: [redacted], DOING BUSINESS AS
LAKE ST. LOUIS ESTATES COMPANY, AND
LAKE ST. LOUIS INVESTMENT CORPORATION,
LAKE ST. LOUIS, O'FALLON, MISSOURI;
MRS. HEDY EPSTEIN - COMPLAINANT

Character: DISCRIMINATION IN HOUSING

Synopsis: [redacted] former sales manager for Lake St. Louis Estates Company, O'Fallon, Missouri, from 8/15/69, until he resigned 10/15/70. [redacted] denies
b6 instructing [redacted] to show black prospects less desirables
b7C at Lake St. Louis. [redacted] discharged from company after [redacted] resigned. [redacted] does not believe anti-Semitism caused [redacted] discharge. [redacted] recalls no racial discrimination by management and states that anyone with money would be sold any lot they desired to purchase.

-RUC-

DETAILS:

The following is the result of a limited investigation:

AT CARROLLTON, GEORGIA

b6 On February 10, 1971, [redacted] was interviewed
b7C at his residence [redacted]

He advised as follows:

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U. S. GOVERNMENT PRINTING OFFICE : 1969 O - 351-078

FD-302 (REV. 3-17-69)

FEDERAL BUREAU OF INVESTIGATION

Date 2/12/71

1

[redacted] was advised of the identity of the interviewing agent, the nature of this investigation, and of his rights as shown on a warning and waiver form. He orally waived his rights and advised as follows:

[redacted] was employed for a period of [redacted] as sales director for the Lake St. Louis Estates Company and Lake St. Louis Investment Corporation at O'Fallon, Missouri, from August 15, 1969, until he resigned on his own volition October 15, 1970. He resided at [redacted] in O'Fallon, Missouri, while so employed. He resigned his position because the company drastically cut his sales commission as well as cutting the commissions of the salesmen who worked under his direction.

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[redacted] is aware of the current investigation of his former employer concerning discrimination in housing. He is not personally aware of the complainant in the matter.

[redacted] is aware that [redacted] who formerly worked as a salesman under his direction at Lake St. Louis, has been discharged by the company. [redacted] does not possess detailed information regarding the reason for [redacted] dismissal, inasmuch as [redacted] was dismissed after [redacted] resigned from the company.

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[redacted] does not believe that [redacted] is correct in his allegation that anti-Semitism contributed to [redacted] dismissal, inasmuch as [redacted] is also a member of the Jewish faith and he detected no animosity on the part of the management or fellow employees.

[redacted] recalls [redacted] suffered injuries in an automobile accident about three months before [redacted] discharge. After recuperating from his injuries, [redacted] did not appear to possess the zeal and initiative for selling which he formerly possessed and his sales records reflected a decline

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On 2/10/71 at Carrollton, Georgia File # Atlanta 177-71
St. Louis 177-8

b6
b7C

by SA [redacted] caw Date dictated 2/11/71

2

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in sales. It is believed this fact contributed to the decision of the management to let [redacted] go.

At no time did [redacted] instruct [redacted] to take black prospects away from the main gate so people could not see them, and he did not instruct [redacted] to steer black prospects away from preferred lots. All salesmen work on a commission basis, and if a client had the money, it made no difference what his color, creed, or national origin may have been. Lots were sold to people of Chinese, Japanese, and East Indian origin. The East Indian clients were of very dark color.

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b7C

[redacted] believes the allegations of racial discrimination made against his former employers may have begun with a refusal of the management to allow a Negro preacher to bring his entire church group out to the lake development for a church picnic. Although he could not be positive, [redacted] believes the preacher was a [redacted] from the St. Louis, Missouri, area, and salesman [redacted] may have handled the contact with [redacted] It is recalled the Reverend [redacted] made an appointment to view some property, and arrangements were made to have [redacted] bring his wife to the lake for a breakfast. Before keeping this appointment, [redacted] made the request for the use of the lake for a church picnic and his request was refused. [redacted] was advised he could bring another couple as his guests for the breakfast at no charge, but the grounds were not suitable for a picnic group. [redacted] did not purchase any lots.

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In reflecting on this matter, [redacted] is of the opinion some outside groups may have been seeking to set up some feeling of racial discrimination. For instance, the company office received several telephone calls from a person claiming to be [redacted] who expressed an interest in buying a lot at the lake. [redacted] was assured that he would be welcomed as a customer, and he was invited out to view the lots each time he called. [redacted] never arrived to look at any lots.

b6
b7C

The general public was informed of lots for sale at Lake St. Louis through advertising by radio, newspaper, television, and roadside signs. [redacted] recalls some of the newspaper ads indicated the lake area was an open housing city without discrimination as to color. During the time [redacted] was employed at Lake St. Louis, the company caused each employee, whether in sales or in other departments, to sign a letter indicating that they had been instructed by the management they would not discriminate against anyone because of color.

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At one time the sales staff engaged in a "In Home" sales program. In this program a list was obtained of telephone numbers of persons known to live in moderate or wealthy income areas who might be able to afford to purchase lots in the development. These people were contacted by telephone, regardless of their race, and interviews were set up to call on these people in their homes. Although there were a few lots selling for about $5,995, most of the lots in the lake area averaged from $7,000 to $25,000. Further, the average home built in the area ran about $45,000. Apartments in the area rented from about $165 to $285. Condominiums were priced from $50,000 to $60,000. The economics of the matter dictated that the sales crew attempt to attract people with money who could afford to buy the lots and build their homes. These people were contacted regardless of their race. The "In Home" program was discontinued after the volume of sales increased.

[redacted] did not hire any black salesmen during his tenure as sales manager simply because none applied for work. Advertisements in area papers ran continuously for salesmen with no specifications as to race. If a qualified black salesman had applied, he would have been hired. The company has black people employed, but [redacted] was not in charge of any hiring except for the sales personnel. He has no knowledge of the hiring criteria in other departments of the company. Due to the fact the lake area is some 35 miles from St. Louis, Missouri, many black people may have refrained from seeking jobs that far from town.

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All clients were treated courteously without regard to their race. Saturdays and Sundays were when most visitors appeared at the lake area, and salesmen took turns showing the visitors around in order of their arrival. When visitors arrived at the gate, they were ushered into a theater to view movies, depicting the development of the lake area and describing the advantages of living there. They were turned over to the salesmen after viewing the movies and taken in cars for a tour of the lake areas and shown available lots. Potential customers were then brought to [redacted] to close the deal. It is recalled that there were always two or three black couples making tours. Depending on the interest shown by the prospects, the time spent touring the area would vary from 20 to 40 minutes. [redacted] recalls several Negro families came to the area and were shown lots. After viewing the lots, they were brought to a point of closing the deal when they often stated they needed more time to think about the purchase and would call back. Most of these individuals did not call or contact the office again. Names of the black prospects are not recalled from memory by [redacted], and he cannot recall the names of blacks who did purchase lots.

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[redacted] did not desire to furnish the above in form of a signed statement.

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6-122 (Rev. 2-20-74)

FBI

Transmit in _____ (Type in plaintext or code) Via **Airtel** _____ (Precedence)

TO: EX-113 SAC, **St. Louis** 177-2741

From: Director, FBI

MCT-13

CH 41

4/16/74 (Date)

1 - [redacted]

[redacted] **MANAGER,**
UNIVERSITY SQUARE APARTMENTS,
OLIVE AND MARYLAND STREETS,
UNIVERSITY CITY, MISSOURI;
[redacted] **- VICTIM**
DIM
OO: SL

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Enclosed are two copies of a self-explanatory Departmental letter dated **4/12/74, along with 2 copies of its enclosure.**

Complete the requested investigation in accordance with the provisions of Section **137**, Volume **IV**, Manual of Instructions, and surep within **28** days of the receipt of this communication.

State in the first paragraph of the details of your report that it contains the results of a ☐ limited ☒ preliminary investigation and underscore the word ☒ limited ☐ preliminary

Advise ☒ all persons interviewed ☐ appropriate officials at the outset that this investigation is being conducted at the specific request of the U. S. Department of Justice.

Remarks: **Do not furnish subject or his representative a written set of questions to be answered in this case without specific Bureau approval.**

Enc. (4)

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NOTE: **This is a new matter. The Department requests investigation based on information received indicating subject may be engaged in a pattern or practice of denying apartments to blacks on account of race or of steering black tenants to particular sections of the building. Due to number of interviews required a 28 day deadline is given.**

MAILED 10 APR 16 1974 -FBI

RCG:stc STC
(4)

74 APR 30

MAIL ROOM ☒ TELETYPE UNIT ☐

Form DJ-150
(Ed. 4-26-65)

UNITED STATES GOVERNMENT

DEPARTMENT OF JUSTICE

Memorandum

TO : Director
Federal Bureau of Investigation

DATE: APR 12 1974
FES:CAR:sas
DJ 175-42-52

FROM : J. Stanley Pottinger JSP
Assistant Attorney General
Civil Rights Division

SUBJECT: [redacted] - Victim;
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University Square Apartments,
Olive and Hafner Streets,
University City, Missouri
Discrimination in Housing
Title VIII, CIVIL RIGHTS ACT OF 1968

circle yellow

On Monday, March 4, 1974, [redacted] a white woman, went to the subject to inquire about a vacant one bedroom apartment which had been advertised in the newspaper. She was accompanied by a black female friend. She was told by the manager, [redacted] that there were no vacancies, and would not be any until the middle of April. When [redacted] inquired as to why the newspaper advertisement had been run, if there were no vacancies, [redacted] replied that the ad was a continuous ad and did not mean that there was actually a vacancy. [redacted] left the apartment complex.

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Later that day [redacted] called [redacted] She did not identify herself as the woman who had been there earlier, but told him that she was from out of town, that she was looking for a one bedroom apartment, and that she had seen his ad in the paper. [redacted] told her that they had several vacant one bedroom apartments and that they were available immediately.

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Later that day, Hedy Epstein, with Freedom of Residence (862-1118), a local fair housing organization called [redacted] to inquire as to why she had originally told [redacted] that there were no vacancies. [redacted] said that [redacted] had specifically asked for a downstairs apartment and that he did not have any vacant

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EX-113
REC-13
MCT-13
CH 41
APR 15 1974

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RCG:STc

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DOJ—1973—04

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downstairs apartments. [redacted] said she only inquired about available one bedrooms, and did not specify a location.

On Friday of the same week, a black checker from Freedom of Residence went to the subject to inquire about vacant one bedrooms. The checker talked to [redacted] who told the checker that there were no available one bedrooms, but told her to call back in a few days. As the black checker was leaving,

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Hedy Epstein, white, arrived to inquire whether there were any vacant one bedrooms. [redacted] told her that they had a vacant one bedroom, and told Epstein that he had just been talking to a "colored girl" (the black checker). [redacted] said that they had to rent to blacks, but that they were trying to keep the number of "blacks" down. He related that he tried to keep the blacks together, that he put black tenants in the east and west sections, and that he was trying to keep one court all white.

The building contains 80 units. According to the University City occupancy permit records, there are approximately 30-35 black tenants residing there. The building is owned by the Lewis and Clark Company, 9953 Lewis and Clark Boulevard, 731-7010. University City MO.

To determine whether the subject is engaging in a pattern or practice of denying apartments to blacks on account of race or of steering black tenants to particular sections of the building in violation of the Fair Housing Act, please conduct the following limited investigation.

1. Please interview the manager of the University Square Apartments, [redacted] to obtain the following information:

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A) Obtain responsive answers to the following questions in Attachment A: 4(c); 4(e); 4(f) (the relevant time period would be March 1-10, 1974); 4(g); 4(h); 4(i); 4(j); 4(k) (in addition to the markings listed, applications have been marked to

designate race by putting a tear in the application form at a designated place or putting a paper clip with a small piece of paper on the application form); 4(1); 4(m) (also please determine whether the subject runs a continuous ad or only places ads when there is an actual vacancy); and 4(o).

2. Please interview appropriate persons at Lewis and Clark to obtain the following information:

A) Obtain responsive answers to the following questions from Attachments A: 4(b); 4(e) (Obtain this information for all buildings owned or managed by Lewis and Clark) 4(i); 4(j); 4(l); 4(m); 4(n); 4(o).

3. Please interview four former and four present employees of Lewis and Clark who have been employed at any building they own or manage to obtain responsive answers to the questions included in paragraph No. 6 from Attachment A. Please include interviews with at least two persons who have been involved with the rental, maintenance, or management of the University Square Apartments and at least two former resident managers at other apartments owned or managed by Lewis and Clark. In addition to the questions contained in Paragraph 6, please determine the following:

A) Determine whether prospective tenants make application for specific apartments or whether they make a general application and are assigned a particular apartment by the management.

B) Determine whether the interviewee was instructed or knew of a policy or practice of assigning black tenants to particular section of an apartment complex or to particular apartments within the complex.

4. Please interview five present black tenants at University Square and five black applicants who were rejected at University Square or other apartments owned or managed by Lewis and Clark to obtain responsive answers to the questions contained in Paragraph 7.

A) Determine from all present black tenants at University Square whether they believe it is a policy of the management to assign blacks to particular sections of the apartment complex. Also please determine whether the interviewee knows of any meetings held by black tenants with regard to the practice of assigning blacks to particular sections or whether the interviewee is aware of any complaints which have been made to the management with regard to such a policy.

B) Please determine whether the interviewee has ever requested the manager to move to another apartment within the complex, and if so, whether this request was granted. Determine the type of apartment the interviewee requested to move into, such as two bedroom, downstairs apartment, in another section of the complex, etc.

5. Please interview five present white tenants at University Square Apartments to obtain responsive answers to the questions contained in Paragraph 8 of Attachment A.

A) In addition to the questions asked in 8(e), please determine whether the interviewee was ever told that black tenants would be assigned to a particular section of the building.

ATTACHMENT A

1. Interview the complainant, if other than the victim, for full details of his complaint, including the names of the subject, victim and any others with knowledge of the alleged discriminatory acts.

2. Interview the victim to obtain the following information:

(a) Please obtain full background information, including his address, telephone number at home and at work, age, race, religion or national origin (as relevant to his allegations), his occupation, place of employment, length of time employed, family income, educational background, marital status and size of family living at home, and such other background data as may appear to be pertinent.

(b) Obtain full details of all dealings the victim has had with the subject or any of his agents, including all oral or written communications with these persons, the date and time such communications were made, the nature of the alleged discriminatory act, the names and addresses of the persons who were involved, and the victim's description of what was said or done.

(c) If the allegation relates to discrimination in the terms of rentals, i.e., if black persons claim they were quoted higher rates than are quoted to white persons for a similar unit, ascertain the rental rates and the amount of the security deposit quoted to the

177-2741

ENCLOSURE

interviewee and determine why the interviewee believes the rates to be discriminatory; also, please determine the number of bedrooms requested, size of apartment shown to interviewee, location of apartment shown (ground floor or above), and whether the unit contains a balcony, patio, fireplace or other feature (such as utilities furnished by the management) which would affect the rental rate.

(d) Determine from the victim the reason or reasons the subject or his agents gave for refusing to rent or deal with him.

(e) Ascertain the names and addresses of any witnesses to the incident.

(f) Obtain copies of any pertinent written materials or documents that the victim may have in his possession, such as copies of application forms for the subject housing, copies of purchase agreements or applications for financing, advertising materials dealing with the subject housing, or correspondence between the subject and the victim.

3. Obtain details of any complaint made by the complainant or victim with any local, state or federal agency concerning the same incident of housing discrimination. From the specific agency involved,

please secure copies of any complaints about any building or complex, etc., owned or managed by the subject, as well as the names of all obvious victims and complainants and the results of that agency's investigation and action taken on each complaint.

4. Please interview the owner, resident manager or other appropriate representative of the owner to secure his version of the facts resulting in the complaint, and to obtain the following additional information:

(a) Please determine the name, address, race and position or function of every person and organization having an ownership interest in, or participating in the management of, the building or complex in question.

(b) Determine the name, address, number of units, age and type of buildings, and number of tenants by race (including the date the first non-white moved in) of every residential building or apartment complex owned by the owners or any of them, or managed by the managers or any of them.

(c) Please determine the number of tenants by race at the subject building or complex, and the name and address (dwelling or apartment number, etc.) of each non-white tenant. Also, ascertain the range of rent for each type of unit, including information as to whether the rental rate is affected by features such as patio, balcony, location (ground floor or above), and all other factors which would determine the rental rate.

(d) If a trailer park is involved, also ascertain the total number of spaces, the number of units owned by the subject and the tenants. Ascertain the conditions of occupancy (utilities, lease, rent, race, number of occupants, etc.), race of tenants, and address of each non-white tenant.

(e) Please determine the name, race, address, date of application and action taken in the applications of the last twenty applicants for a dwelling at the subject building, complex, etc. Please also secure the name, race, and address of every non-white applicant for the past two years (or of the last twenty black applicants, if there have been so many during a shorter period).

(f) Ascertain the number and type of vacant dwellings that were available at the time of the incident involved, the average number of vacancies per month and the duration of such vacancies.

(g) Please ascertain the rents charged at the complex where the incident occurred for each type of apartment, features which affect the rental rate, the approximate rate of turnover, and the approximate number of applicants, by race, per year. If there are no black or other minority tenants or very few, determine why the interviewee believes this to be so.

(h) Ascertain whether and the degree to which management acquires new tenants through the recommendation and recruitment by existing tenants and through the acceptance of walk-in applicants for apartments, and full details as to the existence or nonexistence of such policy.

(i) Please determine if instructions were given to resident managers when the managers were hired regarding the rental of dwellings or spaces to blacks or other minority members; whether any changes occurred in these instructions, and if so, when; if the interviewee was ever advised by a manager of black applicants or of blacks who inquired, and if so, determine how the situation was handled and the results of the applications or inquiries. Also, ascertain whether interviewee has a specific policy concerning renting to blacks or other minority members, and, if so, ascertain the details of the policy and if it has changed, when and why the change was made.

(j) Please ascertain all criteria and qualifications prospective tenants must meet (credit rating, salary, marital status, race, children, deposit, written application, and the like), and a complete description of all procedures for becoming a tenant, including all steps from initial inquiry to moving in. Determine if the manager's subjective impression of the applicant plays any part in the decision to rent an apartment. If so, please determine specifics. (For example, are

managers free to accept or reject applicants because of hair styles, neatness, age or type of car, etc.)

(k) Ascertain whether any racial or other codes, such as a small "c"*/ or "XX"**/ or other mark, appears on the application sheet or card to designate the race of the applicant. If so, inspect as many of the records as possible and obtain copies of a representative number.

(l) If a credit, employment, prior landlord, or other check is or has been in use, please obtain full details as to what check is made, whether check is made for all applicants or merely some and whether the same check is made as to all applicants. If a check is conducted in some but not all cases, or if a different check is conducted in some cases then in others, please determine all criteria on which the decision as to what, if any, check should be made. Please determine what check was made for the last ten black applicants and the last ten white applicants who reached this stage in their application. If a form is used for the various types of checks, please obtain copies of each.

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*/ Often used for "colored."

**/ XX has often been used in the industry as a symbol for blacks.

(m) If the subject advertises, please secure details of the media used and copies of representative advertisements. If possible, obtain the entire page of the publication in which a written advertisement appears. If different media are used for different properties, please determine which properties are advertised in which media, and the general racial characteristics of the properties so advertised and of the neighborhood in which they are located (white, black, transitional, etc.). Determine whether the rental or other property is listed with any rental agency, brokerage firm or multiple listing service, and, if so, obtain the name, and address of such agency, firm or service.

(n) Please ascertain the number of employees by race and job position at each building or complex and identify any maintenance or other personnel who reside in the building.

(o) From personal observation and from interviews with the owner and the manager, ascertain whether a fair housing poster, which is required by the Department of Housing and Urban Development, is displayed in each rental office of the subject.

5. Please interview all persons who witnessed any dealings or conversations (which are the subject of this investigation) between the victim and the subject to obtain information similar to that requested to be obtained from the victim in Part 2 of this memorandum.

6. Please secure responsive interviews from five former employees and at least five present employees of the subject (giving preference to those who had rental or employment responsibilities, and including some non-white employees if possible) to obtain the following information:

(a) Determine how the apartments are advertised and how vacancies are made known to potential tenants. For example, are present tenants encouraged to locate or recommend potential tenants, are newspaper advertisements used, and if so, when, etc. Determine what proportion of applicants are referred by present tenants and whether such applicants are given any kind of preference.

(b) Determine the normal procedure followed from the time a potential tenant first contacts the rental agent or manager until the time the person is either rented an apartment or not rented an apartment. This should include the use of application forms, credit checks, necessity for references, procedures for verification of income or employment, etc.

(c) Determine the criteria used by a rental agent or manager in deciding whether to rent to a particular applicant. For example, is the manager given any discretion in the selection of tenants; if so, how is it used and is it reviewed by the owner. Obtain copies of any written or published criteria.

(d) Ascertain the extent to which the manager or the rental agent was instructed about the rental of apartments by the owner. If any of the instructions were in writing, obtain copies.

(e) Determine whether the owner instructed or discussed with him the effect of the federal Civil Rights Act of 1968 or of any state or local fair housing act or regulation on the operation of the apartments. If so, please obtain details and the dates of such events. If exact dates are not known, please determine if such instructions or discussions occurred at about the same time as the passage of the acts.

(f) For those managers or rental agents who were employed by any of the subjects at the time of the passage of the 1968 Act (April 1968), or its general effective date (January 1, 1969), or at the time of the passage or effective date of a state or local Fair Housing Act, please determine the effect of such legislation on the operation or management of the apartments and the extent of any discussions with the owners concerning the changes.

(g) Please determine whether the interviewee is aware of any policy or procedure followed in the taking and processing of applications from, or rental of apartments to black persons

which was different from that used in the case of others. This includes any statements or instructions the interviewee received in this regard, even though a particular interviewee did not necessarily follow those instructions. Also, determine if the interviewee is aware of any limitations on the use of facilities (pool, recreation areas, etc.) that may be imposed on black tenants or if there is any limitation on white tenants having black guests, etc.

(h) Please determine whether a credit check is conducted in the case of each applicant, whether the same procedures are used in each case, and by whom the check is conducted. If a check is not always made, or if different procedures are followed, please determine what criteria are used to decide how a particular applicant will be checked. Determine how many of the last 20 black applicants and how many of the last 20 white applicants were subjected to a full credit check.

(i) Please determine if the interviewee is aware of the identity of any black applicants who inquired about or applied for rental and if so, whether such applicants obtained an apartment. If they were not rented an apartment, obtain the reasons for not renting. Also, please obtain the names and addresses of all such persons (both successful and unsuccessful applicants) known to the interviewees, determine the number of units in

each apartment managed by each interviewee and ascertain the highest number of apartments rented to blacks at any one time at each such apartment complex.

(j) Determine if the apartment rental office contains or has contained a sign or notice which indicated the existence of a policy of renting to persons without regard to race or color and if, in any way, the existence of such policy was known to the community.

7. Please secure responsive interviews from at least five black tenants of the trailer park, apartment building or complex in question (if there are so many) and from at least five rejected black applicants as to all of their dealings with the subject. Please include the following information:

(a) Ascertain how the interviewee learned of the subject dwellings and why he decided to apply or inquire at the subject dwellings.

(b) Determine how many times he went to the rental office, what was said, the manner in which he was received and the attitude, name and position of the person with whom he spoke.

(c) Determine if, in fact, the interviewee knew of a vacancy, and if so, the basis of that knowledge.

(d) Ascertain the type of information requested or sought by the persons in the office, such as credit references, names of employers, former addresses, etc.

(e) Determine the reason given to the applicant why he was not rented a dwelling, or if he was rented a dwelling, ascertain the length of the waiting period.

(f) Determine if the interviewee threatened to complain, or did complain, to a fair housing group, a lawyer, or a governmental agency because of any aspect of his dealings with the subject. If so, obtain details.

8. Please secure responsive interviews with ten present white tenants for the following information:

(a) Please obtain the information requested in Part 7, above.

(b) Please determine their understanding of the subject's policy or practice with regard to the rental of apartments to black persons or to other minority persons. If they have an understanding of the policy or practice, please determine the factual basis for it.

(c) Please determine if the interviewee is aware of any instance when a black or other minority person was not rented an apartment and the reasons for the failure to rent, if known.

(d) Determine if interviewee has ever been advised by a representative of the subject about any rules which may pertain to entertaining black guests in the apartments, black guests using the pool or other recreational facilities, or any other matter which may indicate a policy or practice based on race or color.

(e) Please determine whether the interviewee was told that blacks or other minority persons were not rented apartments there, kept out, etc. If so, secure details concerning those who were present, the dates, exactly what was said, and whether such conversation occurred when the interviewee was seeking an apartment at the subject building or complex, or after he moved in.

6-122 (Rev. 5-18-71)

FBI

Transmit in _____ Via Airtel _____
(Type in plaintext or code) (Priority)

TO: SAC, St. Louis EX-102

Date 10/20/71

From: Director, FBI REC-14 177 - 1264-1

1 - [redacted]

**MICHELSON REALTY COMPANY,
709 CHESTNUT STREET,
ST. LOUIS, MISSOURI
[redacted] ET AL. -
COMPLAINANTS
DISCRIMINATION IN HOUSING**

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(This line for LEFT MARGIN.)

Enclosed are two copies of a self-explanatory Departmental letter dated 10/18/71, **along with copies of its enclosures.**

Complete the requested investigation in accordance with the provisions of Section 137, Manual of Instructions, and surep within 20 days of the receipt of this communication.

State in the first paragraph of the details of your report that it contains the results of a ☒ limited ☐ preliminary investigation and underscore the word ☒ limited ☐ preliminary

Advise ☒ all persons interviewed
☐ appropriate officials at the outset that this investigation is being conducted at the specific request of the Assistant Attorney General in charge of the Civil Rights Division, U. S. Department of Justice, referring to him by name as well as title.

Remarks:

MAILED 10
OCT 20 1971
FBI

Enc. 14 ( )

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(4)

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SEE NOTE PAGE 2 . . .

Tolson
Felt
Rosen
Mohr
Bishop
Miller, E.S.
Callahan
Casper
Conrad
Dalbey
Cleveland
Ponder
Bates
Tavel
Walters
Soyars
Tele. Room
Holmes
Gandy

SEP 12 1975

51 NOV 4 1971

MAIL ROOM ☐ TELETYPE UNIT ☐

MPG

Form Airtel to SAC, St. Louis
RE: MICHELSON REALTY COMPANY

NOTE: Department has been furnished information which indicates subject is discriminating against blacks in apartments it operates and also may have established a certain quota of black tenants and denied them the use of certain facilities provided by the apartments. No prior investigation has been conducted.

Form DJ-150
(Ed. 4-26-65)

UNITED STATES GOVERNMENT

DEPARTMENT OF JUSTICE

Memorandum

Mr. Tolson	
Mr. Felt	
Mr. Rosen	
Mr. Mohr	
Mr. Bishop	
Mr. Miller, E.S.	
Mr. Callahan	
Mr. Casper	
Mr. Conrad	
Mr. Dalbey	
Mr. Cleveland	
Mr. Ponder	
Mr. Bates	
Mr. Tavel	
Mr. Walters	
Mr. Soyars	
Tele. Room	
Miss Holmes	
Miss Gandy	

TO : Director
Federal Bureau of Investigation

DATE: OCT 18

DLN:FES:RLG:f

FROM : David L. Norman DLN
Assistant Attorney General
Civil Rights Division

DJ 175-42-NEW

SUBJECT: Michelson Realty Company, 709 Chestnut Street, St. Louis, Missouri - ~~Subject~~;
b6 b7C [redacted] et al. - Complainants
Discrimination in Housing

In May, 1971, Mrs. Hedy Epstein, Executive Director of the Greater St. Louis Committee for Freedom of Residence, advised a Departmental attorney that she believed that the subject was discriminating against blacks in apartments it operates, and she furnished preliminary information concerning the subject. Mrs. Epstein advised that the subject realty company manages a large number of rental properties in the St. Louis area, and in particular, is the managing agent for M-REIT (Mutual Real Estate Investment Trust), 41 East 42nd Street, New York, New York. M-REIT was started several years ago for the purpose of investing in integrated rental buildings.
b6 b7C [redacted] of the subject company was instrumental in arranging for the subject to act as managing agent for M-REIT's four properties in the St. Louis area. Mrs. Epstein further advised that she and others with FOR have repeatedly criticized in public and in private, the selection of the Michelson Company by M-REIT, in view of the low degree of integration of M-REIT buildings

EX-102

"ENCLOSURE ATTACHED"

172-126-1-1

OCT 21 1971

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EXP. PROC. OCT 19 1971

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FBI
Oct 19 4 46 PM '71

OCT 19 5 57 PM '71
U.S. DEPT. OF JUSTICE

OCT 19 1971
DIRECTOR

managed by Michelson. According to Mrs. Epstein's survey of April 15-22, 1971, copy attached, the four M-REIT buildings have the following tenants by race:

Name of Complex	Manager	Tenants White	Tenants Black
1. Spanish Gardens		335	1
2. Cross Keys Apartments	Name not given	255	9
3. Pere Orleans Town House Apartments		172	4
	Subtotal	762	14
4. University Park Apartments		384 total units, "quite a few" blacks	

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A representative of M-REIT, [redacted] wrote FOR that there are 93 or 100 blacks in M-REIT's St. Louis buildings.

Mrs. Epstein also furnished information concerning the following incidents of possible racial discrimination:

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1. A black couple, [redacted] inquired about an apartment at the Town and Country Apartment in Brentwood, Missouri, which is managed by the subject, in January 29, 1971. The resident manager sent them to the Michelson's office to file an application, but when they arrived there they were told the apartment in question had been rented to an earlier applicant. A white couple acting as checkers for FOR, [redacted] approached

the same resident manager on February 3, 1971, and were told, in effect, that the black couple had been discriminatorily denied the apartment. See the attached FOR newsletter of March, 1971 for further details.

2. On July 12, 1971, at 10:00 a.m., Mrs. Hedy Epstein called the subject's office and was told there were no vacancies for two bedroom units at Town and Country Apartments, but that there would be one on August 1. One-half hour later, [redacted] a black woman acting with FOR, went to the complex. She was told there were no vacancies in the two bedroom size, that there would be one vacancy on August 1, but that it was rented. Ten minutes later a white person acting as a FOR checker [redacted] inquired at the complex, and apparently was given different information from what [redacted] was given.

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3. In June and August, 1971 and on September 7 and 8, 1971, [redacted] was told by [redacted] the assistant manager at University Park Apartments, that there were no vacancies in one bedroom units. On September 8, Hedy Epstein was told by [redacted] that there was a vacancy in the one bedroom size and to come out and look at it. On September 9, a white checker with FOR, [redacted] was shown and offered a one bedroom unit by [redacted] Additional details are contained in the attached letter from Hedy Epstein dated September 17, 1971.

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4. A black couple, [redacted] inquired with an older woman at University Park Apartments on August 26, 1971, about a two bedroom unit.

The [redacted] had various subsequent dealings with management representatives. See attached letters of September 2, and September 21, 1971 from Hedy Epstein. Mrs. Epstein advised a Departmental attorney [redacted] on October 6, 1971 that the [redacted] had retained attorney [redacted] who had filed a housing discrimination suit on their behalf against the real estate company. [redacted] started [redacted] Mrs. Epstein advised that the two white FOR checkers involved in this incident were [redacted] */

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Mrs. Epstein further advised that she has in the FOR files written accounts of further details of most if not all of the persons involved in the incidents related above. She also will search the FOR files for further accounts of other possible discriminatory incidents. Finally, she added that she believes that M-REIT's properties managed by the subject may be subjected to a quota of black tenants. She also stated that she has reason to suspect that black tenants at one of the subject's complexes are either relegated to use, or do use, only one of the four swimming pools there. Please conduct the following preliminary investigation:

1. From interview of Miss Hedy Epstein or other appropriate representative of FOR, please secure details of other incidents, if any, of possible racial discrimination by the subject. Please identify all probable

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*/ On October 8, 1971, a secretary in the FOR office telephoned this Division to state that [redacted] reachable at [redacted]

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witnesses. Please secure copies of prepared statements, or of handwritten notes, if such reflect a coherent story. Please determine from Mrs. Epstein any further details concerning incidents referred to in the attachments to this request.

2. Please interview for their respective accounts of dealings with the subject and knowledge of its operations, all black applicants, and all white and black checkers, including:

a. [redacted]

b. [redacted]

c. [redacted]

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d. [redacted]

e. [redacted]

f. [redacted]

g. [redacted]

h. [redacted]

i. [redacted]

j. Other persons revealed by Mrs. Epstein and by your investigation.

Please include in your interviews of these persons the times and dates of all contacts with the subject's agents and employees, the language of the inquiries and responses thereto, the location or identity of any apartment shown, and a description of how any waiting list works. Please also inquire about any other knowledge

or information of possible unequal treatment in other areas of the subject's operations.

3. From interview of appropriate representative of the subject, please determine:

a. The identity, including race, of owners of the subject, and the identity of officers.

b. Since it is possible that the subject manages numerous smaller buildings, please obtain the name, address, number of units, and number of black and of white tenants for each apartment complex owned or managed which has more than 25 units in the total complex, including such information for the four complexes owned by M-REIT. (Murray Rubit wrote that there were 93-100 blacks in M-REIT buildings.) For units of 25 or less, please identify the block and street where located, and the number of white and black tenants thereon (in this regard the approximate percentage will suffice, in the absence of exact figures).

c. A description of general standards for rejecting applicants, and a description of specific standards (credit, income, age, marital, etc.), at the Town and Country Apartments, University Park Apartments, and any other complexes as to which alleged incidents are reported.

d. A description of the steps through which an applicant is processed.

e. How any waiting lists work at the complexes involved in the known complaints.

f. The average number of new tenants at buildings involved in the known complaints.

g. The identity of resident managers and assistants (regardless of whether or not such persons are employed by the subject or by the owner).

h. The number of persons, by race, who during the last ten years have been employed as resident managers, assistant managers, and rental managers (or assistants) in the central office. Please identify eight such persons.

i. What instructions, written or oral, have been given to employees and agents regarding treating black persons to no stricter standards than white persons. Obtain copies of any written instructions.

j. The name of each job category of employees, and the number of persons in each category, by race. If any minority group persons are said to have supervisory responsibilities, what is the number of employees supervised, by race.

4. From responsive interviews of four former resident managers, assistant resident managers or rental managers or assistants in the central office, please determine:

a. Identifying data, including race, the dates of employment and a description of duties and responsibilities, and the complex(es) where employed.

b. The average number of persons who (i) inquired, and (ii) filled out an application or took similar steps.

c. The number of black persons who inquired and who applied, and identifying data regarding these black persons. If any black applicants were rejected, what were the reasons.

d. The number of minority group tenants.

e. What markings, codings, records, notes or memoranda were made, if any, regarding an applicant's race.

f. What discussion did the interviewee have with other employees or supervisors regarding particular black applicants, or about what steps to take in handling black applicants. Did the question of use by blacks of swimming pools and other facilities arise?

g. What inquiry or complaints were made by tenants regarding possible new black tenants? Did the interviewee believe that black tenants would be unwelcome at the complex? What did the interviewee believe was the management's view of how well a black tenant would fit in.

h. What complaints were made concerning alleged racial discrimination.

i. What were the reasons the interviewee no longer works for the subject.

5. Please interview the resident managers (and the assistant managers, as appropriate) at the four M-REIT complexes and at the Town and Country Apartments, to determine the matters set out in paragraphs 4a through 4g above.

b6
b7C

6. Please obtain copies of papers filed in court in the lawsuit brought by [redacted] alleging housing discrimination at the subject's complex.

F253 RIW,

177-1264-1

ENCLOSURE

GREATER SAINT LOUIS COMMITTEE FOR

FREEDOM of RESIDENCE

5868 1/2 DELMAR ST. LOUIS, MO. 63112 PHONE 862-1118

JAMES H. SPORLEDER
Executive Director

September 17, 1971

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Mr. Richard Green, Attorney
U.S. Department of Justice
Washington, D.C. 20530

Dear Mr. Green,

Re: M-REIT [redacted]

We are enclosing a summary of the latest M-REIT [redacted] situation.

On September 13, 1971 we spoke to [redacted] requesting that the Justice Department file a "Patterns of Discrimination suit against M-REIT and [redacted] We told him that we had been sending you material regarding this situation. b6 b7C

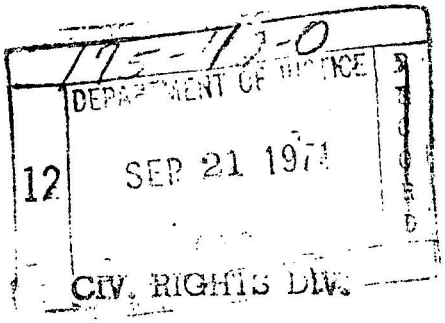
We would appreciate your letting us know what, if any, steps your office will take in this matter.

Sincerely,

Hedy Epstein

Hedy Epstein,
Coordinator

HE/lrh



SEP 22 1971

In June 1971 [redacted] visited University Park Apts. to inquire about the availability of a 1 BR apt. for herself. She spoke to [redacted] asked her to sign the waiting list as there was no vacancy.

On August 22, 1971 [redacted] returned to University Park and again spoke to [redacted] Again she was told that there was no vacancy.

b6
b7C

On September 7 and again on September 8 1971 [redacted] phoned University Park and spoke to [redacted] both times. [redacted] told her there was still no vacancy. When [redacted] asked if she knew when to expect one, she was told to call back the week of September 13.

On September 8 1971 soon after [redacted] had talked to [redacted] she phoned Freedom of Residence to relate the above.

b6
b7C

Within minutes after [redacted] phone call to Freedom of Residence. Hedy Epstein phoned University Park and spoke to [redacted] Epstein asked about the availability of a 1 BR apt. and was told there was a vacancy and to come out and look at it.

September 9, 1971 [redacted] A white female checker went to University Park. She spoke to [redacted] and asked about a 1 BR apt. She was shown an apt. by [redacted] This apartment faced the pool, rented for $135 and was available for immediate possession. The checker completed an application form, but did not leave the required $50.00 deposit.

On September 10, 1971 at 11:00 A.M. Hedy Epstein phoned [redacted] and related the above to him. [redacted] did not ask for any names, but said he would check into it, however, he would not be able to get back in touch with Epstein until Wednesday (9/13) or Thursday (9/16) because [redacted] Epstein asked if there was someone else in the office who could handle the matter. [redacted] responded that there probably was, but no one would.

b6
b7C

September 10, 1971 1:00 P.M. Hedy Epstein tried to make a collect telephone call to [redacted] to tell him what [redacted] had just said how he would handle this situation. [redacted] advised through the person who answered the phone that his office does not accept collect calls. (Note: In the past [redacted] has accepted collect telephone calls from Freedom of Residence and/or Hedy Epstein.)

Later on September 10, 1971 Hedy Epstein spoke to [redacted] The latter indicated that she was going to take legal action. It is Epstein's understanding that she has contacted legal counsel to initiate a suit.

FEB 15 9 59 AM

To Green

GREATER SAINT LOUIS COMMITTEE FOR

FREEDOM of RESIDENCE

5868 1/2 DELMAR ST. LOUIS, MO. 63112 PHONE 862-1118

JAMES H. SPORLEDER
Executive Director

September 21, 1971

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Mr. Daniel Witt

Mr. Richard Green, Attorney
kCivil Rights Division
U.S. Department of Justice
Washington, D.C. 20530

Re: Mutual Real Estate Investment Trust
Michelson Realty
[redacted] b6 b7C

Dear Mr. Green:

We are enclosing copies of:

1) Letter from Michelson Realty, Dated 9/17/71

2) Letter from [redacted], Mutual Real Estate Investment Trust, Dated 9/12/71. b6 b7C

At the time the [redacted] applied for an apartment [redacted] was seeking employment. While the application was pending, [redacted] found employment at $8,500.00 per year. [redacted] informed the resident manager of this, but their application was still refused. The [redacted] are interested in renting an apartment at University Park. They indicated to us that they would contact legal counsel to initiate a suit in order to get the apartment of their choice.

We at Freedom of Residence are convinced that Mutual Real Estate Investment Trust/Michelson Realty are using a "QUOTA" SYSTEM in the rental of their apartments and apparently are unaware of the legal implications of this.

Please advise what, if any action your office plans to take.

Sincerely,

Hedy Epstein

Hedy Epstein
Coordinator

125-42-0
DEPARTMENT OF JUSTICE
3 SEP 24 1971
R.A.O.
CIV. RIGHTS DIV.

SEP 27 1971

HE/lrh

CC: Mr. Frank Schwelb
U.S. Justice Department

Mr. George Bradley
U.S. Civil Rights Division

Michelson
700 CHESTNUT • ST. LOUIS, MO. 63101 • 241-2177

September 17, 1971

Mrs. Hedy Epstein
Freedom of Residence
5868½ Delmar Blvd.
St. Louis, Missouri 63112

Dear Mrs. Epstein:

Enclosed is a copy of a letter dated September 13, 1971
b6 from [redacted] for Property Supervision,
b7C M-REIT which will answer your inquiry with reference to
the application of [redacted] at University Park.

Very truly yours,

MICHELSON REALTY COMPANY

b6 [redacted]
b7C

[redacted]b

Enclosure

Mutual Real Estate Investment Trust

41 East 42nd Street, Suite 1700, New York, N.Y. 10017 / (212) MU 7-6550

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Joseph Wechsler
Clarence S. Wilmore, Jr.
A. L. Zwerdling

September 13, 1971
Ref. No. 307

[redacted]
Nicholson Realty Company
709 Chestnut Street
St. Louis, Missouri 63101

b6
b7C

Dear [redacted]

I received your letter of September 3, 1971 and was astounded by the contents of same. Because of my past experience with "FOR," I have reached the conclusion that they honor the principles of integration; more in the breach, than in the observance.

This is borne out by the fact that the [redacted] at no time mentioned that they were referred to our apartment complex by "FOR." Instead they waited until they thought that they had a complaint against management and owners.

b6
b7C

You know [redacted] that we work closely with many organizations who indeed practice the principles of "Freedom of Residence" and when they have people for whom they would like to secure shelter accommodation they either call or write, asking us to help; which we, of course, are more than pleased to do.

To get back to the case at hand. In checking the credit application of the [redacted]

b6
b7C

I am instructing you to notify the [redacted] that their application has not been accepted because of [redacted] As I am of the opinion that the methods employed by "FOR" tend to sabotage our efforts to promote equal opportunity housing, I am further instructing you to inform the representatives of "FOR" that until we can be sure that they have the best interests of the minority tenant at heart; and that until they will work with us cooperatively to promote equal opportunity housing, we would prefer that they employ their present publicity seeking methods, with other apartment complexes in the St. Louis area as their "stamping boys."

b6
b7C

continued. . .

REIT

Mutual Real Estate Investment Trust is a business trust organized under a declaration of trust and operated by managers. It is one of the real estate investment trusts approved by the National Association of Real Estate Investment Trusts. Under the declaration of trust, shareholders are not liable for obligations of the Trust. Neither the Trust nor any shareholder, trustee, officer or employee of the Trust assumes or shall be held to any liability.

Member National Association of Real Estate Investment Trusts

b6
b7C [redacted]

September 12, 1971

I want to commend you upon the manner in which you handled this situation, and I want to assure you that we feel that you are serving our best interests, with an acute awareness of the principles, upon which M.I.T. was founded.

Best regards.

Sincerely,

[redacted]

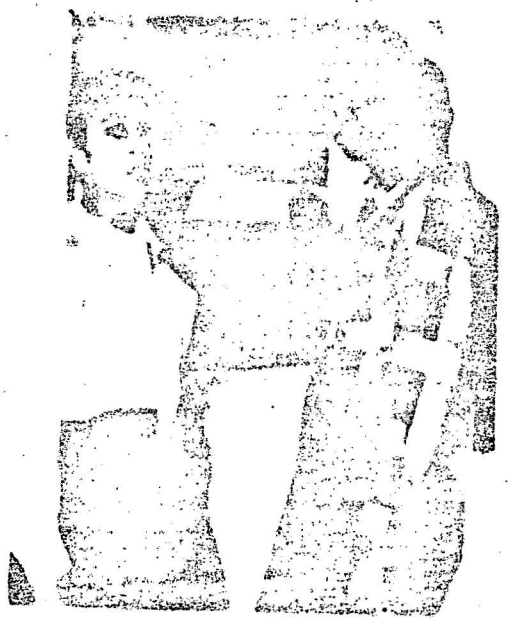
b6
b7C [redacted]

ACTION supports "Soul Brother"

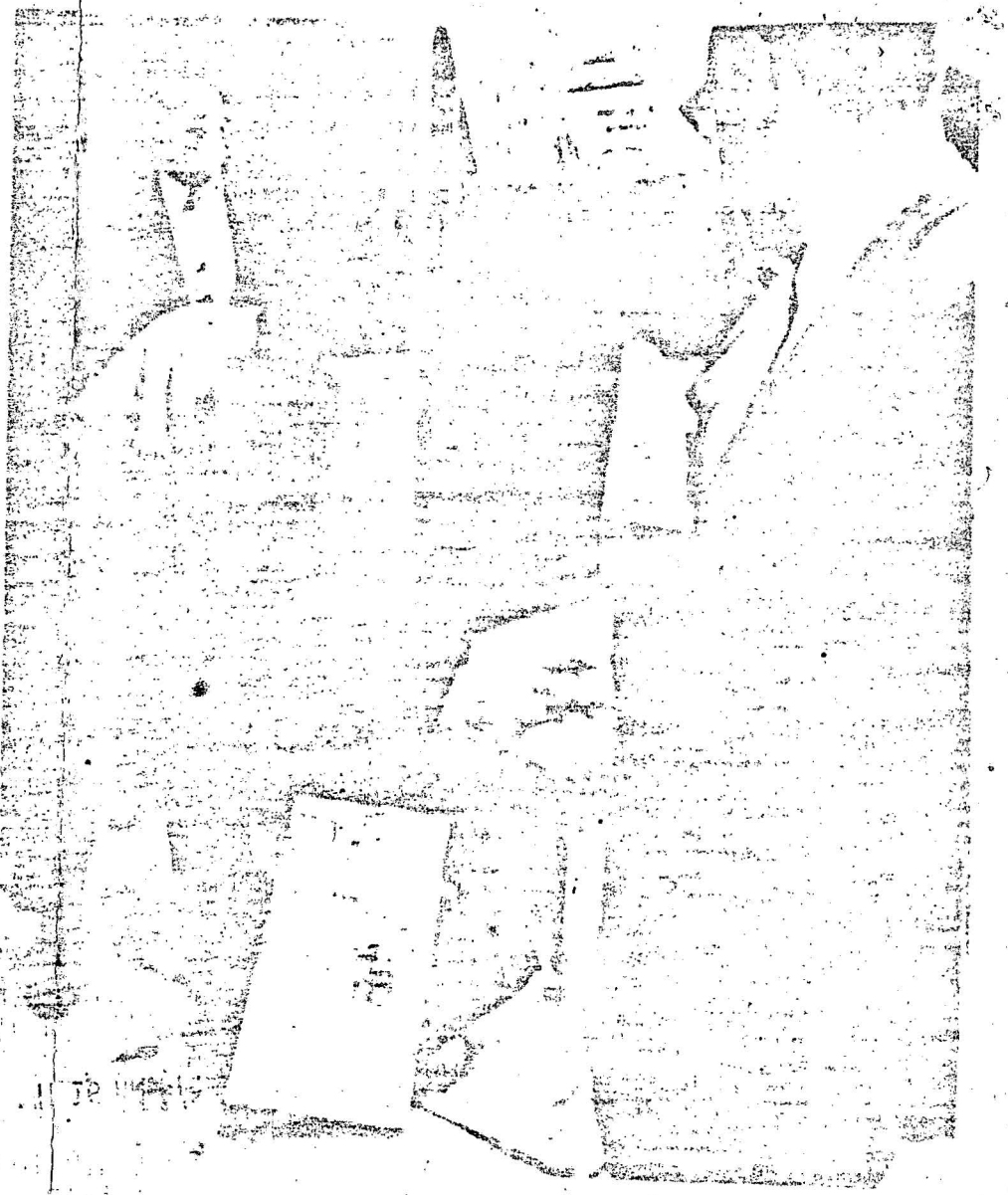
and "Soul Station" against "Prison Poetry"

Peaceful ACTION Pickets

ACTION Enters Labor Dispute With Prison



ACTION STICK IN



Notes by Hedy Epstein from investigation of racial integration in M-REIT Properties, St. Louis, April, 1971.

4/15/71 Hedy Epstein visited Spanish Gardens to speak to the manager, [redacted]. She indicated that there are 336 and that only one is rented to a black family. This black family has lived there since soon after [redacted] took over. Soon after the new company took over, the "Black Panthers" came and rented an apartment. After one week they were out again. They just wanted to check if they discriminated. When Epstein questioned this, [redacted] said, well maybe it was not the Black Panthers, but it was something like that...oh it was [redacted] or one of his people. Well now they know we don't discriminate and we have had no more problems. The new company was concerned and wanted to have a black tenant because it would look bad if out of 336 apartments, none were rented to blacks. But now we have nothing to worry about, noone can expect you to go out on the street and pick them up and bring them in here.

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4/22/71 Epstein visited Cross Keys Apartments and spoke to manager there. She would not give her name. She indicated that out of 264 apartments 9 are rented to blacks. She has less trouble with these black tenants than with some of her other tenants.

4/22/71 Epstein visited Pere Orleans Town House Apartments and spoke to [redacted] Assistant Manager. There are 176 apartments and when Epstein asked if any blacks live there, [redacted] responded: About 3 or 4, let me look on the list. I just made up a list. After consulting the list, she informed me that there were 4 families there, they had 8 children. One had 4 children, one family had 2 children and the others had one child each.

b6
b7C

4/22/71 Epstein visited University Park Apartments and spoke to [redacted] Manager. When asked if any blacks live there, [redacted] responded: Yes, we have quite a few. In response to how many are there, she said: "We don't keep a list, but they are quite nice." (384 apts.)

(Note: [redacted] has a friend who lives in University Park Apartments. She said it seems to her that the blacks who live there, live in a particular area. This area abuts Hiway 70 and is near the manager's apartment.

GREATER ST. LOUIS COMMITTEE FOR FREEDOM OF RESIDENCE 3/71
5368½ Delmar Blvd. St. Louis, Mo. 63112 862-1118

N E W S L E T T E R

In our last newsletter we briefly listed some individual case histories. This time we wa
take one of these case histories & describe it in more detail. The case in question con-
[redacted] who attempted to rent a 2 BR apt. in Brentwo
Michelson Rlty. The residential manager showed them an apt. & then sent the Rs down to
Michelson office to file an application. When they arrived at the Michelson office they
told that the apt. they had seen, had been rented to an earlier applicant.

his point FOR was contacted by [redacted] We sent a white couple, acting as checkers, to
rtain availability of an apt. The residential manager showed them an apt. & then volun-
ed the following information:

"...living here in Brentwood is nothing like living in the City...of course, I don't
know how much longer we can hold out here. The other day a 'colored' couple came here.
I showed them an apt. which already had an application pending on it, but did neither
tell them about nor show them another vacant apt. As soon as I sent them to the
Michelson office I phoned the office & told them about it, because we had to act fast.
The lady in the downtown office usually has to have her boss approve applications,
however, in view of this situation she had to act fast & approved the pending applica-
tion herself in the boss' absence. When the 'colored' couple came they were told that
the apt. they had seen was already rented. They were not told about the other vacant
apt. which had no application pending on it...The 'colored' couple also asked if I
could babysit for their child, but I wouldn't sit with a 'colored' child..."

hite checkers also were sent to the Michelson office & applied for the apt. At this poi
ntacted [redacted] of Michelson Rlty., [redacted]
[redacted] shared with him all that had transpired. After [redacted]
[redacted] checked out the situation for himself, he claimed that no discrimination had occurr
another recount of events, [redacted] finally agreed that both his residential manag
office staff had acted in a discriminatory manner & agreed to rent to [redacted] family.
have been living there since mid-February 1971.

e relating all this because [redacted] of Michelson Rlty. is the [redacted]
M-Reit (Mutual Real Estate & Investment Trust) properties located in the metropolitan St
area, & we know that quite a few of you have purchased M-Reit shares over the years &
therefore this will be of particular interest to those of you who are shareholders. -
lson Rlty. is one of the oldest & largest slum property owner &/or management companies
. Louis. This fact has been brought to the attention of [redacted] of
t & to several of M-Reit's national board members by FOR on numerous occasions. We also
that [redacted] be removed from his position, but all to no avail. [redacted]
ll M-Reit's local [redacted] because according to [redacted] "he's doing a good
Oh yes, [redacted] is doing a "good job" alright. From our contact with him, we
hat he has difficulty renting to blacks in M-Reit's supposedly integrated apt. buildin
ample: In early summer 1970 when a couple wanted an apt. in a 384 unit apt. complex,
by M-Reit [redacted] said "no" because the complex had 20% black occupancy & therefore
h" black tenants. In checking, we found there were only 8 black tenants at the time.
his was pointed out to [redacted] he stated that this couple consisted of a black husband &
e wife & the residents of this complex were "not yet ready" to accept such a couple. -
ct that M-Reit has not deemed it fit to [redacted]
us to believe tha[redacted] M-Reit really do not believe in the company's origina
[redacted] - A
y of the [redacted] situation was sent to [redacted] to illustrate once more how blatantly
on discriminates. (Note: This property is not M-Reit owned, but Michelson managed) [redacted]
[redacted] answer in part reads as follows:

"...Our own experience with the Michelson firm...has been uniformly good. In fact, th integration rate in St. Louis has been very gratifying both to our Board & personally to me...As to the rest of the management work that the Michelson company does in the St. Louis community...it would be beyond our ability to control every detail of their operations...It was our understanding that the entire Michelson firm, not just [redacted] [redacted] is attempting to further honest integration efforts...Rest assured we persist in insisting that people working for us are actively committed to our social objectives..."

b6
b7C

this same letter [redacted] speaks of another of their apt. complexes, in which accordi im "...we have begun more than token integration...". One of FOR's white friends lives i hat very complex & has lived there for about 3 yrs. (M-Reit has owned it for about 1 yr.) he states very firmly that neither now (3/22/71) nor ever have black people lived there. lso checked this out with [redacted] on 3/22/71, who maintains there are some black enants there.

OR (& several members of the St. Louis Advisory Board of M-Reit) have & still are raisin uestion as to whether or not [redacted] for M-Reit prope n St. Louis. It has been & still is our feeling that M-Reit should look for & insist on ng an agent who does NOT discriminate in any of the properties it handles.

b6
b7C

f any or all of the aforementioned meets with your approval & is a true representation hilosophy, you might want to buy more M-Reit shares. If not, we want to URGE you to inform your feelings by writing to: [redacted] M-Reit, 41 East 42 Street, Sui w. York, N.Y. 10017, with a copy to [redacted] Michelson Rlty., 709 Chestnut, St uis 63101. We would appreciate knowing both your thoughts & actions in this matter. If nt to discuss this further, feel free to call us at 862-1118 & speak to either [redacted] [redacted] or Hedy Epstein.

e want to take this opportunity to thank those of you who responded to our emergency ap or funds. As a result of your contributions we were able to pay our 2/28 & 3/15 payroll one bill, etc. We'll also be able to meet the 3/31 expenses. Taking that into consider e are left with $268.86 as of this writing. This, then leaves us without enough funds u /15/71 when the next Danforth grant arrives. If any or all of you have some more $$$$$$ pare, we'd sure appreciate that!!!!!!!Please!!!!!! Thank you!!!!!! $$$$$$$$

ne of our Board Members suggested that some people might want to pledge a certain amoun OR per year & then pay it in 12 (or fewer) monthly installments. If this is your prefer et us know. - If you want to make a contribution, you may use the tear-off below.

The Webster Groves Fair Housing Group has asked us to include the following in this news If anyone meets with discrimination in Webster Groves, call:

b6
b7C

[redacted] [redacted]

Of course, you can also call FOR at 862-1118.

NAME_____

ADDRESS_____

Individual Contribution_____$7.50 Family Contribution_____$10.00 Other____

Organization Contribution_____$20.00 Business Contribution...Small business____
Large business____

FOR is a non-profit citizens' group & all contributions are tax deductible.

1. Docket
2. Green

GREATER SAINT LOUIS COMMITTEE FOR

FREEDOM of RESIDENCE

5868 1/2 DELMAR ST. LOUIS, MO. 63112 PHONE 862-1118

JAMES H. SPORLEDER
Executive Director

2 September 1971

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Mrs. Ralph Thomas
Mrs. Walter Washington
Mrs. Donald White
Mr. Daniel Witt

Mr. Richard Green
Civil Rights Division - Housing Section
U. S. Department of Justice
Washington, D.C. 20530

b6
b7C

Dear Mr. Green,

We are enclosing some more material re: M-Reit [redacted] to bring your files up-to-date.

M-Reit is planning a stockholders meeting on October 12 in New York City. We have asked to be put on the agenda so that we might present to the stockholders how we perceive M-Reit and provide them with another perspective.

Sincerely,

Hedy Epstein

Hedy Epstein
Coordinator

175-42-0
DEPARTMENT OF JUSTICE
3 SEP 8 1971
R.A.O.
CIV. RIGHTS DIV.
RECORDED

SEP 9 1971

1 September 1971

[redacted]

b6
b7C

Washington, D.C. 20006

Dear [redacted]

We received your letter, dated August 4, 1971. Since we have not heard from you further nor [redacted] we are wondering if the decision has been to put the case to rest.

b6
b7C

We understand [redacted] has compiled a report on the Michelson/M-Reit situation. We would appreciate receiving a copy of this report.

We are attaching a report of the latest case involving one of M-Reit's properties and [redacted] which is self-explanatory. We would, however, like to call your attention to one discrepancy which is not easily apparent on a first reading. Our white checkers were told by [redacted] that the apartment rented for $155.00, the one they did NOT apply for had been vacant for 31 days (see paragraph 4 of the report). [redacted] on the other hand stated (in paragraph 6 of the report) that the apartment the white checkers DID apply for had been vacant for 30 days.

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b7C

We are also enclosing a copy of a newspaper clipping we found in our files. We do not know the exact date, but approximate it as somewhere between 1964-66, most likely 1965.

We can only reiterate our earlier statements where we questioned the Ford Foundation's continued involvement with M-Reit and thus with the Michelson firm, one of Mr. Lewis' closest, [illegible]

We have no way to view this situation other than that part of the Ford Foundation's money is going toward funding one of the Jews' worst slum landlords.

Sincerely,

Judy Epstein
Coordinator

b6
b7C

cc: [redacted]
Mutual Real Estate Investment Trust

[redacted]
U.S. Civil Rights Division

[redacted]
Housing Section
U.S. Department of Justice

On Thursday, 7/26/71 [redacted] a black couple visited University Park Apartments. They were interested in a 2 bedroom apartment. They spoke to an older woman there, who asked them to put their name on a list which was headed by the title 'Visitors'.

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b7C

On the following day, 7/27/71 the [redacted] phoned University Park & spoke to a woman who identified herself as the manager. They inquired about the availability of a 2 BR apt. and were told there is a vacancy and it was suggested that they come out to the apartment complex. Later on the same day the [redacted] went to University Park & spoke to the manager - a tall, very dark-haired woman with lots of eye makeup. They indicated they would like to have a 2 BR apt. and would like to be able to move the following week. The woman told them there would be no vacancy until October 1. The Pharis's returned to their earlier telephone conversation and were told by the woman that they must have talked to her mother or mother-in-law and that the latter doesn't really know what is available and when.

On Monday, 7/30/71 the [redacted] phoned University Park again. This time they spoke to Mrs. [redacted], the Assistant Manager. They inquired about a 2 BR vacancy and were told there is a vacancy. The [redacted] then went to the Manager's office. At 2:00 P.M. on the same day Gary Epstein phoned University Park and inquired about the availability of a 2 BR apartment and was told there is a vacancy. Epstein was asked when he wanted the apartment. He indicated right away. It was suggested that he come out the same day before 5 P.M. to look at the apartments or since 9 A.M. the following morning.

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On Tuesday, 8/31/71 two white females of Rhodesian descent visited University Park. They were there at 10:15 A.M. They inquired about the availability of a 2 BR apt. [redacted] the manager, [redacted] the manager, has described [redacted] (a woman with very black hair, lots of eye make-up as per their description) [redacted] Mirrors showed them two apartments, both vacancies on Fresno Court and were told the rent would be for $135. This apartment had been vacant for 30 days. Mrs. Mirrors said. The white checkers filled out an application for [redacted] Fresno Court. Later, Mirrors told them it takes one day to process their credit check & they could move in the following day, 9/1/71 if [redacted] They were asked to leave a $50 deposit so that the credit check could be made. They did not leave a $50 deposit, said they would bring it in later in day.

Later on the same day, 7/31/71 Gary Epstein phoned [redacted] and related all the above to him. He expressed great surprise and disbelief that the white checkers were told by the manager that the apartment had been vacant for 30 days. [redacted] wants to know, who wants the apt? Does somebody still want the apt? Who wants the apt.?

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b7C

Epstein: The Pharis's want an apt. The white people were out at University Park. The Pharis's want an apt. right away, since we have established that there are two vacancies since [redacted] have put a deposit down. So if anybody still wants an apt. is being held for the white couple who were there this morning. Bruce: They're not keeping it, since they didn't put a deposit down. So if anybody still wants an apt. Epstein: There had better be one, because the Pharis's were there last Thursday & Friday (8/26 & 7/27). Bruce: I realize the time and all it's working [redacted] census bureau (8/24) & two people backed out of it on Saturday. Let me tell you this: the Pharis's want an apt. If somebody else comes in looking - should I tell them - will you tell them? Epstein: Let me call them.

[redacted] (white females) who were out there yesterday, looking at apts. with [redacted] number for about 30 min., chose a vacant [redacted] in the newer part of the complex. They completed this morning & the apt. was put back on the market. There is not [redacted] that she (the manager) said it was available for 30 days because

that has not been the case, that particular one has been off the market. The other one that is available is at 2425-B Treese Court, which was rented on a month-to-month basis (8/1) after the people backed out. That's not the applicable [illegible] the Fraziers would like an apt., they can surely have one & there ought to still be room now & tell her which one they want.. Fratedin: But the Fraziers have not been told anything yet.." Brown: They can see both of them and pick the one they want.

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Upstedin advised that [redacted] of the above. They have made arrangements to look at both apts. on 9/1/71 and will advise further.

OPTIONAL FORM NO. 10
JULY 1973 EDITION
GSA FPMR (41 CFR) 101-11.6

UNITED STATES GOVERNMENT

Memorandum

TO : Director
Federal Bureau of Investigation

DATE: JUN 22 1978

FROM : Drew S. Days, III
Assistant Attorney General
Civil Rights Division

FEDERAL GOVERNMENT

DSD:JFC:SJK:vlk
DJ 144-42-NEW

SUBJECT: Unsub
- Victim
St. Charles, Missouri
Interference in the Exercise of Housing Rights
CIVIL RIGHTS

b6
b7C

Attached are 3 copies of a Record of Outside Contact from Susan King alleging that a cross and note stating "Niggers Beware" were placed at the home of [redacted] St. Charles, Missouri. These allegations indicate possible violations of 42 U.S.C.§3631.

Please conduct, therefore, the following limited investigation:

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b7C

1. Interview [redacted]

2. Conduct a neighborhood canvass.

3. Obtain local police report.

3 ENCLOSURE

REC-50

177-4995-2

29 JUN 23 1978

b6
b7C

[redacted]

59 JUL 26 1978

Buy U.S. Savings Bonds Regularly on the Payroll Savings Plan

Form No.
(8-17-73)

RECORD OF OUTSIDE CONTACT
(DJ Order No. 532-73)

Subject matter:
File (DJ No.)

Outside Contact: ☐ (Initiator)
Name & Title/Position: ~~Hedy Epstein~~ Complainant
Address or Office: ~~St. Louis~~, Missouri

b6
b7C
DOJ Employee: ☐ (Initiator)
Name & Title/Position: [redacted] Atty., Criminal Section, CRD
Date & Time of Contact: 6/3/78 - approx. : ___ ___ .m.
Place (if not telephone):

Substance of discussion:

On June 8, 1978 I received a telephone call from Hedy Epstein, St. Louis, Missouri (314) 862-1118 in reference to an incident which occurred on June 3, 1978 in St. Charles, Missouri.

UNSUB; Cross Burning-AT Resi...

On that date [redacted] St. Charles, Missouri,
b6
b7C
home telephone [redacted] office telephone [redacted] returned home from work and found a cross in her front yard and a note tacked to her front door which said "Niggers Beware." It allegedly carried the name of the Ku Klux Klan.

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b7C
[redacted]

On June 3, 1978 while on her way to work [redacted] was forced
b6
b7C
off the road by a medium blue late model Chevrolet containing four white males, three young with long blond hair and one older male. The license plates on the automobile were covered with rags. This same car has also been seen driving past her house.

b6
b7C
[redacted] contacted the local police and they agreed to step up the patrol in the area.

cc: Files

b6
b7C
[redacted]

CLOSURE

177-4110

There has been some local newspaper coverage of the incident and perhaps some television coverage. One of the newspaper articles indicated that the note which was attached to the door contained an address in Overland, Missouri.

b6
b7C [redacted] is very concerned about the safety of her children, particularly during the hours when she must be at work.

Ms. Epstein called in the following information:

b6
b7C The address which appeared on the note was [redacted] Overland, Missouri. The local police checked with the postal authorities who know the owner of the post office box, but advised that the person has moved away.

b6
b7C [redacted] spoke with a bi-racial couple, with children who live in her neighborhood. They advised that they had not had any problems, but that along the highway they had seen similar signs with "Ku Klux Klan" appearing on them. The names of the neighbors are:

b6
b7C [redacted]
St. Charles, Missouri 63301
[redacted]

6-122 (12-11-67)

FBI

Date: 3/2/71

Transmit the following in _____
(Type in plaintext or code)

Via AIRTEL _____
(Priority)

TO: SAC, St. Louis

REC-10

From: Director, FBI 177-890-1

1 - [redacted]

b6
b7C

UNKNOWN SUBJECTS, dba
BADEN NEWS PRESS, 846 MURIEL STREET
ST. LOUIS, MISSOURI;
UNKNOWN SUBJECT, 2060 CHAMBERS ROAD,
ST. LOUIS COUNTY, MISSOURI
[redacted] - VICTIM
DISCRIMINATION IN HOUSING

Enclosed are two copies of a self-explanatory Departmental letter dated 2/26/71, along with copies of its enclosures.

Complete the requested investigation in accordance with the provisions of Section 137A, 1a and c, Manual of Instructions, and surep within 10 days of the receipt of this communication.

State in the first paragraph of the details of your report that it contains the results of a ☒ limited ☐ preliminary investigation and underscore the word ☒ limited ☐ preliminary

Advise ☒ all persons interviewed ☐ appropriate officials at the outset that this investigation is being conducted at the specific request of the Assistant Attorney General in charge of the Civil Rights Division, U. S. Department of Justice, referring to him by name as well as title.

Remarks:

MAILED 12
MAR - 3 1971
FBI

Enc. (6)

SEE NOTE PAGE TWO

MPG:cmb
(4)

56 MAR - 9 1971

472

Sent Via _____ M Per _____

MAIL ROOM ☒ TELETYPE UNIT ☐

NOTE:

Department has received a complaint that the Baden New Press, St. Louis, Missouri, uses racial designations in their real estate advertisements. Department is requesting investigation to determine newspaper's policy in this regard and also whether at the address listed, its owner practices racial discrimination. No prior investigation has been conducted.

Form DJ-150
(Ed. 4-26-65)

UNITED STATES GOVERNMENT

DEPARTMENT OF JUSTICE

Memorandum

TO :Director
Federal Bureau of Investigation

DATE: FEB 26 1971

JL:FHK:mvr

DJ 175-42-NEW

FROM :Jerris Leonard
Assistant Attorney General
Civil Rights Division

b6
b7C

SUBJECT: Unknown Subjects, d/b/a
Baden News Press, 846 Muriel Street
St. Louis, Missouri;
b6
b7C
Unknown Subject, 2060 Chambers Road,
St. Louis County, Missouri - Subjects
[redacted] - Victim
Discrimination in Housing
Sections 804(a) and 804(c),
CIVIL RIGHTS ACT OF 1968

Mr. Tolson
Mr. Sullivan
Mr. Mohr
Mr. Bishop
Mr. Brennan CD
Mr. Callahan
Mr. Casper
Mr. Conrad
Mr. Dalbey
Mr. Felt
[redacted]
Mr. Walters
Mr. Sykes
Tele. Room
Miss Holmes
Miss Gandy

COMPLAINANT

The attached copies of a letter of February 16, 1971, from Mrs. Hedy Epstein, Freedom of Residency, 5868-1/2 Delmar, St. Louis, Missouri, and the copies of the newspaper advertisement enclosed therewith, disclose a violation of Section 804(c) of the Civil Rights Act of 1968.

In addition, the alleged statement of policy by the person at telephone number [redacted] is a possible violation of Sections 804(a) and 804(c) of the Act.

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b7C

Please conduct the following investigation:

1. Please interview [redacted] for details of the incidents, including the dates of contacts with the newspaper and also with the person at the phone number listed in the newspaper ad, and a full description of what was said in each contact.

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b7C

2. Please interview the woman at the newspaper office who spoke to [redacted] and obtain details of the conversation with [redacted]

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b7C

EXP. PROC.

MAR 1 1971

12

MCT-8

177-890-1

EX 101 REC-18

9 MAR 1 1971

Quitclaims set 3/2/71 MPH:emb Encs. (6)

[redacted]

b6
b7C

3 - ENCLOSURE

REC'D - CIV RIGHTS
FBI

MAR 1 3 16 PM 1971

RECEIVED-DIRECTOR
F. B. I.

MAR 1 12 17 PM '71

DIRECTOR b6 b7C

[redacted]

MAR 1 2 18 PM 1971

REC'D SULLIVAN
FBI JUSTICE

MAR 1 2 18 PM

MAR 1 2 01 PM 1971

RECEIVED-TOLSON
F.B.I.

3. Please interview appropriate representatives of the newspaper and obtain details of the manner in which advertisements concerning housing are communicated by a customer to the newspaper. Describe the policy, if any, respecting the elimination by newspaper employees, of words in proposed ads deemed offensive or scandalous. Describe the policy of the newspaper respecting printing statements of racial preference in the ads.

Also, please determine the identity, including race, of all persons or organizations who have an ownership interest in the newspaper, and of the officers and managers.

Determine what other newspapers are published or owned by the subject paper or by those who own the subject paper.

Please determine details of the numbers of issues printed, and the numbers sold, and the geographic area served by the paper.

4. Please inspect a representative sample of past issues of the newspaper, not less than 50, for any advertisements containing representations suggesting race, color, creed or national origin. Please obtain copies of issues containing such ads, if any.

5. Please identify the owner of the dwelling referred to in the discriminatory ad at 2060 Chambers Road, and interview him to determine:

(a) Full identity, plus identity of any other part owners or rental or sales agents handling the property;

(b) The identity of the person who placed the ad in the newspaper;

(c) The identity of the person to whom the telephone number in the ad is listed;

(d) A description of all the separate dwelling units at 2060 Chambers Road;

(e) A description of other properties, if any, in which the interviewee has an ownership interest, or manages, including the number of dwelling units at each property, the address, and the number of tenants by race;

(f) The policy respecting renting to Negroes at 2060 Chambers Road and at any other property in his control;

(g) The identity of black persons told of the discriminatory policy, if any.

6. If a rental agent or agency is involved with the property at 2060 Chambers Road, please interview a representative and determine who set the policy respecting the race of tenants at the property, what other property is handled for the owner, and what is the number and race of tenants at each property. Determine the identity of any blacks who have been possibly informed that the owner does not want to rent to blacks.

GREATER SAINT LOUIS COMMITTEE FOR
FREEDOM of RESIDENCE
5868 1/2 DELMAR ST. LOUIS, MO. 63112 PHONE 862-1118

JAMES H. SPORLEDER
Executive Director

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Mrs. Eugene Wehrli
Mr. Daniel Witt

DOCKETED
FEB 23 1971

16 February 1971

Mr. Francis H. Kennedy, Jr.
Civil Rights Division
U. S. Department of Justice
Washington, D. C. 20530

Dear Mr. Kennedy,

We are enclosing a copy of a newspaper ad which appeared in the February 10, 1971 edition of the Baden News Press. This was brought to our attention by [redacted] who is black, phoned the newspaper. He asked to speak to the editor; he spoke to a lady, but was not able to ascertain either her name or her position with the paper. She told him that the paper is not responsible for the wording of any advertisement. [redacted] then phoned the number listed in the ad. The man he spoke to also would not give him his name, but did say he was the owner of the building, and indicated that the neighbors were not ready to accept black people in their area. b6 b7C

In checking the reverse directory, we noted that [redacted] is listed at that address and phone number. b6 b7C

We were wondering whether your office would want to take action against the paper? If not, we might. Please advise.

Sincerely,

Hedy Epstein

Hedy Epstein

Encl. 1

FEB 23 1971
ENCLOSURE

44-42-0
DEPARTMENT
3 FEB 22 1971
R.A.O.
CIV. RIGHTS DIV.

[illegible] Chicken Fillet Sandwiches
[illegible] Cup for 10¢ Extra
Are Helping to Tip Right Against Inflation.

BURGER CHEF

WE GO 2 BIG ONES

CHEF'S BIG ONE

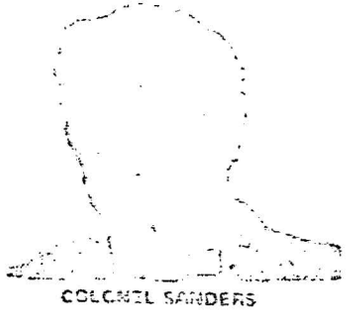
With Your Purchase Of A "Small One".

We A Dollarless, Penniless Man
Can Get Them A Dollar

SAVE EIGHTY-

And Many Other Great Americans,

ABE LINCOLN
WHO FREED THE SLAVES



COLONEL SANDERS
WHO FREED THE AMERICAN HOUSEWIFE FROM KITCHEN SLAVERY.

OFFER GOOD AT ALL
35 LOCATIONS IN GREATER ST. LOUIS

COLONEL SANDERS' RECIPE
[illegible]

[illegible] Wallace, Belle L. 36, Pasadena, Duncan, Okla. OPENING AVAILABLE. 2225 RIVERVIEW BLVD, Glasgow Village Am. Legion Post No. 267 Joe Pommerald-UN 8-2724

FOR LEASE
MEDICAL OFFICES
DESIRABLE SUITE
3314 W. Florissant, Jennings. Central air, gas heat, 600 or 1,200 sq.ft.
McDonough Realtors
GE. 1-8800

6263 NORTH Broadway, 2 bedroom, range, refrigerator, $80. Appln upstairs only. 741-2838.

2 [illegible] refrigerator, gas heat furnished. adults only. Jennings area. Write Box 196, Berkin News-Press, 840 Muriel, St. Louis, Mo. 63147.

[illegible]:
3 nice rooms - $45
3919a Bldin; finest condition; adults; Call Mr. Marcus. MA 1-4200.

4022 BITTNER, 4 rooms, bath, gas heat, $65. Kuhs Realty - EV. 9-6600.

SLEEPING room for rent, [illegible], call after 2 p.m. [illegible]

FOUR room house, 8900 Carmelita Rd. Visits adults only, no pets. 867-2304.

1- bedroom, furnished. Wall-to-wall carpet; air conditioned. $38 a week, $155 a month and up.

2-bedroom, unfurnished. Wall-to-wall carpet; air conditioned; stove and refrigerator. $135 a month and up.

JUST CALL
[illegible]

60[illegible] Florissant, 6-rooms, [illegible] Rent, carpets [illegible] Heat, adults and [illegible] furnished. Box 200 Berkin News-Press, 840 Muriel St., St. Louis, Mo. 63147.

[illegible]

Reg. 29¢
[illegible]
Limit 2
COUPON EXPIRES FEB 13, 1971

Reg. 79¢
[illegible]
Limit 1

Reg. [illegible]
[illegible]
Limit 2

(Rev. 01-31-2003)

~~SECRET~~

FEDERAL BUREAU OF INVESTIGATION

Precedence: ROUTINE Date: 01/15/2006

To: St. Louis

From: St Louis
Squad 4
Contact: SA [redacted]

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE.

b6
b7C

Approved By: [redacted]

Drafted By: [redacted] :ehg

Case ID #: (S) [redacted] (Pending) b2

Title: (S) [redacted] (S)

b1
b2
b6
b7C

Synopsis: (S) To enclose and provide a summary of public source information found concerning the captioned subject and the International Solidarity Movement (ISM).

(S) U ~~Derived From : G-3~~
~~Declassify On: 25X1~~

Enclosure(s): (U) Printouts from the websites summarized below are enclosed for the file.

Details: (S) U Several references to the captioned subject were found on the internet and in archived newspapers accessed from [redacted] Most of these were accounts of the shooting of [redacted] during a protest at the Israeli security fence near Masha in Israel.

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b7E

(U) The following assertions were found in this material. According to internet material, [redacted]

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051ehg02.ec

(U) According to web logs ostensibly written by the International Solidarity Movement delegation from St Louis in

~~SECRET~~

DATE: 5/9/06
CLASSIFIED BY: 60390 AUC TAM/NCT/tcg
REASON: 1.4(C)
DECLASSIFY ON: 5/9/2031
#1021201

2003 [redacted] traveled to Israel with ISM in the winter of 2003 [redacted] Hedy Epstein [redacted] According to these logs, [redacted] arrived in Israel in [redacted] and left in [redacted] Other internet reports state that the group likely received their training from ISM in Jerusalem at the Faisal Hostel. Numerous sources were found reporting on the Masha incident, [redacted] According to these sources, on December 26, 2003, Israeli, international, and Palestinian protesters were involved in the incident. During the protests, some of the protesters attempted to breach the security fence (eventually this attempt was successful), at which time the Israeli Defense Forces opened fire, [redacted] All reports of this incident indicated that the protesters did not threaten the Israeli troops with injury, but that the protesters did intend to (and successfully did) breach the security fence. [redacted] According to the web log, [redacted] were questioned by the IDF [redacted] was reported to have said that [redacted] lied to Israeli authorities and told them that they were just tourists who were in the wrong place at the wrong time.

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b7C

♦♦

FORM NO. 64

~~SECRET~~

Office Memorandum • UNITED STATES GOVERNMENT

DATE 2/24/54

TO : Director, FBI (138-296) ~~SECRET~~ DATE: 1/26/54

FROM : SAC, New York (138-593) 28924

SUBJECT: OLGA LANG
nee Joffe, aka.
LEUN

~~TOP SECRET~~

b6
b7C

Enclosed herewith are the original and six copies of the report of SA [redacted] dated 1/26/54 at NY concerning the captioned individual.

Set out hereinafter are the names and/or addresses and telephone numbers contained in the address book of OLGA LANG which are in addition to those mentioned in instant report (S)(U)

The entries set out following the words "Address Book" are what they appear to be. In those instances where identifying data has been obtained it is being set out following the words "Telephone Directory", except where otherwise indicated (S)(U)

The names of those individuals mentioned hereinafter have been searched through the indices of the NYO and where the files contained no information which appears to be pertinent to instant case, no comments are being made (S)(U)

The names are being recorded here for indexing purposes and they will not be indexed to the employee's address book as an exhibit (S)(U)

On the outside cover of the employee's address book are the following (S)(U)

["O. LANG P. O. Box 20, Grand Central Station, NY 17. Tel. PL 4-1234 ext 403 (office) MO 2-5235, Home, 70 West 107 St."] (S)

On front cover of address book the word Social Security with number [redacted] is recorded (S)(U)

b2

Encs. (50) (RM)

GWA:BOF

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE

RETURN TO INDEXING DESK

Classified by 25X1A
Declassify on: OADR
2-24-54 204905

138-296-52

[Please note all names of Russians U.S.] (S)

~~SECRET~~ SE-32 RECORDED-53

INDEXED - 128

~~TOP SECRET~~ ~~SECRET~~

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE

FBI

SECRET

FORM NO. 1 THIS CASE ORIGINATED AT BUREAU

TJD

REPORT MADE AT	DATE WHEN MADE	PERIOD FOR WHICH MADE	REPORT MADE BY
NEW YORK	1/26/54	10/15,28,29;11/2,3,23,24;12/2,3,9,11,14-17,21/53;1/4-6,8,11-15,19,20/54	[redacted]

TITLE OLGA LANG nee Joffe, aka, Mrs. Karl A. Wittfogel, Mrs. Joseph Meyer, Olga Fougere, Lisa Falk, Olga Wenzel, Olga Joffe Wittfogel, Translator-Trainee, Language Services Division, Department of Conference and General Services, United Nations, NY, NY

CHARACTER OF CASE: LOYALTY OF EMPLOYEES OF THE UN AND OTHER PUBLIC INTERNATIONAL ORGANIZATIONS - IR

SYNOPSIS OF FACTS:

b2 b7D

NYO [redacted] of known reliability, advised that an address book belonging to the employee had recently been found in which were included the names and/or addresses and telephone numbers of approximately 181 persons or organizations and institutions. Information contained in the address book and identifying data concerning those individuals set out. Information pertaining to those individuals listed in employee's book as furnished by informants set out. Employee's address book contained approximately 126 names and/or addresses and telephone [illegible] concerning whom files of NYO contained no information. [illegible] willing to furnish signed statement and will not appear [illegible] board. (X)(S) U

- RUC

REFERENCE Bureau air-tel to New York, 11/12/53.
Chicago air-tel to New York, 11/30/53
Washington Field air-tel to Bureau, 12/1/53.
Albany letter to New York, 12/2/53.
Los Angeles air-tel to New York, 12/7/53.
Mobile air-tel to New York, 12/9/53.
Kansas City air-tel to New York, 12/11/53.
Bureau letter to New York, 12/14/53.
Newark letter to the Bureau, 12/14/53.
New Haven letter to the Bureau, 12/15/53.

3 cc CSC
1 cc Dept.

APPROVED AND FORWARDED: [illegible] SPECIAL AGENT IN CHARGE

DO NOT WRITE IN THESE SPACES

ENCLOSURE

RECORDED-52

DATE: 05-19-2006
CLASSIFIED BY auc/60309/tam/ml
Per OGA letter dated 5/17/06.

7 - Bureau (138-296) (RM)
1 - New York (138-593)

RETURN TO FILING DESK

JAN 27 1954

25

SECRET

THIS CONFIDENTIAL REPORT AND ITS CONTENTS ARE LOANED TO YOU BY THE FBI AND ARE NOT TO BE DISTRIBUTED OUTSIDE OF

b1 [redacted]

b1 [redacted] (S)

b1 [redacted] (S)

b1 [redacted] (S)

b2 The records of New York City [redacted] another Government Agency which conducts security and intelligence investigations, reflect that HEDWIG (HEDY) WACHENHEIMER WOLF, while residing in England, reportedly was a member of the Free German Youth Movement, which may be the same organization known as the Frei Deutsche Jugend, the Youth Branch of the S.E.D. Party in the Soviet Zone of Germany. (U)

The records further reflect that unsubstantiated information was received that HEDY WACHENHEIMER was a member of the Communist Party in England; that after the war she returned to Germany and became engaged to a Communist by the name of HERNE, who supposedly is originally from the United States, and (U)

was editor of a Communist newspaper in the British Zone of Germany. HEDY WACHENHEIMER is also reported to have lived in Holland with a Communist before coming to the United States. (S)(U)

On May 27, 1948, HEDY WACHENHEIMER arrived in the United States at New York, New York, on the Queen Elizabeth, being admitted under non-preference quota visa #W-16578, issued at London, England, in lieu of a passport. Her destination was listed as [redacted] (S)(U)

b6
b7C

On June 1, 1948, she filed a Declaration of Intention to become a citizen of the United States, at New York, New York. (S)(U)

According to the records of [redacted] HEDY WACHENHEIMER resided at 391 Selby Avenue, St. Paul, Minnesota, from May 15, 1951 to May 31, 1952. She was employed as a receptionist, Jewish Family and Children's Service, 244 Citizens Aid Building, Minneapolis, Minnesota, from September 17, 1951 to December, 1953. (S)(U)

b2

Address Book: [redacted]

Telephone Directory: [redacted]

b6
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[redacted] (S)(U)

Address Book: [redacted]

Telephone Directory: [redacted]

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[redacted] has been mentioned in a previous report submitted concerning the employee. (S)(U)

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6-122 (Rev. 6-20-73)

FBI

Transmit in _____ (Type in plaintext or code) Via Airtel _____ (Priority)

EA-100

TO: SAC, St. Louis

REC-78 7 - 3910 -1

From: Director, FBI

Date 8/6/73

1 - [redacted]

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LOTT - HUNT REAL ESTATE OF
HILLWOOD, MISSOURI;
[redacted] - VICTIM
DIR
00: SL

(This line for LEFT MARGIN.)

Enclosed are two copies of a self-explanatory Departmental letter dated 7/31/73.

Complete the requested investigation in accordance with the provisions of Section 187, Volume IV, Manual of Instructions, and surep within 14 days of the receipt of this communication.

State in the first paragraph of the details of your report that it contains the results of a ☒ limited ☐ preliminary investigation and underscore the word ☒ limited ☐ preliminary

Advise ☒ all persons interviewed
☐ appropriate officials at the outset that this investigation is being conducted at the specific request of the U. S. Department of Justice.

Remarks: You will note on page 4, item H of enclosed, reference is made to "Resco." Resco is a weekly publication of the Real Estate Service Corporation, St. Louis, Missouri, wherein a compilation is published of real estate listings.

MAILED 20
AUG 6 1973
FBI

Enc. (2)

(Do not type below this line.)

NOTE: This is a new matter. Department is requesting investigation based on complaint alleging subject may be engaged in racially discriminatory practices in the sale of homes to blacks. On page 4, item H of enclosed Departmental letter, reference is made to "Resco." Attempt was made by SA [redacted] to contact [redacted] Departmental Attorney, 8/23/73, to determine the meaning of "Resco." [redacted] was not available until 8/6/73, when she advised "Resco" is a weekly publication by the Real Estate Corporation, St. Louis, Missouri, wherein they publish a compilation of real estate listings.

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RCG: bdw (4)

AUG 17 1973

MAIL ROOM ☐ TELETYPE UNIT ☐

Form DJ-150
(Ed. 4-26-65)

UNITED STATES GOVERNMENT

DEPARTMENT OF JUSTICE

Memorandum

TO : Director
Federal Bureau of Investigation

DATE: JUL 31 1973

FROM : J. Stanley Pottinger
Assistant Attorney General
Civil Rights Division

JSP:FES:CAR:cr

DJ 175-42-44

SUBJECT: Lott-Hunt Real Estate of
Dellwood, Missouri - Subject
[redacted] - Victim
Discrimination in Housing
Title VIII, CIVIL RIGHTS ACT OF 1968

Information was received from Ms. Hedy Epstein, Freedom of Residence, St. Louis, regarding possible racial discrimination by agents of the Lott-Hunt Real Estate Agency of Dellwood, 10139 West Florissant, [redacted] a black man, [redacted] (after 4:45 p.m.), is interested in purchasing a home at [redacted] The Village of Bel Nor has a "Housing Code," Ordinance No. 200 and Amendment No. 227, which requires each person to obtain a certificate of occupancy stating that the occupancy complies with all the provisions of the Housing Code prior to his moving into the residence. Among other things, the "Housing Code" requires 70 sq. feet of bedroom floor space for each occupant of that room.*/ The house at [redacted] has two finished bedrooms, one 167 sq. feet and the other 117 sq. feet, and a partially finished 1/2 story which will eventually have two good-sized rooms. Since [redacted] had two young children, they would have been required to share the 117 sq. feet bedroom until the 1/2 story was finished.

*/ The original Ordinance required 50 sq. feet of floor space for each occupant, but the Ordinance was amended to 70 sq. feet per occupant in May of 1972. The floor space requirement is applicable to the room used for sleeping purposes. No part of the living room, kitchen, basement or dining room may be counted as part of the required space for sleeping purposes.

EX-109

MCT-17

REC-73 177-2370-1

22 AUG 1 1973

[redacted]

[redacted]

[redacted]

EXP PROC 1973

On April 30, 1973, [redacted] put a contract on the house at [redacted] and the subject's agent, [redacted] told [redacted] that she would inquire about a building permit for him. On May 7, 1973, [redacted] told [redacted] that the city had denied the occupancy permit. [redacted] for the Village of Bel Nor, informed [redacted] in a letter dated May 17, 1973, that [redacted] had not made a request for a building permit and that any request for an occupancy permit must come from the proposed occupant of the building.

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On May 29, 1973, [redacted] (work), [redacted] (home), a white tester from Freedom of Residence, went to the subject and was told of the home at [redacted] by the subject's agent, [redacted] After [redacted] expressed interest in the property, [redacted] said there might be a problem getting an occupancy permit since the home was only licensed for three persons and [redacted] had two children. [redacted] told [redacted] that [redacted] had denied a building permit to a previous buyer [redacted] under similar circumstances. [redacted] said he would call the building commissioner to see if he could obtain a variance with the understanding that the upstairs would be finished within a reasonable time after moving in. [redacted] then called a number and asked for the building inspector. [redacted] specifically said that [redacted] told the person to whom he was speaking that he was inquiring about the occupancy permit on the same house he had shown to "the black family" two weeks before. [redacted] then obtained information on the procedures for obtaining a variance.

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[redacted] then asked [redacted] whether he had recommended that the previous buyer request a variance and [redacted] responded that the previous buyer was a black man and that he did not want to sell him the house in the first place. Consequently, the procedure suggested to [redacted] was not suggested to the previous buyer.

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On June 15, 1973, [redacted] talked with [redacted] Bel Nor, about submitting an

application for a variance. [redacted] said that she would speak to the Board of Trustees for him and that he did not have to submit a formal application, but rather she would use a May 13, 1973, letter which [redacted] had written to the city officials of Bel Nor as the basis for his request. On June 17, 1973, one of [redacted] children was struck by a car and killed. [redacted] a columnist for the St. Louis Post Dispatch, wrote an article about the [redacted] difficulties in obtaining an occupancy permit and the death of their child. It is thought that this article appeared on [redacted]

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On June 25, 1973, the Board of Trustees of the Village of Bel Nor met and denied [redacted] request for a variance on the basis that the house was licensed for three people and that the 117 sq. ft. room was so far from the requirement of 140 sq. ft., that they could not allow two people to share the room until the unfinished portion of the house was finished.*/

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Please conduct the following limited investigation to determine whether there has been a violation of Title VIII of the Civil Rights Act:

1. Please interview the principal officer(s) of the subject to determine the following information:

A. Please ascertain the name, address, and race of the principal officers of the subject.

B. Please determine the approximate number of homes sold each year by the subject, whether most of the homes sold are in the City or North, South or West County, and whether the sales are concentrated in particular municipalities. Please ascertain the approximate price range of most of the homes sold.

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*/ [redacted] had not informed the Board of Trustees of the change in his family situation.

C. Please determine the number of homes, the addresses of the homes, and selling price of each of the homes sold to blacks within the last two years.

D. Please ascertain the names and addresses of 15 black persons and 15 white persons who have purchased homes most recently through the subject. (The addresses should be of the property which was the subject of the purchase.) If the subject is unable to identify the race of the purchasers, obtain the names and addresses of the 30 most recent purchasers. (If the subject is unaware of the race of the most recent purchasers, please interview the appropriate salespersons to determine the race of the buyers.)

E. Please obtain the names, addresses, and race of all salespersons currently employed by the subject and of all salespersons employed by the subject within the last three years.

F. Please determine what action the salespersons are instructed to take when the seller of a home indicates that he would prefer that his home not be shown to blacks.

G. Please determine what instructions are given to salespersons with regard to obtaining occupancy permits for the buyer as required by the various municipalities in which the subject does business. (i.e., are the salespersons instructed to obtain the permits for the buyer, to assist the buyer in obtaining the permits or only to provide the necessary information to the buyer.)

H. Please ascertain whether the subject subscribes to RESCO.

I. Please determine whether the majority of homes sold by the subject are the subject's listings or the listings of other companies.

J. Please identify the source the subject uses to obtain information about the racial composition of the various schools and school districts in which the subject sells homes.

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2. Please interview [redacted] to determine the following information:

A. Please determine how long the interviewee has held a real estate license, how long she has worked for the subject, and the name and dates of any employment with other real estate companies.

B. Please ascertain the municipalities or general areas where the interviewee makes the majority of her sales.

C. Please ascertain the approximate number of homes the interviewee has sold to black persons within the last two years.

D. Please obtain the names and current addresses of the last five black persons and the last five white persons to whom the interviewee sold homes.

E. Please ascertain the normal procedures the interviewee follows with regard to assisting the buyer in obtaining the permits required by the various municipalities.

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F. Please obtain a complete account of the dealings the interviewee had with [redacted] including the name of the person she contacted at the Bel Nor City Hall with regard

to the occupancy permit, whether she discussed the possibility of obtaining a variance or making some other arrangements until the work on the house was completed with the person at City Hall, the reasons she gave [redacted] for the occupancy permit being denied, and whether she discussed with [redacted] the possibility of obtaining a variance, and, if she did not, her reasons for not explaining the possibility of obtaining a variance to [redacted]

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3. Please interview [redacted] to obtain the following information:

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A. Please obtain a responsive answer to questions (A) - (E) in paragraph 2.

B. Please obtain a complete account of the interviewee's dealings with [redacted] regarding the home at [redacted] including the name of the person to whom he spoke at the Bel Nor City Hall regarding an occupancy permit variance for [redacted] the variance procedures as explained by the Bel Nor City official, the persons at the City Hall to whom the interviewee spoke regarding the occupancy permit for the [redacted] and the reason, as related to [redacted] that [redacted] was not told of the possibility of obtaining a variance.

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4. Please interview [redacted] Village of Bel Nor, City Hall, [redacted] to obtain the following information:

A. Please obtain a copy of the "Housing Code," Ordinance No. 200, and Amendment No. 227.

B. Please obtain a description of the procedures to be followed in obtaining an occupancy permit, including when and at whose request a building inspection is made, when the occupancy permit should be applied for (i.e., prior to purchase, prior to moving in, etc.), who may apply for the permit (i.e., real estate agent, buyer, seller), and the person(s) who make the determination that the occupancy permit should/ should not be granted.

C. Please determine the number of persons who have applied for an occupancy permit since the Housing Code was enacted.

D. Please determine the number of black persons who have applied for occupancy permits since the Housing Code was enacted. (If the interviewee is unaware of the race of the applicants, please interview the person to whom the prospective resident actually makes application for the occupancy permit to determine the race of the persons applying for permits.) Please ascertain how many black persons applied for a permit prior to May, 1972, the date the code was amended to require 70 sq. ft. sleeping space per person, and how many black persons have applied for occupancy permits since May, 1972.

E. Please determine the number of persons who have been denied occupancy permits since the Housing Code was enacted and the reasons the permits were refused. Please obtain the name and address of all black persons who have been denied an occupancy permit and the reason for the denial.

F. Please obtain the names and addresses of all persons who have obtained an occupancy permit within the last year.

G. Please determine whether any person has obtained an occupancy permit when there was less than 50 sq. ft. per person in every room occupied for sleeping purposes (50 sq. ft. requirement applicable if permit applied for before May, 1972) or when there was less than 70 sq. ft. per person in every room occupied for sleeping purposes (70 sq. ft. requirement applicable if permit applied for after May, 1972). If any variance has been obtained, please obtain the name, address, and race of each person who obtained an occupancy permit even though they did not meet the existing requirements for sleeping space. Please determine whether any type of special application to waive the existing requirements was made, to whom such application was made, and the person(s) who determines whether the permit should be granted.

H. Please determine whether there are any procedures for obtaining any type of variance from any of the requirements of the Housing Code, and, if so, whether any variance of any type has ever been obtained and the person(s) who determines whether a variance should/should not be granted.

I. Please ascertain whether any occupancy permit has ever been granted with the condition that certain repairs be made within a reasonable time after moving in.

J. Please obtain the names of the elementary and secondary schools which the children of Bel Nor attend.

K. Please ascertain the approximate time when the first black family moved into the Village of Bel Nor and the current racial population of the Village.

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L. Please obtain a copy of the report issued by the Board of Trustees which denied a variance to [redacted]

FEDERAL BUREAU OF INVESTIGATION
FOI/PA
DELETED PAGE INFORMATION SHEET
FOI/PA# 1371095-0

Total Deleted Page(s) = 11
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Page 7 ~ Duplicate;
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Page 9 ~ Duplicate;
Page 10 ~ Duplicate;
Page 13 ~ Duplicate;
Page 28 ~ Duplicate;
Page 29 ~ Duplicate;
Page 30 ~ Duplicate;
Page 31 ~ Duplicate;
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FD-204 (Rev. 3-3-59)

UNITED STATES DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION

Copy to: 1 - U. S. Attorney, St. Louis

Report of: SA [redacted] Office: ST. LOUIS b6 b7C
Date: February 12, 1976

Field Office File #: SL 177-134 Bureau File #:

Title: TIFFANY TOWNHOUSE APARTMENTS,
8500 BLOCK OF TIFFANY COURT,
ST. LOUIS, MISSOURI;
[redacted] - VICTIMS b6 b7C

Character: DISCRIMINATION IN HOUSING

Synopsis: [redacted] Complainant HEDY EPSTEIN and tester [redacted] interviewed and furnished same information previously furnished to Department of Justice. [redacted] Department of Housing and Urban Development (HUD), and [redacted] St. Louis Open Housing, were interviewed regarding their contact with victims. [redacted] former tenant, was interviewed regarding her conflict with [redacted] and manager [redacted] interviewed and furnished all requested information. [redacted] interviewed and advised circumstances surrounding their application for apartment. Former manager, black and white tenants, and rejected black tenants interviewed and information requested was obtained. b6 b7C

- C -

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U. S. GOVERNMENT PRINTING OFFICE : 1970 O - 406-840

SL 177-134

TABLE OF CONTENTS

		Page
I.	INTERVIEW OF COMPLAINANT AND TESTER	3
II.	INTERVIEW OF AGENCIES CONTACTED BY VICTIMS	8
III.	INTERVIEW OF [redacted] FORMER TENANT	11
IV.	INTERVIEW OF [redacted] MANAGER	14
V.	INTERVIEW OF VICTIMS, [redacted]	24
VI.	INTERVIEW OF FORMER MANAGER, [redacted]	29
VII.	INTERVIEW OF FIVE BLACK TENANTS	32
VIII.	INTERVIEW OF TEN WHITE TENANTS	38
IX.	REJECTED BLACK TENANTS	55

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SL 177-134

DETAILS:

The following is the result of a limited investigation.

I. INTERVIEW OF COMPLAINANT AND TESTER

SL 177-134

II. INTERVIEW OF AGENCIES CONTACTED BY VICTIMS

FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

Date of transcription February 6, 1976

1

[redacted] Housing and Urban Development (HUD) Office, 210 North 12th Street, St. Louis, Missouri, telephone [redacted] was advised of the identity of the interviewing Agent and that she was being interviewed concerning a possible federal violation regarding discrimination in housing. She was advised information she furnished may be used in a court of law.

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[redacted] advised that she remembers being contacted by a [redacted] who asked her if she felt the owner of an apartment building was asking for too high of a salary to qualify prospective tenants for his complex. She advised that [redacted] stated that the owner of the complex where he was applying wanted [redacted] monthly salary to be five times that of one month's rent. She advised that she remembers telling [redacted] that even though what the owner was asking seemed a bit high, he was following a very strict guideline or a rule of thumb which is being used by apartment owners for rental of apartments.

She advised that she told [redacted] that if he felt he was being in any way discriminated against, he should pursue this by contact with St. Louis Freedom of Residence. She stated that she made no record of this contact by [redacted] and never heard from [redacted] again regarding the matter.

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[redacted] advised that she had nothing further to advise regarding the above incident.

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Interviewed on 2/4/76 at St. Louis, Missouri File # SL 177-134

by SA [redacted] :pdp Date dictated 2/5/76

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SL 177-134

III. INTERVIEW OF [redacted] FORMER TENANT

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FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

Date of transcription February 9, 1976

1

[redacted] white female, [redacted] was advised of the identity of the interviewing Agents and the nature of this investigation. She provided the following information:

[redacted] advised that she believed it was in 1973 or 1974 that she lived at Tiffany Townhouse Apartments for approximately five months. She stated that after she had moved in after approximately two months she was asked by the owner, [redacted] to move from his apartment complex. She advised that one day while her niece's daughter and her daughter were at her apartment, [redacted] came to the apartment and told them they would have to leave and that he was going to send her an eviction notice. She advised a few days later [redacted] came back to her apartment and tried to hand her a paper which she refused to accept asking her to sign an eviction notice. She stated since she refused to accept it, he tried to get her daughter to take possession of it and he was unsuccessful.

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She advised that [redacted] then took her to court. She advised that prior to the case appearing on the docket, there was a settlement between her attorney and [redacted] attorney wherein it was agreed that she would move out and [redacted] would give her one month's rent and her security deposit and he let her stay in the apartment until she found another place to live. She advised that she found out that [redacted] did give her an excellent recommendation, stating that she paid her rent on time and had good credit to his knowledge.

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[redacted] advised that while she lived at Tiffany Apartments she did have a lot of visitors and her former son-in-law, who was black, had come to her apartment on three or four occasions and she had called the police to have him removed from the apartment or arrested, as he was causing trouble at her apartment.

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b6 erviewed on 2/6/76 at Ferguson, Missouri File # SL 177-134
b7C

by SA [redacted] JNC:pdp Date dictated 2/6/76

SA [redacted]

This document contains neither recommendations nor conclusions of the FBI. It is the property of the FBI and is loaned to your agency; it and its contents are not to be distributed outside your agency.

She advised that although she had a lot of visitors, which included from time to time some of her daughter's 11 children, the most any of them ever stayed was three or four days.

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She advised that she believed [redacted] thought that the people he saw at her apartment were living with her in her apartment without his knowledge and that is why he asked her to leave. In fact, when any relative came they stayed at the most four days.

[redacted] advised that she had nothing further to add regarding the above matter.

SL 177-134

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IV. INTERVIEW OF [redacted]
[redacted] MANAGER

FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

1

Date of transcription 2/5/76

[redacted] white male, [redacted] were advised of the identity of interviewing Agent and that they were being interviewed regarding a possible Federal violation concerning discrimination in housing. They were advised that the information they furnished may be used in a court of law.

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[redacted] stated that he desired that he and his manager, [redacted] be interviewed together and not separately.

[redacted] advised that for legal reasons and as a matter of convenience, he has transferred the ownership of the Tiffany Townhouse Apartments to [redacted] who live in Pennsylvania. He advised that the reason he transferred the ownership was so that the builder of the apartments could not place a lien against him [redacted] as he and the builder did not agree on some of the terms in their contract. [redacted] advised that he did not wish to get his [redacted] or [redacted] involved in this matter as, technically, he is the owner and has all rights to sell the property and manage as he sees fit as drawn up in a contract with them.

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[redacted] advised that Tiffany Townhouse Apartments consist of 40 apartment units in three buildings - 12 units in one building and 14 units in the other two buildings. He advised that he owns no other rental buildings. He stated that his manager is [redacted] has been his manager since October, 1975. He advised that [redacted] duties consist of collecting the rent, taking complaints from tenants, and taking applications from prospective tenants, all of which is referred to [redacted] for handling and approval. He advised that the manager has no say whatsoever as to who receives rental of the units.

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[redacted] advised that the rent is the same on all apartment units - $185.00, except for three units that have smaller patios, and they rent for $175.00. He advised that some apartments have patios and some have balconies, but this has no bearing on the price of rental. [redacted]

Interviewed on 2/2/76 at Berkeley, Missouri File # SL 177-134

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by SA [redacted] kam Date dictated 2/4/76

This document contains neither recommendations nor conclusions of the FBI. It is the property of the FBI and is loaned to your agency; it and its contents are not to be distributed outside your agency.

advised that he did not feel that he could supply the names or addresses of each non-white tenant as he felt that this would be an invasion of their privacy and he would be in violation of the recent Privacy Act passed.

[redacted] advised that he did not feel that he could supply the names, races, addresses, dates of applications or actions taken on applications for the last 20 applicants for the apartment complex as he felt it would be an invasion of privacy for him to do so. He stated that for the same reason, he could not supply the names, races, or addresses of non-white applicants for the last two years.

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[redacted] advised that they believed that at the time [redacted] made application in November of 1975 there were approximately three or four vacancies. He [redacted] advised that he carries an approximate five percent vacancy rate at all times and that he has no idea as to how to determine the duration of each vacancy.

[redacted] advised that the approximate turnover is 25 percent and that he has never kept track of applicants in regard to how many by number and has no way of knowing what race the applicants are as they are not indicated on the application. [redacted] advised that he has had black applicants but has no idea as to the approximate number.

[redacted] advised that very rarely do they get a new tenant as a result of a recommendation by a present tenant. They advised that they would welcome any such referrals, but most applicants come by walk-ins. [redacted] advised that he does encourage recommendations by tenants and he pays $25.00 for any recommendation if the tenant recommended moves in. [redacted] advised that his manager is given instructions to show anyone, regardless of race, the available apartments and to write up an application if they desire to rent. He advised that he has told his managers to say that it would take approximately two weeks for confirmation, and that they should contact the office for the status of their application. [redacted] advised that no special instructions were given regarding blacks, as he told his manager to treat everyone the same.

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[redacted] advised the following concerning the qualifying of a tenant for residency:

After receiving the application, [redacted] reviews the credit record listed, and he follows the procedure closely that the tenant's net income must be five times his monthly rental rate. He stated that he trys not to take tenants with
b6 children seven years old and up due to the fact that his apart-
b7C ments do not have large courtyards, and he never takes more than two children in one family. He stated that it is his policy that upon completion of an application, the prospective tenant must make a check out for a deposit which is the security deposit equivalent to one month's rent before the application can be processed. He advised also that the prospective tenant must be employed and that the term of his present employment or past employment is a factor.

[redacted] advised that verification of the application is made by himself. He advised that after receiving the application, he checks credit and employment, if he feels it necessary, and after doing so, he notifies the tenant that they have been approved and can move in after paying the first month's rent and signing a one-year lease. He advised that [redacted] makes no personal judgment of any kind and is never asked for his personal judgment regarding the applicant as he determines their qualifications strictly as to whether they can pay their
b6 rent.
b7C

[redacted] advised that all checks are confirmed by himself and the only checks after verifying the salary are regarding other points on the application which he questions. He advised that he does not use any type of credit company but instead calls banks, employers and previous landlords. He advised that he makes the same kind of checks on all applicants, be they black or white. He advised that he uses no type of forms when contacting institutions to verify an application, but instead makes personal telephone calls.

[redacted] advised that he does not advertise in any newspaper or on any television or radio. He advised that he does place ads for his apartments in Apartment Cinema, 6516 Clayton, Clayton, Missouri, which is a small booklet put out
b6 in the City of St. Louis listing various apartments available.
b7C He advised that if Apartment Cinema sends out an individual and he becomes a tenant, [redacted] pays a small commission to this service if the tenant moves in.

[redacted] advised that he has only one employee, [redacted] advised that he did not feel that he

could supply the names of individuals previously employed by him as he felt that it would be an invasion of their privacy and he feels that he could be held liable if they did not wish to be contacted.

[redacted] advised that [redacted] came to Tiffany Townhouse Apartments on November 22, 1975, looked at apartments, made application, and put down a $185.00 deposit. He advised them that it would be anywhere from ten to fourteen days before application could be approved and that they should call back. [redacted] advised that he sent the application to [redacted]

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[redacted] advised that after receiving the application, he disqualified [redacted] for rental in his apartment complex due to the fact that he did not feel that they could make the rent and pay other bills required of [redacted] on the salary he was making.

[redacted] furnished the following reasons why he disqualified the [redacted] after looking over their application:

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1. [redacted] presently has three rooms of furniture; he would have been moving into a four-room apartment and [redacted] felt that after he moved in, he would have to buy additional furniture, which would mean an additional burden on his salary.

2. He felt that [redacted] had $250.00 in monthly expenses and [redacted] earns $181.00 net per week. [redacted] stated that from reviewing this, he felt that he could not handle the rent based on his present salary.

[redacted] advised that after reviewing the application and determining this, he called [redacted] and advised him of his findings, with which [redacted] disagreed. He advised that [redacted] contacted him on November 28, 1975, and advised him that he had called and talked to [redacted] of the Department of Housing and Urban Development regarding his policies and that she stated his figures were in line. [redacted] advised that [redacted] was very persistent and on December 10, 1975, he received a letter from him with a copy of the Credit Information Corporation record reflecting his credit. He advised that this was a printout reflecting bills owed by [redacted]

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He advised that he had been out of town for approximately one week or two and had just returned when he received this letter, and on December 11, 1975, he returned the $185.00 check [redacted] sent with his security deposit to [redacted] He advised that he had no further contact with [redacted]

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[redacted] advised that when the [redacted] did contact him regarding the status of their application, he could only advise them that he should be hearing something in a few days but could make no decision as [redacted] was reviewing the application.

[redacted] advised that they had nothing further to add regarding above incident.

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[redacted] were advised the purpose, use and authority for this investigation in accordance with the Privacy Act of 1974.

FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

Date of transcription February 6, 1976

1

[redacted] contacted the Federal Bureau of Investigation and advised that earlier information that he declined to furnish as he felt it might infringe on the privacy of other individuals he has now decided to furnish and he provided the following information:

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[redacted] advised that his records indicate that the first non-white moved into his apartment complex September 23, 1971, and extended their lease three times for at least one year each time. He advised they lived there until they left to purchase a home. He advised his records reflect their names as [redacted] and they lived at [redacted]

[redacted] provided the following list of minority applicants, last known address, date of application and action taken:

NAME AND ADDRESS	DATE OF APPLICATION	ACTION TAKEN
[redacted]	1/27/76	Rejected
[redacted]	12/2/75	Rejected
[redacted]	11/4/75	Accepted
[redacted]	11/22/75	Rejected

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Interviewed on 2/6/76 at Creve Coeur, Missouri File # SL 177-134

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by SA [redacted] :pdp Date dictated 2/6/76

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NAME AND ADDRESS	DATE OF APPLICATION	ACTION TAKEN
[redacted]	10/31/75	Rejected
[redacted]	10/8/75	Rejected
[redacted]	8/26/75	Rejected
[redacted]	8/23/75	Rejected
[redacted]		Rejected
[redacted]	5/23/75	Accepted
[redacted]	7/23/75	Rejected
[redacted]	4/30/75	Rejected
[redacted]	7/22/75	Rejected

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[redacted] also supplied the following list of minority tenants now living at Tiffany Townhouse Apartments:

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SL 177-134

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[redacted] supplied the following list of recent white applicants and action taken:

NAME AND ADDRESS	DATE OF APPLICATION	ACTION TAKEN
b6 b7C [redacted]	10/20/75	Accepted
[redacted]	8/16/75	Accepted
[redacted]	8/27/75	Rejected
[redacted]	8/3/75	Accepted
[redacted]	11/8/75	Accepted

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SL 177-134

[redacted]	12/5/75	Accepted
[redacted]	7/22/75	Accepted
[redacted]	2/3/76	Evaluating

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[redacted] advised that he would be most happy to provide any further information as requested. He advised he had nothing further to add regarding the above incident.

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[redacted] advised that he only has knowledge regarding the whereabouts of one former manager, [redacted] advised that he has only had three managers at his apartment complex, the third one being the present manager.

SL 177-134

V. INTERVIEW OF VICTIMS, [redacted]

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SL 177-134

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VI. INTERVIEW OF FORMER MANAGER, [redacted]

FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

Date of transcription February 10, 1976

1

[redacted] white male, [redacted] was advised of the identity of the interviewing Agents and the nature of this investigation. [redacted] furnished the following information regarding his knowledge of Tiffany Townhouse Apartments while he was manager from February, 1973, to May 23, 1975.

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He advised that the apartments were not advertised while he was manager but were placed with Cinema Apartment Service, which referred prospective tenants to the apartment complex for rental. He advised that there were some referrals, how many is unknown, and most tenants came from walk-ins.

He advised that when a prospective tenant came to his apartment, he would show the vacant apartment. If the prospective tenant seemed interested, he was given an application to fill out and told that the application would be forwarded to the owner for review and verification which would take approximately 10 days.

He advised that he makes no judgment regarding who should or should not fill out an application as all persons wishing to fill out an application do so and all applications are reviewed by the owner. He advised that he played no part in the selection or qualifying of tenants.

He advised that the only instructions he was given by the owner was to show everyone apartments that were vacant and to supply an application for them to fill out.

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[redacted] advised that he received no instructions regarding the Civil Rights Act of 1968 or any state or local fair housing act regulations as he made no decisions regarding who would be tenants.

He advised that to his knowledge there were no policies or procedures that were different for the processing or rental of an apartment to a black person from any other

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Interviewed on 2/9/76 at Florissant, Missouri File # SL 177-134

by SA [redacted] JNC:pdp Date dictated 2/9/76

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person nor was he given any instructions regarding this. He advised that there were no regulations as to the use of facilities by any black person who was a tenant. He stated he has no idea as to what procedure was followed regarding checks made on applications of prospective tenants. He advised that he has no idea as to what action was taken on any application submitted other than if they were accepted as tenants. He advised that he does not know any of the names of the black tenants who applied and had been turned down and he was never informed of the reason they were turned down. He stated that there were approximately a total of 10 black tenants while he managed the apartments. He advised that while he was manager there was no sign or notice which indicated to prospective tenants existing policy of renting with regard to race or color.

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[redacted] advised he had nothing further to add regarding the above matter.

SL 177-134

VII. INTERVIEW OF FIVE BLACK TENANTS

FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

1

Date of transcription 2/10/76

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b7C [redacted] was interviewed at her home and furnished the following information.

[redacted] advised she has lived in her apartment for approximately three months. She learned of the apartment due to the fact that she lived nearby and passed by the apartments often. She stated one day she stopped at the manager's office to ask if they had any vacancies. She stated that evidently they were in between managers and there was a note on the door of the office telling tenants to contact the owner, [redacted] She stated she called [redacted] mailed her an application. She stated after she filled out the application she was contacted by the manager of the apartments and she made an appointment to look at the apartment. [redacted] advised she feels she was treated fairly by both [redacted] and the manager. She stated the application asked for previous residences, both her and her husband's employments, any other income sources, credit checks, and the types of cars they drove. She stated after waiting approximately three months she called the apartment complex to ask if they would rent the apartment. She advised that they asked her how much she owed on each credit card, which information she gave to them. She stated approximately three weeks later she was rented the apartment. [redacted] advised the apartment she looked at and the apartment she moved into were different, but this was due to the lag in time. She advised she and her husband were not in any hurry due to the fact they were under a lease which they had wanted to break but were unable to accomplish. She stated her contacts with the apartment complex contained no threats.

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Interviewed on 2/9/76 at St. Louis, Missouri File # SL 177-134

by SA [redacted] /ejk Date dictated 2/10/76

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FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

1

Date of transcription 2/10/76

[redacted] was interviewed at his home and furnished the following information.

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[redacted] advised he learned of the apartment complex he is currently living in through a newspaper ad. He advised that in, 1973, he was in the service and living in Virginia. He stated that his mother sent the local newspaper to Virginia which he and his wife looked through for apartment vacancies due to the fact that they were moving back to St. Louis.

[redacted] advised he contacted the rental office twice and that he was accepted cordially. He advised he does not remember the name of the manager at the time he rented the apartment. [redacted] stated he did not know that there was a vacancy when he went to the office. He stated that when he returned to the St. Louis area there were no ads in the newspaper, but he and his wife checked at the rental office and found that there was a vacancy. He advised that the application filled out contained requests for information concerning employers, past addresses, credit references, closed accounts and personal references. He stated he made a deposit on the apartment when he filled out the application and that it was three weeks before he was contacted concerning the fact that he could rent the apartment. He advised that at the end of three weeks he contacted the manager at the rental office and he was advised that they had not contacted him due to the fact that they had not received a reply confirming his residence at his past living quarters in Virginia. [redacted] advised there were no threats concerning the rental.

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Interviewed on 2/9/76 at Berkeley, Missouri File # SL 177-134

by SA [redacted] ejk Date dictated 2/10/76

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FD-302 (REV. 1-27-70)

FEDERAL BUREAU OF INVESTIGATION

1

Date of transcription 2/10/76

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b7C [redacted] was interviewed at his home and furnished the following information.

[redacted] stated he stumbled upon the apartment which he is currently renting by accident. He advised he was accompanying a close friend who was looking for an apartment and he and his friend looked at the apartment he is currently living in. [redacted] stated his friend did not want it. [redacted] stated he was impressed with the apartment and decided to rent it. [redacted] advised he went to the rental office one time before renting the apartment. He stated his waiting period for the apartment was approximately one week and that he was received very well. [redacted] stated that his supervisor at work was a friend of the owner, [redacted] and he feels that that helped him obtain the apartment. [redacted] advised that he has lived in his apartment approximately four years. [redacted] stated he knew of the vacancy due to the fact that the apartment was vacant when he looked at it. [redacted] stated that he does not remember what type of information he was required to state on the application. He stated he vaguely remembers that it contained employment, past references, and credit references. [redacted] stated he had to wait for the apartment one week and he made no threats to the owner concerning his dealings.

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Interviewed on 2/9/76 at St. Louis, Missouri File # SL 177-134

by SA [redacted] /ejk Date dictated 2/10/76

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FD-302 (REV. 11-27-70).

FEDERAL BUREAU OF INVESTIGATION

Date of transcription February 10, 1976

1

[redacted] a Negro, advised he and his wife and daughter moved into his present apartment five years ago. They had lived in St. Louis, Missouri, and desired to move into St. Louis County. He and his wife began searching for an apartment in the County and after looking at numerous apartments, decided the Tiffany Apartments were the most attractive at the price range which they could afford.

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He and his wife went to the rental office on only one occasion. They were cordially greeted by the manager, name not recalled, and filled out an application. He recalled the application inquired of his present residence, his employer and his current salary. There were other questions on the application which he could not recall. A week after filling out the application, they were called and advised there was an apartment available for them. He did not know or recall if there was a vacancy at the precise time he executed the application but even if there had been a vacancy, he would have needed at least a week to prepare for themove of his household furnishings.

[redacted] advised he had no complaint whatsoever concerning his treatment as a prospective or current tenant. He advised there are other Negroes living in the apartment complex and they have made no complaint to him concerning discrimination.

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Interviewed on 2/9/76 at Berkeley, Missouri File # SL 177-134

by SA [redacted] :pdp Date dictated 2/9/76

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FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

Date of transcription February 12, 1976

1

[redacted] Negro, residing at [redacted] advised she, her husband, and infant son occupy a two-bedroom apartment, paying $185 monthly rent which includes water. She advised that in early November 1973, just prior to their marriage, she and her husband began seeking a two-bedroom apartment in St. Louis County. They looked at numerous apartments and happened to be driving by the Tiffany Townhouse
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Apartments and noted that they appeared to be desirable and in a good location. They stopped at the manager's office and were cordially greeted by the manager, [redacted] He told them there were two apartments presently available and immediately showed them one which had just been redecorated and was immediately available. They decided to take the apartment. Her intended husband told him that they were to be married within a month. Her husband made application for the apartment and paid a deposit, the amount she could not recall. [redacted] mentioned that it would be a week or two before the application could be processed. The application inquired as to where her husband worked, his salary and former places of residence.

Shortly after filling out the application, her husband was notified the application was approved and he could move in. He moved in just prior to the Thanksgiving holiday 1973 and they were married two weeks later.

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[redacted] advised they have always been treated fairly and cordially by the management and she has no complaint whatsoever concerning discrimination.

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Interviewed on 2/11/76 at Berkeley, Missouri File # SL 177-134

by SA [redacted] :pdp Date dictated 2/11/76

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SL 177-134

VIII. INTERVIEW OF TEN WHITE TENANTS

FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

Date of transcription February 11, 1976

1

[redacted] was contacted at her residence and the identity of the interviewing Agent and the purpose of the interview was made known to her. [redacted] is a white female. She provided the following information:

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She learned of the complex from Apartment Cinema and decided to apply at the complex because it was the cheapest and she needed an apartment immediately as she was living in a hotel with her daughter. She advised that she had just recently arrived from Germany.

She had gone to the manager's office on two occasions and each time was received in a very friendly manner. She does not know the name of the manager.

She did know of a vacancy in the complex and she learned of this vacancy through Apartment Cinema.

The application requested information pertaining to several credit references, employer and former addresses.

She was told one day after she made application that she could rent the apartment. She advised that she informed the manager that she needed the apartment as soon as possible as she was living in a hotel with her daughter. The manager told her that normally it would take up to 10 days but he would make an exception in her case.

She is not aware of any policy or practice with regard to the rental of apartments to black persons or other minority persons. She is not aware of any instances when a black or other minority person was not rented an apartment. She was never advised by a representative of the complex about any rules pertaining to entertainment of black guests in the apartments and black guests using the pool or other recreational facilities or any other matter which may indicate a policy based on race or color. She was never told that blacks or other minority persons were not rented apartments in the complex.

Interviewed on 2/9/76 at Berkeley, Missouri File # SL 177-134

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by SA [redacted] :pdp Date dictated 2/10/76

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FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

1

Date of transcription 2/10/76

[redacted] a white male,
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was advised of the identity of the interviewing agent and of the nature of the investigation.

He stated he became aware of the apartment unit and of a vacancy therein by driving by the apartments and observing a vacancy sign. He recalls having come to the rental office on two occasions during October, 1974, and having been politely received by the manager at that time, [redacted] at which time he completed an application which included credit and personal references, employment and former addresses. He said that he and his wife moved into
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the apartment about a week or so later.

[redacted] stated that he is not sure as to the apartment owner's policy with regard to rental to minority groups, but is aware that there are several minority tenants who are residents. He further stated that he was not aware of any instance wherein any minority person was refused rental, nor is he aware of any rules pertaining to entertainment of black guests or use of the apartment facilities by black guests.

He stated that in his opinion the management of the apartment complex does not practice discriminatory policies.

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Interviewed on 2/10/76 at St. Louis County, Missouri File # SL 177-134

by SA [redacted] ejk Date dictated 2/10/76

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FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

1

Date of transcription 2/10/76

[redacted] White Female, [redacted]
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was advised of the identities of the interviewing agents and of the nature of the investigation.

[redacted] advised she learned of the Tiffany apartments after driving by and observing their sign. She said that her husband drove by and looked at a vacant apartment and upon favorably being impressed made a second trip with her at which time they filled out an application wherein they were requested to furnish their employers, the former addresses and the names and addresses of their parents. They were able
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to obtain and move into the apartment within several weeks thereafter.

[redacted] advised that in her opinion the owner and/or manager of the apartments has a policy of renting to all qualified applicants without regard to race, although she has never had any discussions on the subject with the manager. She bases her opinion on the fact that there are several families of minority races who are tenants. She stated she is not aware of any minority person who was rejected as an applicant for tenancy. She had never been advised as to any rules pertaining to entertainment of minority guests or use of apartment complex facilities by persons of minority races.

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Interviewed on 2/9/76 at St. Louis County, Missouri File # SL 177-134

by SA [redacted] SA DSD:ejk Date dictated 2/10/76

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FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

1

Date of transcription 2/10/76

[redacted], a white male, [redacted]
b6 [redacted] was advised of the identity of the interviewing
b7C agent and of the nature of the investigation.

[redacted] stated that he learned of a vacancy at the Tiffany Apartments through his father who managed the apartment complex from 1968, to 1970. He stated his father handled all the details of the rental and was the one who had advised him of the vacancy. [redacted] recalled filling out an application calling for background information; however, could not recall the specifics requested by the questionaire.

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b7C He stated that it is his understanding that the owner and/or manager has no objection to minority tenants inasmuch as there are several tenants of minority races in the apartment complex. He stated that he personally is not aware of any instances wherein a black person was refused an apartment or was discriminated against in any way. He stated that he has never had any conversation with the owner or manager regarding rules which might pertain to entertainment of black guests or the use of apartment facilities by black guests.

[redacted] stated that in his opinion the owner and/or manager does not discriminate against minority races.

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Interviewed on 2/9/76 at St. Louis County, Missouri File # SL 177-134

by SA [redacted] ejk Date dictated 2/10/76

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FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

Date of transcription February 10, 1976

1

[redacted] white female, [redacted] was advised of the identity of the interviewing Agent and that she was being interviewed regarding a possible Federal violation concerning discrimination in housing.

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[redacted] advised that she has lived at Tiffany Townhouse Apartments since September, 1975, with her roommate, [redacted] She advised that she first became interested in the apartments as she needed a place to live and she observed them while driving by one day on the way to her brother's home.

She advised that she visited the apartments three times before moving in. She stated the first time she looked at the apartments to see if it was what she wanted. Then she and her roommate returned approximately three days later and looked over the apartments again. She advised that she and her roommate came back a third time approximately a week later, filled out an application, and deposited money. She stated that she does not remember the manager's name as he has since departed and she had little contact with him.

She advised at the time she first inquired regarding the apartments she had no idea if there was a vacancy.

She advised that all information that was requested was on the application and the manager asked no questions other than if they were interested they could fill out an application. She advised that on the application it required to know monthly income, property owned and property that was being paid on, animals, number of children, previous landlord, credit and any outstanding loans.

She advised that she and her roommate applied in August 1975 and they moved in in September 1975.

She advised that she does not know of any policy by the owner or his manager in regards to the rental of

Interviewed on 2/9/76 at Berkeley, Missouri File # SL 177-134

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by SA [redacted] :pdp Date dictated 2/9/76

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apartments to blacks or persons of minority groups. She also advised that she is not aware of any instances where a black or other minority was refused rental of apartments.

She stated that she has never been advised by a representative of the owner of any rules which may pertain to the entertaining of black guests at the apartments or any special instructions regarding black guests' use of apartment facilities.

She advised that she knows of no policy to restrict blacks from becoming tenants.

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b7C [redacted] advised she had nothing further to add regarding the above matter.

FD-302 (REV. 1-27-70)

FEDERAL BUREAU OF INVESTIGATION

1 Date of transcription 2/11/76

[redacted] after being advised of the identity of the interviewing Agent and the nature of the investigation, provided the following information:

[redacted] advised that she and her husband had first heard of the apartments through a college friend of her husband. She advised she and her husband had talked to the owner of the complex whose name she does not remember prior to moving into the apartment at [redacted] She advised that the manager at that time, whose employment had just been terminated the day she and her husband talked to him and whose name she did not recall, had shown them around the complex and had shown them several apartments. She advised that the owner had stated that there were no vacant apartments and he could not guarantee them an apartment. She advised that approximately two months after first talking to the owner, an apartment became vacant and the owner notified them of this.

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She advised she did not remember specific information requested on the tenancy application form but knew that information concerning her salary and her husband's salary, bank account amounts, loan amounts and other financial information had been requested of them along with employers names and former addresses.

[redacted] stated neither she nor her husband had ever complained to any housing group, lawyer or Governmental agency regarding any aspect of their dealings with the manager or the owner of the apartment complex.

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[redacted] advised that to her knowledge the manager and the owner would rent to anyone whose application was approved and she did not know of any black or other minority person who had applied for an apartment and was rejected.

[redacted] stated that she did not know of any rules pertaining to the entertaining of black guests or their use of the apartment complex facilities.

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Interviewed on 2/9/76 at Berkeley, Missouri File # SL 177-134

by SA [redacted] cma Date dictated 2/10/76

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[redacted] advised that the manager has never made any comment to her concerning any policy in renting apartments to blacks or other minority persons.

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[redacted] advised that she and her husband have resided in the apartment for about three months. Both [redacted] and her husband are white.

FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

Date of transcription February 11, 1976

1

[redacted] was contacted at her residence and the identity of the interviewing Agent and the purpose of the interview was made known to her. [redacted] is a white female. She provided the following information:

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She learned about the apartment complex through Apartment Cinema, which is a finders business for people looking for apartments. She decided to apply because the apartment was the best for the price and it fit her location needs.

She went to the office two times and the normal questions were answered by the person with whom she dealt. She was received in a very friendly manner by the manager, [redacted]

[redacted] did know of a vacancy in the complex from friends of hers that were already residing in the complex.

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The application had questions which referred to a number of credit references, the last bank and former addresses.

[redacted] waited five days before she learned that she was able to get an apartment and she was told that normally it would take 10 days but at the time of her application she requested a rush because she was living in [redacted] and her husband had just gotten a job in [redacted]

[redacted] advised she has no understanding of any policy or practice with regard to renting of apartments to black persons or any other minority persons. She does know, however, that a number of black persons do live in the complex. She is not aware of any instance when a black or other minority person was not rented an apartment. She has never been advised by a representative of the complex about any rules pertaining to the entertainment of black guests in the apartments, black guests using the pool or

Interviewed on 2/9/76 at Berkeley, Missouri File # SL 177-134

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by SA [redacted] :pdp Date dictated 2/10/76

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other recreational facilities or any other matter which may represent a policy based on race or color. She was never told that blacks or other minority persons were not rented apartments in the complex.

FD-302 (REV. 11-27-70).

FEDERAL BUREAU OF INVESTIGATION

Date of transcription February 11, 1976

1

[redacted] was contacted at his residence and the identity of the interviewing Agent and the purpose of the interview was made known to him. [redacted] is a white male. He provided the following information:

Their present apartment was found by [redacted] after she had gone to a business called Apartment Cinema which showed slides of available apartments in the St. Louis area. After seeing slides of the Tiffany Townhouse Apartments, they decided to apply there because the apartments in the complex fit their needs and were within their income bracket.

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[redacted] went to the manager's office on one occasion for the initial inquiry and both [redacted] went to the manager's office to submit the application. At this time they were received in a very friendly manner by the manager, whose name was [redacted]

[redacted] knew of a vacancy through Apartment Cinema.

The application requested the last address of the [redacted] their last employment and present employer, and a number of credit references.

[redacted] advised that they knew they would get the apartment they applied for within the next day, the reason being that [redacted] requested immediate occupancy because [redacted] had secured a job in [redacted] and they needed an apartment as quickly as possible.

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[redacted] advised they have no understanding of any policy or practice of the complex manager with regard to the rental of apartments to black persons or other minority persons.

[redacted] is not aware of any instances when a black or other minority person was not rented an apartment.

Interviewed on 2/9/76 at Berkeley, Missouri File # SL 177-134

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b7C

by SA [redacted] :pdp Date dictated 2/10/76

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[redacted] was never advised by a representative of the complex about any rules pertaining to entertainment of black guests in the apartments, black guests using the pool or other recreational facilities, or any other matter which might indicate a practice or policy based on race or color. [redacted] advised that he was never told that blacks or other minority persons were not rented apartments in the complex.

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FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

1

Date of transcription 2/11/76

[redacted] after being advised of the identity of the interviewing Agent and nature of the investigation, provided the following information:

[redacted] stated that he had heard about the apartments from his employer, [redacted] He advised he had looked at the apartment and talked to the apartment complex owner once prior to renting the apartment. He advised he did not recall the owner's name to whom he spoke.

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[redacted] advised that he did not remember all of the information requested on the apartment application form but did recall that specific information regarding names of former employers, credit cards that he held and his former addresses were among information requested.

[redacted] stated there was no waiting period prior to he and his wife moving in the apartment at [redacted]

[redacted] stated that neither he nor his wife have ever complained to any housing group, lawyer or Governmental agency regarding any aspect of his dealing with the manager or owner of the apartments.

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[redacted] stated that to his knowledge the manager would rent to anyone whose application was approved. He said he did not know of any minority person who had applied for apartment tenancy and who had been rejected.

[redacted] stated that to his knowledge there were no rules pertaining to entertaining black guests or their use of the facilities in the apartment complex.

[redacted] advised that the manager has never made any comment to him concerning any policy of his in renting apartments to blacks or other minority persons.

Interviewed on 2/9/76 at Berkeley, Missouri File # SL 177-134

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by SA [redacted] ema Date dictated 2/10/76

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[redacted] stated that he has resided in the apartments for about seven months and that he is employed as [redacted] is a white male and resides in the apartment with his wife who is a white female.

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FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

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Date of transcription 2/12/76

[redacted] after being advised of the identity of the interviewing Agent and nature of the investigation, provided the following information:

[redacted] stated that he and his wife, [redacted], had learned of the apartments from an apartment referal service in Clayton, Missouri, that helps individuals locate apartments. He advised he and his wife had talked to the former manager, a [redacted] several times prior to moving into the apartment as he and his wife have a dog and they wanted to make sure the complex allowed animals prior to signing any agreement for renting the apartment.

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[redacted] advised that he did not remember all of the information requested on the apartment application form but did recall that the management had required him to get his father-in-law to sign a letter stating that he (the father-in-law) would be responsible for one year's rent. [redacted] stated that this was required as neither he nor his wife are presently employed. He advised that he is attending University of Missouri St. Louis full time on the GI Bill.

[redacted] stated there was no waiting period prior to he and his wife moving into the apartment at [redacted]

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[redacted] stated that neither he nor his wife have ever complained to any housing group, lawyer or Governmental agency regarding any aspect of his dealings with the manager or owner of the apartments.

[redacted] stated that to his knowledge the manager would rent to anyone whose application was approved. He said he did not know of any minority person who had applied for apartment tenancy and who had been rejected.

[redacted] stated that to his knowledge there were no rules pertaining to entertaining black guests or their use of the facilities in the apartment complex.

Interviewed on 2/11/76 at Berkeley, Missouri File # SL 177-134

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by SA [redacted] dlp Date dictated 2/12/76

This document contains neither recommendations nor conclusions of the FBI. It is the property of the FBI and is loaned to your agency; it and its contents are not to be distributed outside your agency.

[redacted] advised that the manager has never made any comment to him concerning any policy of his in renting apartments to blacks or other minority persons.

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[redacted] stated that he and his wife have resided in the apartment for about one year.

[redacted] and his wife are both whites.

SL 177-134

IX. REJECTED BLACK TENANTS

FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

Date of transcription February 11, 1976

1

[redacted] Negro female, [redacted] was interviewed at her residence, [redacted] After being
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advised of the nature of the interview, [redacted] furnished the following information:

In mid September 1975 she was looking for an apartment and happened to notice a sign indicating apartments for rent at the Tiffany Townhouse Apartments in Berkeley, Missouri. She went in and made application to rent an apartment and she was shown one of several vacant apartments by a man who appeared to be a brand new manager. This man, who was a white male, did not appear very sure of himself and obtained a tenant who was currently residing in the apartments to come over. [redacted] is not sure of the reason why the tenant came over but he seemed to have some influence over the
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manager. The tenant was white. After [redacted] completed the application, the manager looked it over and then told her it did not appear she had sufficient income and that she would not be eligible to rent the apartment. She listed her income as $377 per month which included her salary from her employment at [redacted] plus some Social Security benefits. She said the rent for the apartment she was interested in was $180 a month. She wrote out a check for $180 and left it with her application. About two weeks later [redacted] received a call from a man at the Tiffany Townhouse Apartments who did not appear to be the manager she had talked to. The man told her he was returning her check in the mail and that he was sorry she could not rent the apartment. When she asked why he mentioned that it was because she had children. The fact was she only had one child, [redacted] which she listed on the application. She had earlier recalled seeing many small children at the apartments. She did not have any further conversation with the man and her check was returned by mail without any other correspondence included.

In October 1975 she rented her current apartment where she is paying $175 a month rent and had no trouble at all.

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b7C
Interviewed on 2/10/76 at St. Louis, Missouri File # SL 177-134

by SA [redacted] :pdp Date dictated 2/10/76

This document contains neither recommendations nor conclusions of the FBI. It is the property of the FBI and is loaned to your agency; it and its contents are not to be distributed outside your agency.

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[redacted] stated that the application she submitted to the Tiffany Apartments was very complete, including references, credit, and everything requested. She said she did not make any complaints to the Tiffany Townhouse Apartments or any governmental agency concerning her rejection. She said when she was first rejected on the apartment she was disappointed because she really liked the apartment but she did not think too much about it. Later, after she gave it more thought, she felt there could well have been a racial motive in not being leased the apartment. In talking with some friends, she was also told by the freinds that she might as well forget those apartments and although race was not mentioned, she also got the opinion that it was a general feeling that blacks were not welcome at the apartments.

1
SL 177-134
JNC:pdp

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The following investigation was conducted by SA [redacted], at St. Louis, Missouri:

On February 9, 1976, an effort was made to locate each of the following rejected black tenants who had made application at Tiffany Townhouse Apartments at the addresses listed, through the telephone numbers listed, through local directories and directory assistance. All logical means were exhausted without locating the individuals.

[redacted]

Moved, no forwarding address

[redacted]

Address non-existent

[redacted]

No forwarding address

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[redacted]

No forwarding address

[redacted]

No forwarding address

[redacted]

No forwarding address

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The following investigation was conducted by SA [redacted] at St. Louis, Missouri:

On February 10, 1976, an effort was made to locate each of the following rejected black tenants who made application at Tiffany Townhouse Apartments at the addresses listed, through the telephone number listed, through local directories and directory assistance and all logical means were exhausted without locating the individuals:

4/12/73

TO: SAC, St. Louis

1- [redacted]

From: Acting Director, FBI 177-2139-1

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PADDOCK REALTY COMPANY REC-24
ST. LOUIS, MISSOURI
[redacted] - VICTIM
DIH
OO: ST. LOUIS

X-117

Enclosed are two copies of a self-explanatory Departmental letter dated 4/11/73.

Complete the requested investigation in accordance with the provisions of Section 137, Manual of Instructions, and surep within 21 days of the receipt of this communication.

State in the first paragraph of the details of your report that it contains the results of a limited investigation and underscore the word limited.

Advise all persons interviewed at the outset that this investigation is being conducted at the specific request of the U. S. Department of Justice.

MAILED 9
APR 12 1973
FBI

Enc. (2)

NOTE: This is a new matter referred by Department requesting investigation based on complaint indicating subject maybe purchasing homes from white owners for future resale to blacks at inflated prices. If true, such activity may be in violation of T42 U. S. C. 3604 within the meaning of T42 U. S. C. 3613.

RCG:maw
RCG (4)

59 APR 20 1973

Mr. Felt
Mr. Baker
Mr. Callahan
Mr. Cleveland
Mr. Conrad
Mr. Gebhardt
Mr. Jenkins
Mr. Marshall
Mr. Miller, E.S.
Mr. Soyars
Mr. Thompson
Mr. Walters
Tele. Room
Mr. Kinley
Mr. Armstrong
Mr. Bowers
Mr. Herington
Ms. Herwig
Mr. Mintz
Mrs. Neenan

MAIL ROOM ☐ TELETYPE UNIT ☐

Form DJ-150
(Ed. 4-26-65)

UNITED STATES GOVERNMENT

DEPARTMENT OF JUSTICE

Memorandum

TO : Acting Director
Federal Bureau of Investigation

DATE: 11 APR 1973

JO:ama

FROM : J. Stanley Pottinger
Assistant Attorney General
Civil Rights Division

DJ 175-42-43

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SUBJECT: Paddock Realty Company
St. Louis, Missouri - Subject;
[redacted] et al. - Victims;
Discrimination in Housing, Title VIII
CIVIL RIGHTS ACT OF 1968

An attorney in this Division, [redacted] was advised by Mrs. Hedy Epstein, Freedom of Residence, 5868 1/2 Delmar, St. Louis, Missouri 63112, of the following information which may constitute a violation of Section 804 of the Fair Housing Act of 1968. According to Mrs. Epstein, who provided the information on about March 16, 1973, [redacted] who is very elderly and who resides at [redacted] had listed her house for sale with the Paddock Realty Company. The house was appraised in October of 1972 for $14,200 on one occasion and for $15,000 on another.

[redacted] who is handling the sale of the house, indicated that Paddock Realty Company had not shown the house to anyone for several months. After not showing the house, an agent, [redacted] offered to purchase the house for $5,000 total price. Soon after this, a black person whose identity is known to Mrs. Epstein sought information from the Paddock Realty Company concerning the availability of a house in the area, but was not shown this house. Then another agent of the Paddock Realty Company, [redacted] offered to purchase the house on a speculative basis for $8,000 or $10,000 cash.

MCT-53 on
REC-24

177-2139-1

17 APR 1973

EXP-PROC.

APR 11 1973

MAY 8 1973

Outcons 5/9/73 (ab)

(per MK)

INCONS MAY 7 - 1973

REC'D - CIV RIGHTS
FBI

RECEIVED
GENERAL INVESTIGATIVE
DIVISION 5710

APR 11 5 44 PM 1973

APR 11 5 24 PM '73

F. B. I.
U. S. DEPT. OF JUSTICE

REC'D GEBHARDT
FBI

APR 11 5 08 PM 1973

FBI
U.S. DEPT. OF JUSTICE

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The victims, [redacted] are white and it is our understanding that white people reside in the immediate area of [redacted] The purchasing of a home by agents of the real estate company for future sale to black persons may be an indication that the real estate company intends to sell to black persons in the area in order to induce white persons to list their homes for sale with the company, which will constitute a violation of Section 804(e) of the Act. The purchase of the home on a speculative basis by a real estate company for future re-sale to a black persons at an inflated price may constitute a "black tax," which has been found to be racially discriminatory in Contract Buyers-League v. F & F Investment Company, which was decided by the United States District Court for the Northern District of Illinois (300 F. Supp. 210) and affirmed by the United States Court of Appeals for the Seventh Circuit in 1970. (Baker v. F & F Investment, et al., 420 F.2d 1191).

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The information related above indicates a possible violation of 42 U.S.C. 3604 and may reflect a pattern or practice of resistance within the meaning of 42 U.S.C. 3613. In order to determine if federal law has been violated, please conduct the following investigation:

1. Please interview Mrs. Epstein for full details concerning her complaint including the names of all real estate agents of Paddock Realty Company who have had dealings with the victim or any member of her family, the general reputation of the Company and its agents for dealing with blacks or other minorities and handling property in changing areas. Also ascertain the names, addresses and telephone numbers of all others with knowledge of the alleged discriminatory acts. In this connection obtain details of any statements by any agents to the effect that the neighborhood is changing or property values might decline if the owner does not list the property soon. In addition obtain the names of any blacks known to Mrs. Epstein to have inquired about houses in the

victim's neighborhood but were not shown this particular house. Interview those persons for details of their dealings with Paddock Realty Company.

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2. Please interview [redacted] if she is physically able to be interviewed. If not, interview [redacted] to obtain the following information:

(a) full background, including her address, telephone number at home and at work, age, race, religion or national origin (as relevant to her allegations), her occupation, place of employment, length of time employed there, family income, educational background, any record of arrests or convictions, marital status and size of family living at home, and such other background data as may appear to be pertinent.

(b) obtain full details of all dealings the victim or any member of her family has had with the subject or any of his agents, including all oral or written communications with these persons, the date and time of such alleged discriminatory act, the names and addresses of the persons who were involved, and the victim's description of what was said or done.

(c) obtain copies of any pertinent written materials or documents that the victim may have in her possession, such as FHA appraisals, written offers by the agents to purchase the victim's property and any other correspondence between the subject and the victim.

(d) obtain the names of the real estate agents who offered to purchase victim's property for speculative purposes, made any statements about the changing character of the neighborhood and that property values will decline with the passage of time.

(e) ascertain the racial composition of the neighborhood and, if the property involved is in a racially changing area, ascertain when and the manner in which the change occurred, as well as the real estate companies active in the area.

3. Obtain details of any complaint made by the complainant or victim with any local, state or federal agency concerning the same incident of housing discrimination. From the specific agency involved, please secure copies of any complaints about any apartment building owned or managed by the subject, as well as the names of all obvious victims and complainants and the results of that agency's investigation and action taken on each complaint.

4. Please interview the owner, resident manager or other appropriate representative of the owner to secure his version of the facts resulting in the complaint, and to obtain the following additional information:

(a) the nature of the business, i.e., partnership, corporation, etc.

(b) please determine the name, address, race and position held of all persons who have an ownership or management interest in the subject firm.

(c) a complete description of the business operation of the firm, including the location of each branch or office and date each opened, the geographical territory covered by the firm, a list of each employee, including name, address, race, position held, the dates of employment, and whether he is a full or part-time employee. Specifically ascertain the number of sales persons employed.

(d) determine whether the subject firm is a member of any local, state, or national real estate organization or participates in a multiple listing service. Secure all details.

(e) please determine the company policy, if any, since January 1, 1968, concerning not being the first real estate company to sell a house in a white neighborhood to a Negro. If such a policy existed, determine the policy regarding sales to Negroes in white areas after other Negroes moved into the area, and whether the company has any limitations or restrictions in regard to houses being shown to blacks. Ascertain whether the company accepts listings from white persons who indicated that they will not rent or sell to blacks or other minority persons. If so, determine whether these listings were made available to Negroes or were made available to Negroes or were coded in order to determine the owner's racial preferences. Obtain full details of any notations or codes of possible racial significance ("C", "N", "B", "X", etc.) and obtain copies of records containing such information.

(f) determine the advertising policies of the firm including frequency of advertisements and media employed, such as newspaper, radio, etc., and whether the same listings are placed in black newspapers as in newspapers of general circulation, and, if not, why are such ads not placed in the black media. Also ascertain whether the firm uses the same or different telephone number for different newspapers. Obtain a copy of all advertisements.

(g) ascertain the details of the company's system of maintaining the names of prospective purchasers, that is, a prospect card file or other system used to record telephone contacts and maintain general information on each prospect. In this connection ascertain whether each salesman maintains a listing book.

(h) determine the means of which the firm obtains the listings of the houses it sells and the approximate percentage of its overall listings that is obtain by each method. Also determine if agents are paid a bonus for obtaining certain types of listings.

(i) are salesmen instructed to show black prospective purchasers homes in all-white areas only if the prospect requests such areas? If a black prospect has not preference for a home, or merely indicates an interest in living in a certain area, where is he likely to be shown homes? Are sales agents free to use their judgment in selecting a home, or area they believe the prospect will be attracted to, and if so, what considerations are usually made in reaching their decision (nearness to schools and work, racial composition of area, public transportation)? Are black buyers more likely to be shown and sold homes in all-white areas closer to changing areas than in an area where there are currently no blacks?.

(j) in order to determine whether the subject is more active in black or changing areas than in white areas, ascertain what percentage of its listings are in white areas, black areas and changing areas.

(k) ascertain whether the subject owns or manages any apartment complexes and, if so, the name, location, size, identity of resident manager and the racial composition of each such complex.

5. Interview the salesmen named by [redacted] or other relative as having approached them with low offers to purchase the property involved for the information requested in paragraph 6 below and for their version of the facts relating to the complaint.

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6. Interview two present salesmen in addition to those described in question 5 above and two former salesmen of the subject for the following information:

(a) please determine the length of time he has been engaged in the real estate business; the firms he has worked for; dates of employment and reason for leaving; the length of time he worked for the subject firm; the office or branch he worked in and as to the former salesmen, the reason they left the employ of the firm.

(b) obtain a complete description of the subject's sales policies to minority group members, including whether he was instructed by representatives of the firm to show homes to blacks only in black or changing areas, and to whites only in white areas; the extent of discriminatory practices by individual sales agents; whether he ever received instructions to treat black buyer or sellers differently from white ones and, if so, from whom he received these instructions and full details of the instructions; whether the firm used a dual set of listing books for white and black buyers, and if so, secure details.

(c) determine whether the firm's policies have changed since 1968 concerning the sale of real estate to minority persons and, if so, obtain a complete description of the old and new policies and the reasons for the change.

(d) ascertain the types of solicitation used by the firm to obtain listings (in racially changing areas, all-white or all-black areas) and the types of solicitation for home listings engaged in by the interviewees.

(e) determine whether the interviewee was ever the first real estate agent to sell a house to a black in an all-white area. If so, obtain the name and address of the black buyer and the date of the transaction.

6-122 (12-11-67)

FBI

Date: **July 30, 1970**

Transmit the following in _____
(Type in plaintext or code)

Via AIRTEL _____
(Priority)

TO: SAC, **St. Louis (177-13)**

From: Director, FBI **(177-517)**

1 - [redacted]

[redacted]

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b7C

SUPREME MANAGEMENT COMPANY
UNIVERSITY CITY, MISSOURI;
[redacted] **ET AL - VICTIMS**
DISCRIMINATION IN HOUSING

Enclosed are two copies of a self-explanatory Departmental letter dated **7/28/70, together with two copies of its enclosure.**

Complete the requested investigation in accordance with the provisions of Section 137, Manual of Instructions, and surep within **seven** days of the receipt of this communication.

State in the first paragraph of the details of your report that it contains the results of a [X] limited investigation and underscore the word [X] limited
[ ] preliminary [ ] preliminary

Advise [X] all persons interviewed
[ ] appropriate officials at the outset that this investigation is being conducted at the specific request of the Assistant Attorney General in charge of the Civil Rights Division, U. S. Department of Justice, referring to him by name as well as title.

Remarks:

MAILED 20 JUL 30 1970 COMM-FBI

Enc. (4)

SEE NOTE PAGE 2 . . .

MPG:amm
(4)

Sent Via _____ M Per _____
1970

MAIL ROOM [ ] TELETYPE UNIT [ ]

NOTE:

Informant has received a number of complaints alleging that the Supreme Management, University City and St. Louis, Missouri area may be in a pattern or practice of discrimination against Negroes in renting of their apartments. Previous investigation has been conducted in July, 1970. Department has now received additional complaints and requested interviews concerning this aspect as well as contact with subject for additional facts regarding this incident.

Form DJ-150
(Ed. 4-26-65)

UNITED STATES GOVERNMENT

Memorandum

DEPARTMENT O

Mr. Tolson	
Mr. Sullivan	
Mr. Mohr	
Mr. Bishop	
Mr. Brennan, C.D.	
Mr. Callahan	
Mr. Casper	
Mr. Conrad	
Mr. Felt	
Mr. Gale	
Mr. Rosen	
Mr. Tavel	
Mr. Walters	
Mr. Soyars	
Tele. Room	
Miss Holmes	
Miss Gandy	

TO: Director
Federal Bureau of Investigation

DATE: JUL 2

FROM: Jerris Leonard JL
Assistant Attorney General
Civil Rights Division

JL:FES:FHK:

DJ: 175-42

SUBJECT: [redacted]
Supreme Management Company,
University City, Missouri;
[redacted] et al - Victims
DISCRIMINATION IN HOUSING

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We refer to your letterhead memorandum dated July 17, 1970 at St. Louis, in the above-styled matter, and previous correspondence.

We attach copies of a complaint made on June 22, 1970, by telephone from Mrs. Hedy Epstein concerning the rejection of [redacted] black, by the subject Supreme Management.

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Please conduct the following additional limited investigation:

1. Please interview victim [redacted] for any further details.

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2. Please interview Mrs. Hedy Epstein for any additional details.

3. Please interview either subject [redacted] for their version of the incident with [redacted] and Mrs. Epstein. In particular, please inquire concerning the alleged statement by [redacted] that they don't rent to persons who have been employed for

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7-30

31 JUL 1970

FBI - CRD

REC-81 177-54

MPG:

25 JUL 29 1970

ENCLOSURE

only six months, and also that they don't rent to employees of either the Human Development Corporation or the Post Office, since both groups are unreliable. Further, please inquire as to the reasons why [redacted] was initially rejected, and the reasons for requiring a co-signer.

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4. If your previous interviews do not contain the number of apartments and the number, by race, of tenants at the building at 5522 Delmar Boulevard, please secure such information.

(Ed. 4-26-65)

UNITED STATES GOVERNMENT

Memorandum

DEPARTMENT OF JUSTICE

TO : Investigation File
Supreme Management

DATE: June 24, 1970

WWB:mlh

FROM : Walter W. Barnett, Attorney
Housing Section

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b7C SUBJECT: Discrimination Against [redacted] Complainant

On June 22, 1970, Hedy Epstein of Freedom Of Residence called and related the following:

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b7C [redacted] was the victim of discriminatory real estate practice with respect to an apartment he applied for.

On June 6, 1970, in response to a newspaper advertisement [redacted] applied for an apartment at 5522 Delmar, St. Louis. [redacted]

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b7C [redacted]

On June 6, 1970, he went to 5522 Delmar seeking an apartment for his wife (at that time out of town) and himself. He was required to go to the main office of Supreme to apply; he left a $96 deposit. His application for an apartment was subsequently turned down, and no reason given. When he asked why, he was told to write a letter. Apparently, Supreme neither answered the letter nor returned his $96 deposit.

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b7C [redacted] contacted Freedom Of Residence (FOR) in mid-June. On June 16, 1970, Mrs. Epstein went to the building at 5522 Delmar and there filled out an application form. She listed correct information except for (a) her address, and (b) her husband's job. For her husband's employment, she listed information identical

with that supplied by [redacted] -- i.e. [redacted] She created a non-existent firm, M & M Engineering Company for her husband's employer, and gave as its address the building next to FOR's. Mrs. Epstein did not leave a $96 deposit, claiming she did not have her checkbook with her.

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Supreme sent a letter to the ficticious M & M Engineering Company, but due to a foul up, it was returned to Supreme rather than taken next door to Mrs. Epstein. Mrs. Epstein then called Supreme, which had not yet received the rejected letter. She then had a young man from FOR call and pretend to verify her husband's employment. Shortly thereafter, Mrs. Epstein talked with someone at Supreme who indicated that, with the verification of her husband's employment, the apartment would be theirs as soon as Supreme received a check for $96.

Armed with this information, Mrs. Epstein and [redacted] went to Supreme on June 20, 1970. They were referred by a [redacted] (these two are apparently among those who run Supreme). Both [redacted] made up a variety of excuses including such items as "we don't rent to people who have only been employed for six months," "we don't rent to persons employed either by the Human Development Corp. or by the Post Office, as both groups are unreliable." When Mrs. Epstein pointed out that Supreme had been willing to rent to her and her husband in spite of a totally ficticious job, they threatened suit for fraud, etc.

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They finally consented to rent the apartment [redacted] wanted to him, but only if Mrs. Epstein, having given her husband's correct address and employment, would co-sign the application. Supreme promised to attempt to verify the information Mrs. Epstein gave concerning her husband during the week beginning June 22, and if this checked out, they would let [redacted] take the apartment if Mrs. Epstein co-signed the lease.

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FEDERAL BUREAU OF INVESTIGATION
FOI/PA
DELETED PAGE INFORMATION SHEET
FOI/PA# 1371095-0

Total Deleted Page(s) = 13
Page 27 ~ OTHER;
Page 28 ~ OTHER;
Page 29 ~ OTHER;
Page 30 ~ OTHER;
Page 31 ~ OTHER;
Page 32 ~ OTHER;
Page 33 ~ OTHER;
Page 34 ~ OTHER;
Page 35 ~ OTHER;
Page 36 ~ OTHER;
Page 37 ~ OTHER;
Page 38 ~ OTHER;
Page 39 ~ OTHER;

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X Deleted Page(s) X
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X For this Page X
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6-122 (Rev. 2-20-74)

FBI

Transmit in _____ (Type in plaintext or code) Via **Airtel** (Precedence)

TO: SAC, **St. Louis**

From: Director, FBI

REC 109 177-3019

MCT-23

9/9/74 (Date)

1 - [redacted]

b6
b7C [redacted]

GORALNIK REALTY,
ST. LOUIS, MISSOURI;
UNKNOWN SUBJECTS - VICTIMS
DIK
OO: SL

CH 38

(This line for LEFT MARGIN.)

Enclosed are two copies of a self-explanatory Departmental letter dated **9/5/74, along with 2 copies of its enclosures.**

Complete the requested investigation in accordance with the provisions of Section **137**, Volume **IV**, Manual of Instructions, and surep within **21** days of the receipt of this communication.

State in the first paragraph of the details of your report that it contains the results of a ☒ limited ☐ preliminary investigation and underscore the word ☒ limited ☐ preliminary

Advise ☒ all persons interviewed
☐ appropriate officials at the outset that this investigation is being conducted at the specific request of the U. S. Department of Justice.

Remarks: **Pay particular attention to footnotes on pages 2 and 5 of the enclosed Departmental letter. Attorneys** [redacted]

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b7C [redacted]

represent the C. G. Investment Company, and you are to contact either [redacted] **to make arrangements to conduct necessary interviews with C. G. Investment Company employees.**

Enc. (8)

(Do not type BEYOND THIS MARGIN.)

(Do not type below this line.)

RCG:stc STC
(4)

SEE NOTE PAGE 2

MAILED 8
SEP 09 1974
FBI

SEP 18 1974

MAIL ROOM ☐ TELETYPE UNIT ☐

Airtel to SAC, St.
RE: [redacted]

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When contacting [redacted] determine if they also represent Garalnik Realty.

Do not furnish subject or his representative a written set of questions to be answered in this case without specific Bureau approval.

NOTE: This is a new matter referred by the Department based upon information received alleging subjects discriminate against blacks in the rental of apartments. On 9/6/74, Departmental Attorney [redacted] advised SA [redacted] that she has been in contact with attorneys for the C. G. Investment Company and she requests St. Louis contact the attorneys for the purpose of making arrangements to conduct the necessary interviews. St. Louis is instructed accordingly and discussion with [redacted] will be confirmed in writing.

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Form DJ-150
(Ed. 4-26-65)

UNITED STATES GOVERNMENT

DEPARTMENT OF JUSTICE

Memorandum

TO : Director
Federal Bureau of Investigation

DATE: SEP 5 1974
JSP:FES:SHK:sas
DJ 175-42-19

FROM : J. Stanley Pottinger
Assistant Attorney General
Civil Rights Division

SUBJECT: [redacted] Goralnik Realty, [redacted] - Subjects
St. Louis, Missouri
Unknown Victims
Discrimination in Housing
CIVIL RIGHTS ACT OF 1968 — Complainant

JSP 9/5/74

EXP. PROC. SEP 6 1974

On August 16, 1974, Hedy Epstein of St. Louis Freedom of Residence, informed this Division that the subjects had instructed [redacted] the resident manager of the Westfield Apartments, to discriminate against blacks in the rental of apartments. [redacted] contacted Mrs. Epstein after being fired as resident manager.

The subject, [redacted] was the defendant in the case of United States v. [redacted] in 1971. A consent decree enjoining discrimination in apartment rentals was entered in that case in September, 1971. The injunction was dissolved in 1973 when the time limit for the reporting provisions expired.

[redacted] were recently fired as resident managers of the Westfield Apartments and the Meadowbrook-Midland Apartments, respectively. Both of these complexes are owned by the subject, [redacted] and operated by the subject Goralnik Realty. [redacted] have been contacted by this Division and have stated that they received instructions to discriminate from both [redacted]

MCT-23 177-3011

To determine whether the subjects are engaging in a pattern or practice of discrimination in violation of the Fair Housing Act, 42 U.S.C. 3601 et seq., please conduct the following limited investigation.

5 SEP 6 1974

airtel
SAC, SL (enc. 8)
9-9-74
RCG:STC

[redacted]

I

Please contact the appropriate representatives of Goralnik Realty, 1825 North 19th Street, St. Louis, Missouri, and C. G. Investment Company of the same address, and obtain the information described in item 4 of Attachment A. */

In connection with paragraph (c) of item 4, we have been informed that rents for current tenants at Westfield and Meadowbrook have recently been increased for the purpose of driving out black tenants currently residing in those complexes, but that new tenants (who would be white, since black applicants were to be rejected) would be charged a lower rent. Therefore, please determine whether rents at any complexes owned by the subjects have been increased in the last six months and, if so, please determine the rates before and after the increase and ascertain the subject's reasons for increasing the rents. Also, please determine whether it is the policy at any complex to charge incoming tenants a lower rent than is being paid by current tenants of comparable apartments, and, if so, obtain details and ascertain the subject's reason for this practice.

In connection with paragraph (f) of item 4, we have information concerning four black applicants who applied at the Westfield Apartments between June and August of this year. One applied on or about July 18 and another applied on August 16. Specific dates for the other applications are unknown. Therefore, please determine the number and type of vacancies at the Westfield Apartments during this period and on these specific dates.

For your information in connection with paragraph (i) of item 4, subsection 8 of the consent decree in United States v. Goralnik**/required that employees of C. G. Investment Company

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*/ Please do not inform any representative of the subjects of the source of the complaint.

**/ A copy of which is attached.

be informed of the decree and of that company's nondiscriminatory policy. This requirement applied to all employees who dealt with applicants or handled applications between September 1971 and November 1973. Goralnik Realty was not a party in that case, therefore the requirement did not apply to employees of that company.

In connection with paragraph (j) of item 4, we have been informed that Goralnik Realty recently stopped accepting children at the Westfield and Meadowbrook-Midland complexes for the purpose of discouraging black applicants. Therefore, please determine whether the policy with regard to children has been changed at any complex within the last six months, and whether such a change occurred at or about the same time as any rent increase noted in connection with paragraph (c) of item 4. Also, please determine the reason for the change, and whether any exceptions are ever made to the rule.

In connection with paragraph (k) of item 4, our information is that resident managers were instructed to draw a circle in pencil around the words "form A" which appear at the top of the application sheet to indicate that the applicant is black. We have the names of four black applicants at the Westfield apartments whose forms were so marked. They are [redacted] who applied on or about July 18, [redacted] who applied on August 16, and [redacted] who applied between June and August, specific dates unknown. Since the instructions to the resident managers specified that the circles be drawn in pencil, it is possible that they have been erased. Therefore, please inspect the originals of the forms to determine whether such erasure has occurred.

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In addition to the information requested in item 4, we have been informed that two black tenants, [redacted] at the Westfield complex and [redacted] at the Meadowbrook-Midland complex, were recently evicted under circumstances which suggest that a factor motivating the eviction was a desire to get rid of black tenants. Therefore, please ascertain the subject's

policy with regard to evictions. Who makes the decision to institute eviction proceedings? Is the decision automatic when a rent payment is late, or is each case considered individually? What factors are considered? Please obtain the following information concerning the last ten black tenants and the last ten white tenants evicted.

(1) Please obtain the name and current address (if available) of each tenant.

(2) Please determine the reason for the eviction.

(3) Please ascertain the length of time the tenant had resided in apartments managed by the subject prior to the eviction, and determine his record for the payment of rent during that time.

(4) Please determine whether any factors not involving rental payments were considered in the decision to evict. Obtain details of any complaints against the tenant by other tenants, resident managers, or others.

For purposes of comparison, please determine whether other tenants in complexes managed by the subject have delayed making, or failed to make rental payments or have been the subject of complaints and have not been evicted. Please determine the identities and races of any tenants who currently have outstanding balances more than three weeks*/ overdue against whom eviction proceedings have not been instituted, and determine the reason for the failure to institute eviction proceedings in each case. We have information that [redacted] a white tenant at the Meadowbrook-Midland complex may be in this category.

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*/ [redacted] a black tenant at the Westfield Apartments, received an eviction notice on July 20 after having failed to make the payment due July 1. She had written a letter to the management, explaining that the rent would be late.

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II

Please interview five present and five former employees of each subject and obtain the information described in item 6 of Attachment A. We have been informed*/ that the resident manager of the complex owned by [redacted] (the C. G. Investment Company) adjacent to the Meadowbrook-Midland complex owned by [redacted] may have been given instructions to discriminate, but would be unwilling to provide information for fear of retaliation.**/ Please include this individual as one of the current employees of the C. G. Investment Company to be interviewed. [redacted] former employees of Goralnik Realty have already been interviewed telephonically by this Division.

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In connection with paragraph (e) of item 6, as noted previously, the subject C. G. Investment Company was required by section 8 of the consent decree***/ entered in United States v. Goralnik to inform all employees with rental responsibilities of a policy of nondiscrimination. This included informing such employees of the provisions of the decree and obtaining a signed statement from each employee to the effect that the employee was familiar with the provisions thereof. (A copy of the statement form is attached.) This requirement applied to all employees of C. G. Investment Company with rental responsibilities between

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*/ By [redacted] the former resident manager of the Meadowbrook-Midland complex. In attempting to obtain information concerning the adjacent complex, please use care not to draw attention to [redacted] as the source, or a possible source of our information.

**/ Such retaliation would be a violation of 42 U.S.C. §3617.

***/ A copy of which is attached.

September 24, 1971 and November 1973. Therefore, please determine whether present and former employees interviewed who were employed by C. G. Investment Company during this period received notice and signed statements in compliance with this decree.

In connection with paragraph (j) of item 6, the consent decree in United States v. Goralnik required the posting of a nondiscrimination notice in the rental office of each apartment complex owned by C. G. Investment Company. Therefore, please determine whether such signs are still posted or have been removed since the decree was dissolved.

III

Please interview five black tenants at apartment complexes operated by each of the subjects and obtain the information described in item 7 of Attachment A. In addition to the information there requested, please determine when the interviewee moved into the apartment complex, the type of apartment he lives in, the rent he currently pays, whether this has been increased in the last six months, and, if so, by how much. Also, please determine whether the interviewee has ever been threatened with eviction or otherwise asked or encouraged to move out, and, if so, obtain details.

IV

Please obtain interviews with at least five rejected black applicants for apartments at complexes operated by each of the subjects and obtain the information described in item 7 of Attachment A. We are aware of four black applicants at the Westfield complex, owned by Goralnik Realty. These are

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V

Please secure interviews with at least ten white tenants at apartment complexes operated by each of the subjects. In order to check on the allegation that rents at Westfield and Meadowbrook were raised to drive out black tenants, but that new (white) tenants were charged lower rents, please select some new tenants who have moved in since the beginning of July of this year, and determine what type of apartment they have and what rent they pay. For purposes of comparison, please also interview tenants who have lived in similar apartments for a longer period of time and determine what rent they pay and whether this was recently increased, and, if so, by how much. In addition, for each interviewee, please obtain the information described in items 7 and 8 of Attachment A.

ATTACHMENT A

1. Interview the complainant, if other than the victim, for full details of his complaint, including the names of the subject, victim and any others with knowledge of the alleged discriminatory acts.

2. Interview the victim to obtain the following information:

(a) Please obtain full background information, including his address, telephone number at home and at work, age, race, religion or national origin (as relevant to his allegations), his occupation, place of employment, length of time employed, family income, educational background, marital status and size of family living at home, and such other background data as may appear to be pertinent.

(b) Obtain full details of all dealings the victim has had with the subject or any of his agents, including all oral or written communications with these persons, the date and time such communications were made, the nature of the alleged discriminatory act, the names and addresses of the persons who were involved, and the victim's description of what was said or done.

(c) If the allegation relates to discrimination in the terms of rentals, i.e., if black persons claim they were quoted higher rates than are quoted to white persons for a similar unit, ascertain the rental rates and the amount of the security deposit quoted to the

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ENCLOSURE

interviewee and determine why the interviewee believes the rates to be discriminatory; also, please determine the number of bedrooms requested, size of apartment shown to interviewee, location of apartment shown (ground floor or above), and whether the unit contains a balcony, patio, fireplace or other feature (such as utilities furnished by the management) which would affect the rental rate.

(d) Determine from the victim the reason or reasons the subject or his agents gave for refusing to rent or deal with him.

(e) Ascertain the names and addresses of any witnesses to the incident.

(f) Obtain copies of any pertinent written materials or documents that the victim may have in his possession, such as copies of application forms for the subject housing, copies of purchase agreements or applications for financing, advertising materials dealing with the subject housing, or correspondence between the subject and the victim.

3. Obtain details of any complaint made by the complainant or victim with any local, state or federal agency concerning the same incident of housing discrimination. From the specific agency involved,

please secure copies of any complaints about any building or complex, etc., owned or managed by the subject, as well as the names of all obvious victims and complainants and the results of that agency's investigation and action taken on each complaint.

4. Please interview the owner, resident manager or other appropriate representative of the owner to secure his version of the facts resulting in the complaint, and to obtain the following additional information:

(a) Please determine the name, address, race and position or function of every person and organization having an ownership interest in, or participating in the management of, the building or complex in question.

(b) Determine the name, address, number of units, age and type of buildings, and number of tenants by race (including the date the first non-white moved in) of every residential building or apartment complex owned by the owners or any of them, or managed by the managers or any of them.

(c) Please determine the number of tenants by race at the subject building or complex, and the name and address (dwelling or apartment number, etc.) of each non-white tenant. Also, ascertain the range of rent for each type of unit, including information as to whether the rental rate is affected by features such as patio, balcony, location (ground floor or above), and all other factors which would determine the rental rate.

(d) If a trailer park is involved, also ascertain the total number of spaces, the number of units owned by the subject and the tenants. Ascertain the conditions of occupancy (utilities, lease, rent, race, number of occupants, etc.), race of tenants, and address of each non-white tenant.

(e) Please determine the name, race, address, date of application and action taken in the applications of the last twenty applicants for a dwelling at the subject building, complex, etc. Please also secure the name, race, and address of every non-white applicant for the past two years (or of the last twenty black applicants, if there have been so many during a shorter period).

(f) Ascertain the number and type of vacant dwellings that were available at the time of the incident involved, the average number of vacancies per month and the duration of such vacancies.

(g) Please ascertain the rents charged at the complex where the incident occurred for each type of apartment, features which affect the rental rate, the approximate rate of turnover, and the approximate number of applicants, by race, per year. If there are no black or other minority tenants or very few, determine why the interviewee believes this to be so.

(h) Ascertain whether and the degree to which management acquires new tenants through the recommendation and recruitment by existing tenants and through the acceptance of walk-in applicants for apartments, and full details as to the existence or nonexistence of such policy.

(i) Please determine if instructions were given to resident managers when the managers were hired regarding the rental of dwellings or spaces to blacks or other minority members; whether any changes occurred in these instructions, and if so, when; if the interviewee was ever advised by a manager of black applicants or of blacks who inquired, and if so, determine how the situation was handled and the results of the applications or inquiries. Also, ascertain whether interviewee has a specific policy concerning renting to blacks or other minority members, and, if so, ascertain the details of the policy and if it has changed, when and why the change was made.

(j) Please ascertain all criteria and qualifications prospective tenants must meet (credit rating, salary, marital status, race, children, deposit, written application, and the like), and a complete description of all procedures for becoming a tenant, including all steps from initial inquiry to moving in. Determine if the manager's subjective impression of the applicant plays any part in the decision to rent an apartment. If so, please determine specifics. (For example, are

managers free to accept or reject applicants because of hair styles, neatness, age or type of car, etc.)

(k) Ascertain whether any racial or other codes, such as a small "c"*/ or "XX"**/ or other mark, appears on the application sheet or card to designate the race of the applicant. If so, inspect as many of the records as possible and obtain copies of a representative number.

(l) If a credit, employment, prior landlord, or other check is or has been in use, please obtain full details as to what check is made, whether check is made for all applicants or merely some and whether the same check is made as to all applicants. If a check is conducted in some but not all cases, or if a different check is conducted in some cases then in others, please determine all criteria on which the decision as to what, if any, check should be made. Please determine what check was made for the last ten black applicants and the last ten white applicants who reached this stage in their application. If a form is used for the various types of checks, please obtain copies of each.

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*/ Often used for "colored."

**/ XX has often been used in the industry as a symbol for blacks.

(m) If the subject advertises, please secure details of the media used and copies of representative advertisements. If possible, obtain the entire page of the publication in which a written advertisement appears. If different media are used for different properties, please determine which properties are advertised in which media, and the general racial characteristics of the properties so advertised and of the neighborhood in which they are located (white, black, transitional, etc.). Determine whether the rental or other property is listed with any rental agency, brokerage firm or multiple listing service, and, if so, obtain the name, and address of such agency, firm or service.

(n) Please ascertain the number of employees by race and job position at each building or complex and identify any maintenance or other personnel who reside in the building.

(o) From personal observation and from interviews with the owner and the manager, ascertain whether a fair housing poster, which is required by the Department of Housing and Urban Development, is displayed in each rental office of the subject.

5. Please interview all persons who witnessed any dealings or conversations (which are the subject of this investigation) between the victim and the subject to obtain information similar to that requested to be obtained from the victim in Part 2 of this memorandum.

6. Please secure responsive interviews from five former employees and at least five present employees of the subject (giving preference to those who had rental or employment responsibilities, and including some non-white employees if possible) to obtain the following information:

(a) Determine how the apartments are advertised and how vacancies are made known to potential tenants. For example, are present tenants encouraged to locate or recommend potential tenants, are newspaper advertisements used, and if so, when, etc. Determine what proportion of applicants are referred by present tenants and whether such applicants are given any kind of preference.

(b) Determine the normal procedure followed from the time a potential tenant first contacts the rental agent or manager until the time the person is either rented an apartment or not rented an apartment. This should include the use of application forms, credit checks, necessity for references, procedures for verification of income or employment, etc.

(c) Determine the criteria used by a rental agent or manager in deciding whether to rent to a particular applicant. For example, is the manager given any discretion in the selection of tenants; if so, how is it used and is it reviewed by the owner. Obtain copies of any written or published criteria.

(d) Ascertain the extent to which the manager or the rental agent was instructed about the rental of apartments by the owner. If any of the instructions were in writing, obtain copies.

(e) Determine whether the owner instructed or discussed with him the effect of the federal Civil Rights Act of 1968 or of any state or local fair housing act or regulation on the operation of the apartments. If so, please obtain details and the dates of such events. If exact dates are not known, please determine if such instructions or discussions occurred at about the same time as the passage of the acts.

(f) For those managers or rental agents who were employed by any of the subjects at the time of the passage of the 1968 Act (April 1968), or its general effective date (January 1, 1969), or at the time of the passage or effective date of a state or local Fair Housing Act, please determine the effect of such legislation on the operation or management of the apartments and the extent of any discussions with the owners concerning the changes.

(g) Please determine whether the interviewee is aware of any policy or procedure followed in the taking and processing of applications from, or rental of apartments to black persons

which was different from that used in the case of others. This includes any statements or instructions the interviewee received in this regard, even though a particular interviewee did not necessarily follow those instructions. Also, determine if the interviewee is aware of any limitations on the use of facilities (pool, recreation areas, etc.) that may be imposed on black tenants or if there is any limitation on white tenants having black guests, etc.

(h) Please determine whether a credit check is conducted in the case of each applicant, whether the same procedures are used in each case, and by whom the check is conducted. If a check is not always made, or if different procedures are followed, please determine what criteria are used to decide how a particular applicant will be checked. Determine how many of the last 20 black applicants and how many of the last 20 white applicants were subjected to a full credit check.

(i) Please determine if the interviewee is aware of the identity of any black applicants who inquired about or applied for rental and if so, whether such applicants obtained an apartment. If they were not rented an apartment, obtain the reasons for not renting. Also, please obtain the names and addresses of all such persons (both successful and unsuccessful applicants) known to the interviewees, determine the number of units in

each apartment managed by each interviewee and ascertain the highest number of apartments rented to blacks at any one time at each such apartment complex.

(j) Determine if the apartment rental office contains or has contained a sign or notice which indicated the existence of a policy of renting to persons without regard to race or color and if, in any way, the existence of such policy was known to the community.

7. Please secure responsive interviews from at least five black tenants of the trailer park, apartment building or complex in question (if there are so many) and from at least five rejected black applicants as to all of their dealings with the subject. Please include the following information:

(a) Ascertain how the interviewee learned of the subject dwellings and why he decided to apply or inquire at the subject dwellings.

(b) Determine how many times he went to the rental office, what was said, the manner in which he was received and the attitude, name and position of the person with whom he spoke.

(c) Determine if, in fact, the interviewee knew of a vacancy, and if so, the basis of that knowledge.

(d) Ascertain the type of information requested or sought by the persons in the office, such as credit references, names of employers, former addresses, etc.

(e) Determine the reason given to the applicant why he was not rented a dwelling, or if he was rented a dwelling, ascertain the length of the waiting period.

(f) Determine if the interviewee threatened to complain, or did complain, to a fair housing group, a lawyer, or a governmental agency because of any aspect of his dealings with the subject. If so, obtain details.

8. Please secure responsive interviews with ten present white tenants for the following information:

(a) Please obtain the information requested in Part 7, above.

(b) Please determine their understanding of the subject's policy or practice with regard to the rental of apartments to black persons or to other minority persons. If they have an understanding of the policy or practice, please determine the factual basis for it.

(c) Please determine if the interviewee is aware of any instance when a black or other minority person was not rented an apartment and the reasons for the failure to rent, if known.

(d) Determine if interviewee has ever been advised by a representative of the subject about any rules which may pertain to entertaining black guests in the apartments, black guests using the pool or other recreational facilities, or any other matter which may indicate a policy or practice based on race or color.

(e) Please determine whether the interviewee was told that blacks or other minority persons were not rented apartments there, kept out, etc. If so, secure details concerning those who were present, the dates, exactly what was said, and whether such conversation occurred when the interviewee was seeking an apartment at the subject building or complex, or after he moved in.

ATTACHMENT "B"

MEMORANDUM

TO ALL RESIDENT MANAGERS, CLERKS AND AGENTS INVOLVED IN APPLICATIONS FOR AND LEASING OF APARTMENTS.

1. This will advise that [redacted] C & G Investment Company have a non-discriminatory policy with respect to rental of apartments, and there will be no discrimination in the rental of such apartments or in the provision of services or facilities in connection therewith because of race, color, religion or national origin.

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2. We furnish you herewith a copy of the Consent Decree which was entered in the case of United States of America, Plaintiffs, vs. [redacted], Defendant, Cause No. 71C 269(2), in the United States District Court for the Eastern District of Missouri, Eastern Division. Please read the decree in its entirety.

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3. Any employee of [redacted] C & G Investment Company who wilfully fails or refuses to conform to the non-discriminatory policies and practices and to the Court Decree shall be subject to appropriate discipline, demotion, suspension or dismissal.

CERTIFICATION

The undersigned hereby certifies that the undersigned has been advised of the non-discriminatory practices of [redacted] C & G Investment Company, and has read the Consent Decree referred to above, and is aware that the undersigned shall be subject to appropriate discipline, demotion, suspension or dismissal if the undersigned wilfully fails or refuses to conform with the non-discriminatory policies and practices and to the said Court Decree.

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(Signature)_____
(Print or Type Name)

Date:_____

EXHIBIT B

6-12[illegible] (Rev. 7-27-73)

FBI

Transmit in _____ (Type in plaintext or code) Via AIRTEL _____ (Priority)

TO: SAC, St. Louis

2/22/74 (Date)

From: Director, FBI

REC-16 77-2649-1

ST-111

A

PARK RIDGE APARTMENTS,
A. D. WATSON COMPANY,
ANCHOR BUILDING COMPANY,
FERGUSON, MISSOURI;
[redacted] VICTIM
DH
OO: ST. LOUIS

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1 - [redacted]

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(Do not type BEYOND THIS MARGIN.)

Enclosed are two copies of a self-explanatory Departmental letter dated 2/21/74 along with two copies of its enclosure.

Complete the requested investigation in accordance with the provisions of Section 137, Volume IV, Manual of Instructions, and surep within 28 days of the receipt of this communication.

State in the first paragraph of the details of your report that it contains the results of a [X] limited investigation and underscore the word [X] limited
[ ] preliminary [ ] preliminary

Advise [X] all persons interviewed
[ ] appropriate officials at the outset that this investigation is being conducted at the specific request of the U. S. Department of Justice.

Remarks:

Enc. (4)

(Do not type below this line.)

RCG:ma
(4)

MAILED 25
FEB 21 1974
FBI

SEE NOTE PAGE 2....

MAIL ROOM [ ] TELETYPE UNIT [ ]

FEB 25 1974

Airtel SAC, St. Louis
Re: Park Ridge Apartments

NOTE: This is a new matter. Department requests investigation based on receipt of complaint from victim, black, who alleged subject discriminated against her when she made application for an apartment. She filed a suit against subject which is still pending. Subsequently, checkers also reported alleged acts of racial discrimination by subject. Department requests a limited investigation to interview at least 33 individuals; therefore, a 28 day deadline is given to assure time for completion.

Form DJ-150
(Ed. 4-26-65)

UNITED STATES GOVERNMENT

DEPARTMENT OF JUSTICE

Memorandum

TO : Director
Federal Bureau of Investigation

DATE: FEB 21 1974

FROM : J. Stanley Pottinger JSP
Assistant Attorney General
Civil Rights Division

JSP:FES:JEW:VPB:eh:cer
DJ 175-42-48

SUBJECT: Park Ridge Apartments, A. D. Watson Company, Anchor Building Company, Ferguson, Missouri - Subject
b6 b7C [redacted] - Victim
Discrimination in Housing
TITLE VIII, CIVIL RIGHTS ACT OF 1968

EXP. PROC. FEB 22 1974

On October 16, 1973, Ms. Hedy Epstein (white), a member of the Freedom of Residence organization in St. Louis, Missouri, telephoned the Department to relate a complaint of alleged discrimination made to her organization by [redacted] who is black, and who subsequently filed suit against the A. D. Watson Company for racial discrimination in June or July of 1973 in federal district court for the eastern district of Missouri. That suit is still pending.

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The complaint alleged that in January 1973, [redacted] telephoned the Park Ridge Apartments regarding a one-bedroom apartment for June. She was told it was too early to request an apartment. She returned in March, and filled out an application. However, [redacted] was never contacted by the rental agents. She subsequently filed suit.

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SI-11 MCT-5 REC-16 177-2641

After suit was filed, a black (bona fide) client of F.O.R. went to Park Ridge to inquire about the availability of a one- or two-bedroom apartment. He was shown a waiting list of about forty names and was told he must give a $150.00 or $155.00 deposit to get on the list.

"ENCLOSURE ATTACHED"

2 ENCLOSURE

Called SAC. SL
RCG:MA
2/22/74

21 FEB 22 1974

[redacted]

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Subsequent to these events, F.O.R. sent out checkers to the Park Ridge Apartments. [redacted] (black), the first checker, was told there was a waiting list of thirty-three persons for the one- or two-bedroom apartment. He was given an application form and was told he could take it home to fill out. There was no mention of a deposit to [redacted] Ms. Epstein then proceeded to go into the rental office at Park Ridge after [redacted] had left. However, a white couple (not checkers) went in before her to request an apartment. Ms. Epstein overheard their conversation with the manager, [redacted] (described as a white woman in her early twenties with bleached blonde hair). This white couple was told they could move into a two-bedroom apartment on October 15, 1973.

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After the couple left the office, Mrs. Epstein proceeded with her check and was told by the manager that there would be a two-bedroom apartment available in November 1973, and that there were several one bedroom apartments currently available. The manager did not mention a waiting list to Ms. Epstein.

Another checker, [redacted] (white), was also offered a one-bedroom apartment at Park Ridge. [redacted] (black) also acted as a checker, but his experience with the subject is unknown.

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The company that owns or manages Park Ridge is A. D. Watson Company, whose address and telephone number are the same as the address and telephone number for Anchor Building Company, which entered into a consent decree with F.O.R. in 1971 in a suit alleging discrimination in housing at Lamp Lite Apartments in Berkeley, Missouri. [redacted] was the plaintiff in that action.

In order to determine whether the subject is engaged in a pattern or practice of racial discrimination, please conduct the following investigation:

(A) Please interview [redacted] and obtain the information requested in paragraphs 2 and 3 of Attachment A.

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(B) Please conduct the investigation requested in paragraph 4 of Attachment A. In addition, please ascertain the relationship between A. D. Watson Company and Anchor Building Company.

(C) Please conduct the investigation requested in paragraph 6 of Attachment A. Please include an interview of [redacted]

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ENCLOSURE

ATTACHMENT A

1. Interview the complainant, if other than the victim, for full details of his complaint, including the names of the subject, victim and any others with knowledge of the alleged discriminatory acts.

2. Interview the victim to obtain the following information:

(a) Please obtain full background information, including his address, telephone number at home and at work, age, race, religion or national origin (as relevant to his allegations), his occupation, place of employment, length of time employed, family income, educational background, marital status and size of family living at home, and such other background data as may appear to be pertinent.

(b) Obtain full details of all dealings the victim has had with the subject or any of his agents, including all oral or written communications with these persons, the date and time such communications were made, the nature of the alleged discriminatory act, the names and addresses of the persons who were involved, and the victim's description of what was said or done.

(c) If the allegation relates to discrimination in the terms of rentals, i.e., if black persons claim they were quoted higher rates than are quoted to white persons for a similar unit, ascertain the rental rates and the amount of the security deposit quoted to the

interviewee and determine why the interviewee believes the rates to be discriminatory; also, please determine the number of bedrooms requested, size of apartment shown to interviewee, location of apartment shown (ground floor or above), and whether the unit contains a balcony, patio, fireplace or other feature (such as utilities furnished by the management) which would affect the rental rate.

(d) Determine from the victim the reason or reasons the subject or his agents gave for refusing to rent or deal with him.

(e) Ascertain the names and addresses of any witnesses to the incident.

(f) Obtain copies of any pertinent written materials or documents that the victim may have in his possession, such as copies of application forms for the subject housing, copies of purchase agreements or applications for financing, advertising materials dealing with the subject housing, or correspondence between the subject and the victim.

3. Obtain details of any complaint made by the complainant or victim with any local, state or federal agency concerning the same incident of housing discrimination. From the specific agency involved,

please secure copies of any complaints about any building or complex, etc., owned or managed by the subject, as well as the names of all obvious victims and complainants and the results of that agency's investigation and action taken on each complaint.

4. Please interview the owner, resident manager or other appropriate representative of the owner to secure his version of the facts resulting in the complaint, and to obtain the following additional information:

(a) Please determine the name, address, race and position or function of every person and organization having an ownership interest in, or participating in the management of, the building or complex in question.

(b) Determine the name, address, number of units, age and type of buildings, and number of tenants by race (including the date the first non-white moved in) of every residential building or apartment complex owned by the owners or any of them, or managed by the managers or any of them.

(c) Please determine the number of tenants by race at the subject building or complex, and the name and address (dwelling or apartment number, etc.) of each non-white tenant. Also, ascertain the range of rent for each type of unit, including information as to whether the rental rate is affected by features such as patio, balcony, location (ground floor or above), and all other factors which would determine the rental rate.

(d) If a trailer park is involved, also ascertain the total number of spaces, the number of units owned by the subject and the tenants. Ascertain the conditions of occupancy (utilities, lease, rent, race, number of occupants, etc.), race of tenants, and address of each non-white tenant.

(e) Please determine the name, race, address, date of application and action taken in the applications of the last twenty applicants for a dwelling at the subject building, complex, etc. Please also secure the name, race, and address of every non-white applicant for the past two years (or of the last twenty black applicants, if there have been so many during a shorter period).

(f) Ascertain the number and type of vacant dwellings that were available at the time of the incident involved, the average number of vacancies per month and the duration of such vacancies.

(g) Please ascertain the rents charged at the complex where the incident occurred for each type of apartment, features which affect the rental rate, the approximate rate of turnover, and the approximate number of applicants, by race, per year. If there are no black or other minority tenants or very few, determine why the interviewee believes this to be so.

(h) Ascertain whether and the degree to which management acquires new tenants through the recommendation and recruitment by existing tenants and through the acceptance of walk-in applicants for apartments, and full details as to the existence or nonexistence of such policy.

(i) Please determine if instructions were given to resident managers when the managers were hired regarding the rental of dwellings or spaces to blacks or other minority members; whether any changes occurred in these instructions, and if so, when; if the interviewee was ever advised by a manager of black applicants or of blacks who inquired, and if so, determine how the situation was handled and the results of the applications or inquiries. Also, ascertain whether interviewee has a specific policy concerning renting to blacks or other minority members, and, if so, ascertain the details of the policy and if it has changed, when and why the change was made.

(j) Please ascertain all criteria and qualifications prospective tenants must meet (credit rating, salary, marital status, race, children, deposit, written application, and the like), and a complete description of all procedures for becoming a tenant, including all steps from initial inquiry to moving in. Determine if the manager's subjective impression of the applicant plays any part in the decision to rent an apartment. If so, please determine specifics. (For example, are

managers free to accept or reject applicants because of hair styles, neatness, age or type of car, etc.)

(k) Ascertain whether any racial or other codes, such as a small "c"*/ or "XX"**/ or other mark, appears on the application sheet or card to designate the race of the applicant. If so, inspect as many of the records as possible and obtain copies of a representative number.

(l) If a credit, employment, prior landlord, or other check is or has been in use, please obtain full details as to what check is made, whether check is made for all applicants or merely some and whether the same check is made as to all applicants. If a check is conducted in some but not all cases, or if a different check is conducted in some cases then in others, please determine all criteria on which the decision as to what, if any, check should be made. Please determine what check was made for the last ten black applicants and the last ten white applicants who reached this stage in their application. If a form is used for the various types of checks, please obtain copies of each.

---

*/ Often used for "colored."

**/ XX has often been used in the industry as a symbol for blacks.

(m) If the subject advertises, please secure details of the media used and copies of representative advertisements. If possible, obtain the entire page of the publication in which a written advertisement appears. If different media are used for different properties, please determine which properties are advertised in which media, and the general racial characteristics of the properties so advertised and of the neighborhood in which they are located (white, black, transitional, etc.). Determine whether the rental or other property is listed with any rental agency, brokerage firm or multiple listing service, and, if so, obtain the name, and address of such agency, firm or service.

(n) Please ascertain the number of employees by race and job position at each building or complex and identify any maintenance or other personnel who reside in the building.

(o) From personal observation and from interviews with the owner and the manager, ascertain whether a fair housing poster, which is required by the Department of Housing and Urban Development, is displayed in each rental office of the subject.

5. Please interview all persons who witnessed any dealings or conversations (which are the subject of this investigation) between the victim and the subject to obtain information similar to that requested to be obtained from the victim in Part 2 of this memorandum.

6. Please secure responsive interviews from five former employees and at least five present employees of the subject (giving preference to those who had rental or employment responsibilities, and including some non-white employees if possible) to obtain the following information:

(a) Determine how the apartments are advertised and how vacancies are made known to potential tenants. For example, are present tenants encouraged to locate or recommend potential tenants, are newspaper advertisements used, and if so, when, etc. Determine what proportion of applicants are referred by present tenants and whether such applicants are given any kind of preference.

(b) Determine the normal procedure followed from the time a potential tenant first contacts the rental agent or manager until the time the person is either rented an apartment or not rented an apartment. This should include the use of application forms, credit checks, necessity for references, procedures for verification of income or employment, etc.

(c) Determine the criteria used by a rental agent or manager in deciding whether to rent to a particular applicant. For example, is the manager given any discretion in the selection of tenants; if so, how is it used and is it reviewed by the owner. Obtain copies of any written or published criteria.

(d) Ascertain the extent to which the manager or the rental agent was instructed about the rental of apartments by the owner. If any of the instructions were in writing, obtain copies.

(e) Determine whether the owner instructed or discussed with him the effect of the federal Civil Rights Act of 1968 or of any state or local fair housing act or regulation on the operation of the apartments. If so, please obtain details and the dates of such events. If exact dates are not known, please determine if such instructions or discussions occurred at about the same time as the passage of the acts.

(f) For those managers or rental agents who were employed by any of the subjects at the time of the passage of the 1968 Act (April 1968), or its general effective date (January 1, 1969), or at the time of the passage or effective date of a state or local Fair Housing Act, please determine the effect of such legislation on the operation or management of the apartments and the extent of any discussions with the owners concerning the changes.

(g) Please determine whether the interviewee is aware of any policy or procedure followed in the taking and processing of applications from, or rental of apartments to black persons

which was different from that used in the case of others. This includes any statements or instructions the interviewee received in this regard, even though a particular interviewee did not necessarily follow those instructions. Also, determine if the interviewee is aware of any limitations on the use of facilities (pool, recreation areas, etc.) that may be imposed on black tenants or if there is any limitation on white tenants having black guests, etc.

(h) Please determine whether a credit check is conducted in the case of each applicant, whether the same procedures are used in each case, and by whom the check is conducted. If a check is not always made, or if different procedures are followed, please determine what criteria are used to decide how a particular applicant will be checked. Determine how many of the last 20 black applicants and how many of the last 20 white applicants were subjected to a full credit check.

(i) Please determine if the interviewee is aware of the identity of any black applicants who inquired about or applied for rental and if so, whether such applicants obtained an apartment. If they were not rented an apartment, obtain the reasons for not renting. Also, please obtain the names and addresses of all such persons (both successful and unsuccessful applicants) known to the interviewees, determine the number of units in

each apartment managed by each interviewee and ascertain the highest number of apartments rented to blacks at any one time at each such apartment complex.

(j) Determine if the apartment rental office contains or has contained a sign or notice which indicated the existence of a policy of renting to persons without regard to race or color and if, in any way, the existence of such policy was known to the community.

7. Please secure responsive interviews from at least five black tenants of the trailer park, apartment building or complex in question (if there are so many) and from at least five rejected black applicants as to all of their dealings with the subject. Please include the following information:

(a) Ascertain how the interviewee learned of the subject dwellings and why he decided to apply or inquire at the subject dwellings.

(b) Determine how many times he went to the rental office, what was said, the manner in which he was received and the attitude, name and position of the person with whom he spoke.

(c) Determine if, in fact, the interviewee knew of a vacancy, and if so, the basis of that knowledge.

(d) Ascertain the type of information requested or sought by the persons in the office, such as credit references, names of employers, former addresses, etc.

(e) Determine the reason given to the applicant why he was not rented a dwelling, or if he was rented a dwelling, ascertain the length of the waiting period.

(f) Determine if the interviewee threatened to complain, or did complain, to a fair housing group, a lawyer, or a governmental agency because of any aspect of his dealings with the subject. If so, obtain details.

8. Please secure responsive interviews with ten present white tenants for the following information:

(a) Please obtain the information requested in Part 7, above.

(b) Please determine their understanding of the subject's policy or practice with regard to the rental of apartments to black persons or to other minority persons. If they have an understanding of the policy or practice, please determine the factual basis for it.

(c) Please determine if the interviewee is aware of any instance when a black or other minority person was not rented an apartment and the reasons for the failure to rent, if known.

(d) Determine if interviewee has ever been advised by a representative of the subject about any rules which may pertain to entertaining black guests in the apartments, black guests using the pool or other recreational facilities, or any other matter which may indicate a policy or practice based on race or color.

(e) Please determine whether the interviewee was told that blacks or other minority persons were not rented apartments there, kept out, etc. If so, secure details concerning those who were present, the dates, exactly what was said, and whether such conversation occurred when the interviewee was seeking an apartment at the subject building or complex, or after he moved in.

FD-263 (Rev. 7-15-75)

FEDERAL BUREAU OF INVESTIGATION

REPORTING OFFICE	OFFICE OF ORIGIN	DATE	INVESTIGATIVE PERIOD
ST. LOUIS	ST. LOUIS	2/12/76	1/26/76 - 2/10/76

TITLE OF CASE

(1) WYNDHURST TOWNHOUSE APARTMENTS
8500 WYNDHURST
ST. LOUIS, MISSOURI;
[redacted]
VICTIMS

b6
b7C

REPORT MADE BY: SA [redacted] TYPED BY: pdp

CHARACTER OF CASE

DIH

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REFERENCE: Buairtel to SL, 1/21/76.

- C -

ADMINISTRATIVE: All persons interviewed were advised this investigation is being conducted at the specific request of the Department of Justice.

All interviews in this report that were conducted by one Agent were done so because no other Agent personnel was available.

EXP. PROC.

ACCOMPLISHMENTS CLAIMED ☒ NONE						ACQUIT-TALS	CASE HAS BEEN:
CONVIC.	PRETRIAL DIVERSION	FUG.	FINES	SAVINGS	RECOVERIES		PENDING OVER ONE YEAR ☐ YES ☐ NO PENDING PROSECUTION OVER SIX MONTHS ☐ YES ☐ NO

APPROVED: [signature] SPECIAL AGENT IN CHARGE

DO NOT WRITE IN SPACES BELOW

177-3878-4

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Dissemination Record of Attached Report

Agency	2 CRD			
Request Recd.				
Date Fwd.	2/17/76			
How Fwd.	0-70(C)			
By	RCH:clk			

Notations: [redacted] SIX DATA PROC

53 MAR 3 1976

FD-204 (Rev. 3-3-59)

UNITED STATES DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION

Copy to: 1 - U. S. Attorney, St. Louis

Report of: SA [redacted] Office: ST. LOUIS
Date: February 12, 1976

Field Office File #: SL 177-135 Bureau File #: b6 b7C

Title: WYNDHURST TOWNHOUSE APARTMENTS,
8500 WYNDHURST
ST. LOUIS, MISSOURI;
[redacted] VICTIMS

Character: DISCRIMINATION IN HOUSING

Synopsis: Complainant HEDY EPSTEIN and tester [redacted] interviewed and supplied same information as previously supplied to the Department of Justice. [redacted] and managers [redacted] were interviewed and furnished all requested information. Former managers, present black and white tenants, were interviewed and necessary information obtained. b6 b7C

- C -

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U. S. GOVERNMENT PRINTING OFFICE : 1970 O - 406-840

SL 177-135

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TABLE OF CONTENTS

		Page
I.	INTERVIEW OF COMPLAINANT HEDY EPSTEIN AND TESTER [redacted]	3
II.	INTERVIEW OF AGENCY CONTACTED BY VICTIMS	8
III.	INTERVIEW OF VICTIMS, [redacted]	10
IV.	INTERVIEW OF OWNER [redacted]	15
V.	INTERVIEW OF MANAGERS, [redacted]	23
VI.	INTERVIEW OF FORMER MANAGERS [redacted]	30
VII.	INTERVIEW OF FIVE BLACK TENANTS	38
VIII.	INTERVIEW OF TEN WHITE TENANTS	47

SL 177-135

DETAILS:

The following is the result of a limited investigation.

I. INTERVIEW OF COMPLAINANT HEDY EPSTEIN AND TESTER [redacted]

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FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

Date of transcription January 27, 1976

1

HEDY EPSTEIN, St. Louis Freedom of Residence Office, 438 North Skinker, was advised of the identity of the interviewing Agents and that she was being interviewed regarding her knowledge of Tiffany Townhouse Apartments and Wyndhurst Townhouse Apartments, possible discrimination against prospective black tenants. She was advised the information she furnished may be used in a court of law.

EPSTEIN advised she was contacted by [redacted] advising they felt they had been discriminated against while applying for vacancies in the two above-mentioned apartments. She advised that [redacted] Tiffany Townhouse Apartments, advised [redacted] that he was borderline and that he could not be considered as a tenant unless the County Open Housing Office would guarantee his rent for a year.

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EPSTEIN advised that in 1972 she had also had a similar type problem with [redacted] regarding the same type arrangement wherein he required prospective black tenants to have a co-signer on their lease to guarantee the rent for the first year. She advised that she does not remember which tenant this involved or the particulars of the case.

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EPSTEIN advised that [redacted] St. Louis County Open Housing Office, may also have information regarding [redacted] as she acknowledged having previous contact with him.

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EPSTEIN advised that the [redacted] also applied for rental of an apartment at Wyndhurst Townhouse Apartments and the manager failed to notify them after waiting approximately two months as to whether their credit check was completed and if an apartment was available. She advised that [redacted] a testor from her office, was sent out to Wyndhurst Apartments to see if an apartment was available and how long a credit check would take after filling out

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Interviewed on 1/26/76 at St. Louis, Missouri File # SL 177-135 177-134

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by SA [redacted] SA [redacted] JNC:pdp Date dictated 1/27/76

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the required information. She stated the testor was advised the credit check would take only one day and he could move in anytime after this. She advised that on
b6 the same day she called the [redacted] and told [redacted]
b7C to call Wyndhurst Apartments and inquire regarding his application to see if the credit check had cleared. She advised [redacted] was advised by the manager, [redacted] that the credit check had not been completed and no apartment was available at this time. She advised that approximately 20 minutes later, [redacted] called back and advised there was now an apartment available and that he had checked and their credit had been okay.

b6 EPSTEIN advised that the [redacted] did not take the
b7C apartment as they had already found other living accomodations.

EPSTEIN advised that the woman [redacted] she made reference to living at Tiffany Townhouse Apartments was told by [redacted] that if she continued to have her black son-in-law visit her apartment, she would have to move.
b6 She advised that [redacted] told her this in October, 1974,
b7C and not last summer, as she had previously reported. EPSTEIN advised that she has not had any contact with [redacted] since the one conversation in October, 1974, and did not know if she lived at Tiffany Townhouse Apartments presently.

b6 EPSTEIN advised that she has never had any reports
b7C regarding [redacted] Wyndhurst Apartments, and has no other information regarding [redacted]

FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

Date of transcription 2/4/76

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b7C [redacted] was advised of the identities of the interviewing Agents and that he was being interviewed concerning a possible Federal violation regarding discrimination of housing. He was advised that any information he furnished may be used in a court of law.

[redacted] advised that he was employed as a tester for St. Louis Freedom of Residence under the direction of HERBIE EPSTEIN. He advised that on December 22, 1975, he applied at Tiffany Townhouse Apartments, 8500 Tiffany Court, to determine
b6 if there was discrimination in regard to tenants applying for
b7C residency. He advised that he was interviewed after being shown an apartment by manager [redacted] He stated he advised that he was single and that his name was [redacted] advised that he told [redacted] that he wanted to look at another apartment before making a decision and [redacted] advised him that apartment [redacted] would be ready after being fixed up by January, 1976.

[redacted] advised that on December 23, 1975, he went back to the Tiffany Townhouse Apartments to fill out an application. He advised that he observed the application and that the
b6 questions on the application were general in nature. He stated
b7C that he advised [redacted] that he was presently living in University City, Missouri, and that he was leaving that area to move to the northern part of St. Louis. He stated that at this time [redacted] made reference to the fact that he at one time lived in University City and a "jig" moved in next door and his property values fell $2,000.00.

b6 [redacted] stated that when he was advised that he
b7C had to put a deposit down after filling out the application, he did not put down the deposit or fill out the application.

[redacted] advised that on December 23, 1975, he made application as a tester at the Wyndhurst Townhouse Apartments,
b6 8500 Wyndhurst, and talked to the manager, [redacted] He
b7C advised that he told the manager he was married and had one child. He stated the manager advised him he had an apartment available and gave him the keys to [redacted] stated the manager did not go with him to look at the apartment.

Interviewed on 1/29/76 at St. Louis, Missouri File # SL 177-134

b6
b7C by SA [redacted]
SA JSC:dmb Date dictated 2/4/76

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He stated that after looking over the apartment he filled out an application and was told that he would be contacted within a few days after a verification was made. He stated he was given a business card with the manager's name and telephone number.

He advised that he had no further contact with the manager of the Wyndhurst Townhouse Apartments although the manager tried to get in touch with him through the unlisted telephone number listed at the St. Louis Freedom of Residence.

He advised that he had nothing further to add regarding the above two incidents.

SL 177-135

II. INTERVIEW OF AGENCY CONTACTED BY VICTIMS

FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

Date of transcription February 6, 1976

1

[redacted] St. Louis County Open Housing, 736 DeMun, was advised of the identity of the interviewing Agents and the nature of this investigation. [redacted] provided the following information:

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She advised that she was contacted by [redacted] regarding apartments in the St. Louis area, particularly north, having vacancies. She advised that she gave them a list of apartments which listed vacancies for them to contact.

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She stated that in approximately the last part of November, 1975, she was contacted by [redacted] and advised that she felt that one of the apartment complexes, name she cannot remember, was asking for an unusually high salary for what rent was required. [redacted] advised that she recommended that she contact St. Louis Freedom of Residence if she felt that there was possible discrimination on the part of the apartment complex.

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[redacted] advised that she has had no further contact with the [redacted] and has no information regarding present or former complaints concerning Tiffany Townhouse Apartments or Wyndhurst Townhouse Apartments.

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She advised that she could add nothing further reguarding the above incident.

Interviewed on 1/29/76 at St. Louis, Missouri File # SL 177-135 177-134

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by SA [redacted] SA JNC:pdp Date dictated 2/2/76

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III. INTERVIEW OF VICTIMS, [redacted]

FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

Date of transcription 2/4/76

[redacted] were advised
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of the identity of the interviewing Agent and that they were being interviewed regarding a Federal violation concerning possible discrimination in housing. They were advised of the fact that information furnished by them may be used in a court of law.

[redacted] advised that he is employed at [redacted]
b6
b7C

[redacted] advised that while riding by the Tiffany Townhouse Apartments, 8500 Tiffany Court, they observed that these might be apartments that they would like to live in and stopped in to see the manager, [redacted] on November 9, 1975. He advised that he and his wife were both shown a townhouse that was available and then filled out an application. He stated that after filling out the application they were advised that in order for the application to be processed a deposit of $185 would have to be left as it was a required
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deposit for tenants. He stated that he told [redacted] at this time he did not have $185 and they were also going to look at other apartments and that he would wish that the application be kept on file so that if they do wish to rent within the next couple weeks he would have their application and they could give him the deposit. He advised on November 22, 1975, he and his wife went back to the apartment manager and were advised that the apartment they looked at had been rented, but there was another vacancy. He advised he was shown this apartment and he gave the manager a check for $185. He advised that the manager told him it would take at least ten days to process the application.

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[redacted] advised he received a call from a [redacted] Tiffany Townhouse Apartments, and he pointed out

Interviewed on 1/30/76 at Berkeley, Missouri File # SL 177-134

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by SA [redacted] :dmn Date dictated 2/4/76

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to [redacted] that he did not feel that [redacted] could afford the apartment on his salary with the credit payments of approximately $100 that he was making. He stated [redacted] also advised that he figured that it would cost him approximately $65 in utilities and that with this if did not feel he could be accepted as a tenant. [redacted] advised that [redacted] also advised him that it was his policy that the tenants' monthly net income must be five times that of his monthly rental.

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[redacted] advised he had no written communications other than his check and application he filled out at the apartment complex.

[redacted] advised he felt that due to the fact that he stated on his application that he was paying $45 rent a month while living in the city of St. Louis that [redacted] felt that possibly he could not manage his money to move to such an expensive apartment so fast. He stated that [redacted] asked a lot of personal questions regarding how he was going to furnish his apartment as he had one less room of furniture than the apartment he was applying for. He advised that he had discussed the matter of moving with [redacted] on about three occasions from November 9, 1975 to December 16, 1975, when it was determined that there was no possible way he would be moving into the apartment. He advised [redacted] then returned his deposit check of $185.

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[redacted] advised that he did not feel the deposit or the rent was raised due to the fact that he was black, as he felt that the rental rate for a two-bedroom townhouse apartment was proper. He stated that all apartments at the complex were on the same level and no utilities were furnished except water and trash. He stated that the apartment he was shown did have a balcony. [redacted] advised that all correspondences were with [redacted] by telephone and no written correspondence was made.

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[redacted] advised that he did contact the Department of Housing and Urban Development (HUD) and talked to a [redacted] on November 27, 1975. He advised that he asked her if the way [redacted] was figuring whether or not he qualified for the apartment was proper or if he was figuring too strictly in his guidelines as far as salary requirements. He stated he was advised by [redacted] that [redacted] was figuring by the guidelines which are set up by HUD and passed on to apartment owners that a tenant should make about five times what his monthly rent is. He stated that [redacted] did advise that [redacted] was following these rules very closely from what he had told her.

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[redacted] advised that on November 4, 1975, he and his wife also called Wyndhurst Townhouse Apartments to seek information regarding possible rental. He stated he and his wife on November 5, 1975, went to the Wyndhurst Apartments and were given a key by the manager to look at the townhouse apartment that was available. He advised that when they returned they filled out an application and were advised that they would be contacted within approximately 10 days. He stated on November 15, 1975, he and his wife
b6 stopped at the townhouse apartments to see what the status
b7C of the application was and they were advised by the manager's wife, [redacted] that the application had been forwarded to the owner for review. He advised that on November 18, 1975, his wife called and talked to [redacted] inquiring as to the status of their application. He stated his wife advised that they wished to move in within the near future or as soon as possible. She stated that [redacted] advised that she would have to check the application and be right back. When [redacted] came back to the telephone she stated she checked the application and it did not appear that they would be getting an apartment until at least December 1, 1975, and did not know if there would be any available in January, 1976. She advised that if they wanted to find anything immediately they should possibly look somewhere else as no apartments would be available in the immediate future. [redacted] was asked to keep their application on file as they may be interested in January, 1976.

[redacted] advised that during this time he had been in contact with HEDDIE EPSTEIN, St. Louis Freedom of Residence, and she stated she would look into this matter. He stated that in the first week of December, 1975, he called and talked to
b6 [redacted] and asked about their application and the
b7C possibility of renting an apartment. He stated he was told by [redacted] that they had changed their policy and children were no longer accepted. He advised that he did not feel this was right as he had already filled out his application stating he had one child so he contacted the St. Louis Open Housing who referred them to various apartments in the city. He advised that St. Louis Open Housing contacted him several days later and advised that apparently Wyndhurst Apartments had changed their requirements and that they do accept children only when they had a large number of vacancies as they wanted to limit the number of families with children.

[redacted] advised that he was told by EPSTEIN sometime later in December, 1975, that she had sent out a tester who said he was married with one child and that the manager, [redacted] advised him that since his child was so young he could be accepted as a tenant. He advised that his wife was instructed on that same date in December, 1975, to call [redacted] and ask about their application and if there was an apartment available. [redacted] answered the phone and said that his wife handled most of the paperwork and that she would call when she came in. She advised [redacted] that she had been told this before and that he said that a credit was being checked and at that time she stated she checked with the credit bureau and no credit check has been made on her or her husband's account.

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[redacted] advised that approximately five minutes after she had hung up [redacted] called back and said that he had checked her application out to be reviewed by his wife and found that their application had been approved and an apartment was available for them to rent. He advised that she should come out with a check for the deposit and first month's rent and that they can move within a couple of days. She advised that she hung up the phone.

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[redacted] advised that they had already secured an apartment by this time anyway.

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[redacted] advised that the rent rate and deposit seemed to be reasonable for what they were getting in regards to their apartment. He advised he had asked for the same accommodations, two bedrooms, as he had had at the Tiffany Townhouse Apartments.

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He advised that he was never told that he was rejected as a tenant and then after several calls he was finally accepted. He stated that there were not witnesses to any of the transactions that occurred between himself or his wife with the above-mentioned apartment owner or managers. He advised that in this case there was also no written communications involved.

[redacted] advised that the only people he contacted in this incident were those mentioned above, St. Louis County Open Housing regarding change of qualifications regarding children at Wyndhurst Apartments.

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[redacted] advised that he had nothing further to add regarding the above incidents.

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SL 177-135

IV. INTERVIEW OF [redacted]

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FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

Date of transcription 2/5/76

b6
b7C [redacted] white male, [redacted] was advised of the identity of the interviewing Agent and that he was being interviewed regarding a possible Federal violation concerning discrimination in housing. He was advised that the information he furnished may be used in a court of law.

[redacted] advised that he is the owner of the Wyndhurst Townhouse Apartments and he has a contract with the manager, [redacted] who is a white female, residing 8500 Wyndhurst, Apartment [redacted] to manage the apartment complex. He advised that his participation in the running of the apartment complex is simply the receiving of checks for deposits and receiving of applications and lease agreements to be maintained as records. He advised that he is very rarely called, if ever, regarding the renting of an apartment to an individual. [redacted] advised that the manager and her husband, [redacted] white male, who also resides at 8500 Wyndhurst, Apartment [redacted] would take care of accepting applications, verifying the employment and salary if possible on the applications, and advising the persons who made application if they are accepted or rejected.

He stated that the Wyndhurst Townhouse Apartments are located at 8500 Wyndhurst, Ferguson, Missouri, and consist of 26 buildings with four units in each building. He stated that these townhouses are about eight years old. He advised that he has three other apartment buildings with no name given to them, located at 7201, 7203 and 7205 Sarah, Maplewood, Missouri. He stated two of the apartment buildings have ten units each and one building has 12 units. He advised that the townhouse apartments are approximately 14 years old. He stated that there is no manager for the apartments but there is a family, [redacted] who accept applications for vacancies and send them for approval to him. He advised that they are not paid a salary but their rent is reduced for doing these duties for him. He advised that they performed no duties except receiving rent checks to be sent to him.

b6
b7C [redacted] advised that his records which go back to about 1972 regarding the Wyndhurst Apartments reflect that the

Interviewed on 2/2/76 at Ladue, Missouri File # SL 177-135

b6
b7C by SA [redacted] :dmn Date dictated 2/4/76

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first non-white resident moved into the apartments in approximately March, 1972. He advised that there may have been a non-white move in before this but he could not be sure. [redacted] advised that there are approximately 97 tenants in his 104-unit complex at this time and he has no idea as to how many are white and non-white. He advised that the managers would have this information from personal contact. [redacted] advised that he also has no idea as to the number of tenants by race at his apartment complexes and this information would have to be secured from his managers. He did advise that the rental rate is $170 for new tenants. He stated old tenants pay $165. He stated new tenants pay $10 more than the old tenants for a pet and also $5 extra for units with carpeting.

b6
b7C

[redacted] supplied the names of the following individuals as receiving apartments at Wyndhurst. He advised that he does not know the race of these individuals as it is not recorded, but his apartment managers may remember as they dealt with them personally.

b6
b7C

[redacted]
Date of Application: January 1, 1976
Approved: January 29, 1976

[redacted]
Date of Application: January 1, 1976
Approved: January 19, 1976

[redacted]
Date of Application: January 15, 1976
Action: Accepted

[redacted]
Date of Application: January 15, 1976
Actipn: Accepted

[redacted]
Date of Application: January 14, 1976
Action: Accepted

3
SL 177-135

[redacted]
Date of Application: Unknown
Action: Accepted

[redacted]
Date of Application: January 4, 1976
Action: Accepted

[redacted]
Date of Application: Unknown
Action: Accepted

b6
b7C

[redacted]
Date of Application: November 4, 1975
Action: Accepted

[redacted]
Date of Application: October 12, 1975
Action: Accepted

[redacted]
Date of Application: September 28, 1975
Action: Accepted

[redacted]
Date of Application: October 2, 1975
Action: Accepted

[redacted]
Date of Application: January 23, 1976
Action: Accepted

[redacted]
Date of Application: Unknown
Action: Accepted

[redacted]

Date of Application: October 25, 1975
Action: Accepted

[redacted]

Date of Application: September 29, 1975
Action: Accepted

b6
b7C

[redacted]

Date of Application: September 18, 1975
Action: Accepted

[redacted]

Date of Application: September 15, 1975
Action: Accepted

[redacted]

Date of Application: September 8, 1975
Action: Accepted

[redacted]

Date of Application: August 12, 1975
Action: Accepted

[redacted] advised that only his manager could supply
b6 information regarding names and addresses of the last 20 black
b7C applications as they would have met them in person and his records do not reflect whether persons are black or white.

[redacted] advised that he believes that there were approximately 10 or less apartments vacant at the Wyndhurst Apartments in November, 1975. He advised that vacancies at the Wyndhurst Apartments run approximately four units per month and the vacancies usually last no longer that about one month.

b6
b7C

[redacted] advised as stated above new tenants are required
b6 to pay $170 plus $10 for a pet and $5 for carpeting; old tenants
b7C pay $165 per month. He advised the approximate rate of turnover per year is 40%. He stated that he does not know exactly how

many applications there were a year as the managers take all applications and there would be no way for him to know the races of the applicants. He advised that his managers acquire tenants mainly through walk-ins and referrals from other tenants. He stated that to the best of his knowledge very few tenants are acquired through referrals.

[redacted] advised that he advised his managers the following information regarding rental of apartments. He stated that he required the applicant's one-week salary should be the rent for the month; that he preferred one child per family and if only one vacancy was open, no children; if there are three or four vacancies one child per family and if there were a number of vacancies accept applications with two children, but no more. He advised that he has never advised his managers concerning black applicants for rental of an apartment. He stated that everyone is treated the same after they have been qualified to fill out an application. He advised that the qualification to rent his apartment is as stated above and that the steps his managers are requested to take are as follows:

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b7C

Managers are requested to ask questions to see if the applicant meets the qualifications as stated above; if they do meet qualifications application is given to them to be filled out. He stated before they leave the applicant is given a business card with the manager's name, address and telephone number so that they can call back at any time to request the status of their application. He advised that the only check made by them is to verify that the person is employed where they say they are employed and if possible their salary. He advised that after this is done the application goes to the bottom of the stack of applications on file of qualified tenants and as an apartment comes available the applicant is called and advised that the application has been approved and that they should come out to the apartment complex, fill out a lease agreement and pay a deposit. He stated that upon moving in the rent is paid. He advised that applications are handled on a first come first served basis only.

He stated that the manager is not allowed to make judgement as to race, color or creed and are to accept applications if applicants qualify. He stated that only employment verifications are made after applications are filled out and this is done on everyone, black and white.

[redacted] advised that he advertises in three community newspapers, being the Community News, Neighborhood Times and News-Press. He advised that he advertises only the Wyndhurst Apartments and that he will have a copy of his advertisement mailed at a later date. [redacted] advised that the surrounding area where Wyndhurst Apartments are located is mostly made up of white residents and a few blacks.

b6
b7C

He advised that he has no salaried employees working at the apartment complex and he has a contract with [redacted] or her work at Wyndhurst Apartments and a rent reduction for [redacted] at the apartments in [redacted]

b6
b7C

From reviewing the applications for the Wyndhurst Apartments no type of racial codes appeared on the applications.

[redacted] supplied the following persons as being former managers of his apartment complexes:

[redacted]

Telephone [redacted]

b6
b7C

managers

[redacted]

Telephone [redacted]

[redacted]

Telephone [redacted]

[redacted] advised that he could supply no information regarding the incidents concerning [redacted] as he has no knowledge that the [redacted] had ever applied for rental at his apartments and he has never talked to his managers regarding the [redacted] He advised that he had nothing further to add regarding the above matter.

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b7C

[redacted] was advised the purpose, use and authority for this investigation in accordance with the Privacy Act of 1974.

1

JNC:sfm
SL 177-135

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b7C

On February 5, 1976, [redacted] made available a sample copy reflecting the type of advertising which is conducted by himself in the local community newspapers. Shown below is a sample of the advertisement for Wyndhurst Townhouse Apartments, which ran in the Neighborhood Times, February 4, 1976.

WYNDHURST TOWNHOUSES
In Ferguson on WYNDHURST AVE. at HERN DR.
Two bedrooms, 1½ baths, family room, central air conditioning. Frigidaire kitchen, one year lease, 2 plus car off street parking.
SEE RENTAL AGENT IN DISPLAY UNIT
8500 Wyndhurst, Apt. D or call 524-2515

SL 177-135

b6
b7C

V. INTERVIEW OF MANAGERS, [redacted]

FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

1

Date of transcription 2/4/76

[redacted] (white female) and [redacted] (white male), Managers, Wyndhurst Townhouse Apartments, 8500 Wyndhurst, Apartment [redacted] were advised of the identity of interviewing Agent and that they were being interviewed regarding a possible Federal violation concerning discrimination in housing. They were advised that the information they furnished could be used in a court of law.

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b7C

[redacted] asked that they be interviewed together regarding this matter, as they both handle the management of the apartments, although [redacted] is the person who actually has the contract to manage the apartments.

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They provided the following information regarding the Wyndhurst Townhouse Apartments:

The apartment complex is made up of 26 buildings with 104 separate units - four units to each building. Each unit has a first floor, basement and upstairs. They advised that they do not know the exact date the first non-white tenant moved in as there always has been black tenants since they took over the management of the apartments. [redacted] advised that at present there are 91 white tenants, 18 black tenants and 5 vacancies in the apartment complex.

b6
b7C

[redacted] advised that the rent is $170.00 for all new tenants, $5.00 extra for carpeting, and $10.00 extra for a pet.

[redacted] supplied the following list of black tenants at the apartment complex, all of whom live in the Wyndhurst Apartments on Wyndhurst Street:

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b7C

[redacted]

Interviewed on 2/3/76 at Ferguson, Missouri File # SL 177-135

b6
b7C

by SA [redacted] kam Date dictated 2/4/76

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b6
b7C

[redacted] supplied a list of four additional recent applications to add to the list of sixteen names and addresses which the owner, [redacted] supplied earlier:

[redacted]

Telephone:
Business: [redacted]
Date of Application: February 2, 1976
Race: White

b6
b7C

[redacted]

Telephone:
Business: [redacted]
Date of Approval or Application: February 2, 1976
Race: Black

[redacted]

Business: [redacted]
Date of Application: December 23, 1975
Race: White

[redacted]

Telephone: [redacted]
Date of Application: January 22, 1976
Race: Black

b6
b7C [redacted] supplied the following list of black tenants on whom applications have been maintained which date back approximately three or four months. He advised that applications are destroyed after approximately five months. He stated that the only reason he can remember the race is because he personally interviewed these individuals at the time they made application:

[redacted]

Telephone:
Business: [redacted]
Date of Application: October 20, 1975
Date Approved: February 2, 1976

[redacted]

Business Telephone for Wife: [redacted]
Date of Application: November 10, 1975

b6
b7C [redacted]

Business Telephone: [redacted]
Date of Application: September 30, 1975
Date Approved: November, 1975

[redacted]

Business Telephone: [redacted]
Home Phone: [redacted]

[redacted]

Business Telephone: [redacted]
Date of Application: January 17, 1976
Date Approved: January 31, 1976

[redacted]

Business Telephone: [redacted]
Wife's Business Telephone: [redacted]

b6
b7C [redacted] advised that in approximately November of 1975 there were eight vacant units. She stated she averages approximately two units a month as being vacant and they are usually vacant for less than one month.

[redacted] advised that she had no idea as to the rate of turnover, but estimated that she received around

150 applications a year with approximately 75 percent being white applicants and 25 percent being black.

She advised that most of the applications came from walk-ins and very few applications came from recommendations as a result of a tenant recommending someone he knew. She stated that she and her husband do no solicitation regarding recruitment of tenants.

[redacted] both advised that they were given instructions from the owner that at Wyndhurst Townhouse Apartments they should treat all prospective tenants the same and try to keep the complex a family oriented complex, with mainly families with one child and never more than two.

b6
b7C

[redacted] advised that she used the following criteria to qualify a prospective tenant after he has looked at apartments:

The prospective tenant must be able to pay $175.00 rent, place $150.00 down as a security deposit, sign a one-year lease, and have no more than two children. [redacted] advised that before a prospective tenant leaves the complex, he receives a business card to call her back regarding the status of his application.

[redacted] stated that after reviewing the applications, and if from possibly having too low of a salary or having too many children the prospective tenants would not qualify for securing rental of the property, they are immediately advised.

[redacted] advised that the only check that is made on the application, and which check the owner states must be made, is verification of employment, and, if the employer cooperates, verification of salary. She advised that the same check is made on all applicants, be they white or black.

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b7C

[redacted] supplied the following information regarding the application of [redacted]

[redacted] advised that some time around the first of November, he remembers taking an application from [redacted] regarding the rental of a Townhouse Apartment. He advised that before they left, they were given a business card to call to check on the status of their application. He

advised that the application was placed in his file to be processed as were all applications. He advised that he remembers the application was approved after making a call to the applicant's place of employment and, after a few days, he called the residence to advise them the apartment was available and that they could bring their deposit out and the first month's rent. He advised that he called two or three times, but on each occasion received no answer. He advised that he never received a telephone call from either [redacted] requesting the status of their application, and [redacted] advised that she does not remember receiving any telephone call from the [redacted] regarding their application.

b6
b7C

[redacted] advised that some time in December he received a call from [redacted] asking about her application. He stated that he took her name and said that his wife handled most of the paperwork and that she would be in touch with her if the application had been approved. [redacted] advised that he walked over to the file, pulled the application, and saw that the application had been approved. He immediately called [redacted] back and advised [redacted] that he found her application had been marked approved and that she should bring out the security deposit of $150.00 and a check for the first month's rent of $170.00 and sign the lease agreement, and the apartment would be theirs. He advised that she replied "What?", after which he said that he repeated what he had said to her, and she hung up.

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b7C

[redacted] advised that he does not remember receiving a telephone call from either [redacted] from the time they filled out the application until the day he called her back stating her application had been approved. [redacted] advised that she does not remember ever talking to either [redacted] n person or on the telephone. [redacted] advised they had nothing further to add concerning the above incident.

b6
b7C

[redacted] were advised the purpose, use and authority for this investigation in accordance with the Privacy Act of 1974.

FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

Date of transcription February 12, 1976

1

[redacted] Manager, Wyndhurst Townhouse Apartments, 8500 Wyndhurst, Apartment [redacted] was advised of the identity of the interviewing Agent and the nature of this investigation. [redacted] advised as follows:

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b7C

[redacted] advised that he keeps his applications of prospective tenants for approximately three months. He advised that applications regarding rejected black tenants are thrown away after they are notified of their rejection. He advised that he maintains no records regarding rejected tenants, black or white, and would therefore be unable to supply their names.

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b7C

He stated that he did look in his apartment for some applications of rejected tenants that possibly had not been thrown away but could find none.

[redacted] advised that he had nothing further to add regarding the above matter.

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b7C

Interviewed on 2/5/76 at Ferguson, Missouri File # SL 17-135

by SA [redacted] :pdp Date dictated 2/11/76

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SL 177-135

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b7C

VI. INTERVIEW OF FORMER MANAGERS [redacted]
AND [redacted]

FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

1

Date of transcription 2/9/76

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b7C

[redacted] was interviewed at that address in the presence of her husband [redacted] and furnished the following information:

[redacted] advised that she and her husband were resident managers of the Wyndhurst Apartments, 8500 Wyndhurst, St. Louis, Missouri, from August, 1970, to February, 1974.

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b7C

[redacted] advised that the method used to obtain applicants for apartments was to advertise in the Post Dispatch and Community News on Sundays and Wednesdays. [redacted] advised that a few applicants were referred by present tenants and advised that they never had any trouble renting the apartments.

[redacted] advised when a potential tenant initially contacted her, she would show them her apartment (the manager's apartment) and if they were interested in an apartment, they would then fill out an application and a credit form. She advised that the credit form was then sent to the credit bureau and upon return of this form from the credit bureau, it was determined if the applicant qualified financially for an apartment. [redacted] advised the the following information was requested on the application:

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b7C

Last known address
Loans at banks and department stores
Number of children
One or two references
Present income

b6
b7C

[redacted] also advised that the same information was obtained on the credit form with the addition of the person's draft status and age on the credit form.

[redacted] advised that the criteria used to determine if a person would be able to rent an apartment was what his salary was per year. [redacted] explained that they usually required the salary to be in the neighborhood of $9,600 per year.

b6
b7C

Interviewed on 2/6/76 at St. Louis, Missouri File # SL 177-135

by SA [redacted] /lsn Date dictated 2/9/76

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b6
b7C

[redacted] advised that upon receipt of the application from potential tenants and if their credit was in good standing, she would review the application and a deposit of $150 and the first month's rent or a portion thereof was required from the tenant at that point.

[redacted] advised that they were instructed by the owner of the apartments not to rent to singles or to persons with over two children under the ages of 3 or 5 years old or anyone with large dogs. [redacted] advised that the owner never said anything to them about renting to blacks and told her everyone was equal as far as he was concerned if they qualified financially. [redacted] further stated she does not remember if the owner ever discussed the Civil Rights Act of 1968 with her and her husband, but she and her husband are familiar with discrimination laws. [redacted] further advised to her knowledge the owner has never discriminated against any minorities as far as renting an apartment to them, and certainly she and her husband have never used any discrimination in renting apartments.

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b7C

b6
b7C

[redacted] advised that there are a total of 104 apartments at the Wyndhurst apartment complex, and the highest number of apartments ever rented to blacks at one time was probably around 15 apartments in 1974. [redacted] advised that the apartment complex has no recreation areas such a a pool, tennis courts, playground, etc.

[redacted] explained that a credit check is conducted on each applicant and the same procedures are used for each applicant, and she believed that the credit check was made through Commercial Credit of St. Louis, Missouri. She advised that only one credit application and only one application for rental was used for each tenant regardless of their race. [redacted] advised that she does not remember anyone ever being turned down once their credit rating was received and it was determined that the applicant had a qualifying credit rating.

FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

1

Date of transcription 2/10/76

[redacted] was interviewed at her home and furnished the following information:

[redacted] stated that she and her husband were under
b6 contract from the years 1967 through 1974 to manage the Sarah
b7C and Limit Apartments for the owner, [redacted]

[redacted] advised that they used advertisements in the County Observer. [redacted] also had a sign in the front yard of the apartments used for advertising purposes and that they encouraged their present tenants to refer acquaintances to the apartments. [redacted] stated that very few referrals were made.

[redacted] advised that apartment vacancies were rented on a first come first serve basis. She stated the apartment complex had guidelines on whom they would and would not rent to. She stated that they allowed no children under the age of three, no singles younger than 25, only one small pet and an income limit which she stated she could not remember at this
b6 time. She advised that when a potential tenant contacted them
b7C they had the tenant fill out an application including credit references, police records, references, past employments, things of this nature. She stated that the waiting period to get an apartment ran from two weeks as long as a month depending on how fast the credit references and police records were returned. [redacted] stated that she and her husband as the manager had sole discretion as to who they rented to. She advised that usually upon seeing the application she could pretty well determine whether an individual would be rented the apartment if the various studies came back as shown on the application.

[redacted] stated that when she and her husband first began managing the apartments they had a conference with [redacted]
b6 [redacted] and at that time they decided upon the qualifications
b7C needed to rent the apartments. She stated that from that time forward there was no interference from [redacted] in their decisions.

[redacted] stated she and her husband and [redacted] never

Interviewed on 2/6/76 at Fenton, Missouri File # SL 177-135

b6 SA [redacted]
b7C by SA [redacted] SML:ejk Date dictated 2/10/76

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had any discussions regarding the Civil Rights Act of 1968, or any State or Local Fair Housing Acts or regulations with one exception. She stated that [redacted] mentioned to them that a friend of his who owned apartments had gotten into trouble over discrimination in housing and [redacted] advised them that he did not want to have that type of trouble. She stated that after the passage of the Civil Rights Act of 1968, there was no change in the apartment rules, regulations, or criteria for the rental of the apartments.

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b7C

[redacted] advised that there was no policy made by herself or the owner concerning the renting of apartments to blacks. She stated that in 1967, when she and her husband took over the management there were no blacks living in the complex, and in 1974, when they turned over the apartment management, the apartment complex had four black tenants.

[redacted] stated that a full credit check was run on each and every applicant. [redacted] advised she could not remember the names of any black applicants who did not qualify She stated further she could not remember the names of any individuals who applied for an apartment and were not rented those apartments.

b6
b7C

[redacted] stated that her apartment was the rental office and that there was no sign concerning the policy of renting to persons without regard to race or color.

FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

1

Date of transcription 2/10/76

[redacted] white female, [redacted] was advised
b6 b7C of the identity of the interviewing Agent, and that she was being interviewed regarding a possible federal violation regarding discrimination in housing. [redacted] supplied the following information:

She advised that while she and her husband managed the Wyndhurst Apartments from the time they were built to 1970, most of their advertising was in the St. Louis Post Dispatch, and most applicants were from those advertisements. She advised that those who were referred by tenants were probably a very low percentage of potential tenants. She advised that she probably did give preference to persons who were referred by tenants as these individuals were usually very good tenants and they had a recommendation who said they would be a good tenant.

She advised that the normal procedure that was followed for a potential tenant when first contacting her was to show them an apartment to see if they were interested, and if they were interested she would see if they met the qualifications for a person who could live at the apartments. She advised that these qualifications were not more than two children in a family, must have a certain income, amount she cannot recall, and it depended on the amount of vacancies whether or not singles were taken. She advised that the application was filled out by the potential tenant and then a check must be written for a security deposit prior to processing of the application. She advised that she would next call St. Louis Credit Bureau and ask them to run a check on the potential applicants credit and she would supply them with the other information on the application to check out employment and previous residence. She advised that this sometimes took 15 days or longer. She stated that after the credit check was completed the owner was notified and he made the final decision regarding the tenants moving in.

Interviewed on 2/10/76 at Imperial, Mo. File # SL 177-135
b6 b7C

by SA [redacted] : sfm Date dictated 2/10/76

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She advised that due to the fact that the Credit Bureau was taking so long in processing applications required for prospective tenants, the owner, [redacted] was contemplating cancelling this type of check.

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b7C

She advised that as she stated above the criteria used by herself for deciding if an applicant qualified was based on number in family and income.

She advised that the only instructions she was given by the owner when a potential tenant appeared was to give them an application to fill out and turn it over to the St. Louis Credit Bureau for a background check. She advised that this was done in all cases.

She advised that at the time the Civil Rights Act of 1968 was passed [redacted] came to their apartment, brought written information regarding the regulations as set out and read these regulations to them. He advised them they should follow them strictly and that they should supply applications to all qualified tenants be they black or white. She advised that she could not remember the exact date that [redacted] gave them this information, but believes it was in the middle of 1968. She advised that as a result of the Civil Rights Act of 1968 being passed their operations were not changed regarding the accepting of applications or the rental of apartments to potential tenants. She advised that their procedure that they had been following was complying with the regulations as described in the Civil Rights Act of 1968.

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b7C

[redacted] advised that there was no special policy or procedure in the taking or processing of applications for rental of apartments to black persons or white persons. She advised that as a matter of fact they were told to be especially courteous and helpful to any potential black tenants and to make them feel welcome as a tenant. She advised that there were no instructions regarding limitations for the use of apartment facilities, or any limitations on white tenants having black guests.

b6
b7C

She advised the same credit procedure was used for black and white tenants when applying for rental of

apartments. She advised that as long as she was manager at the apartments all blacks who had filled out applications and deposited security deposits were never rejected, and acquired rental of the apartment. She advised that there were approximately four units per building and believed there were just a little over 100 units at the Wyndhurst Townhouse Apartments. She also advised that there were approximately three black families living at the apartments while she was manager. She advised that there was no sign displayed at her office, which was her apartment, indicating existence of a policy of renting to persons without regard to race or color.

[redacted] advised that while she was manager of the Wyndhurst Apartments that there were probably no more than a total of ten black applications for rental of the apartments, and she advised that the reason there were probably not more black tenants at the time they managed was due to the fact that the potential black tenant did not follow up on their application with a security deposit which was required of all tenants.

b6
b7C

[redacted] advised that she had nothing further to add regarding this matter.

b6
b7C

SL 177-135

VII. INTERVIEW OF FIVE BLACK TENANTS

FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

1 Date of transcription 2/10/76

[redacted], black, male, was contacted at his place of employment, [redacted] and after being advised of the interviewing Agent's identity and nature of the investigation, furnished the following information:

[redacted] advised that in September, 1975, he decided to rent an apartment for his girlfriend, [redacted] He advised he was told by [redacted] of the Wyndhurst Townhouse Apartment complex, Ferguson, Missouri. He stated [redacted] heard
b6 of the apartment complex through a co-worker, [redacted] (Last
b7C Name Unknown), at the [redacted]

[redacted] stated he proceeded to the apartment complex and met with [redacted] (Last Name Unknown), Resident Manager, and completed the required application and furnished credit information concerning himself. [redacted] advised he was shown a vacant apartment but at that time was told no vacancies existed. [redacted] was also informed there was a long list of applicants who desired housing at the Wyndhurst complex. [redacted] advised he went to the complex on two different occasions and met with the resident manager on both occasions.

Approximately one week after [redacted] first submitted his application for housing at the Wyndhurst Townhouse complex, he was contacted by his girlfriend, [redacted] and was told by [redacted] he should take a deposit check to the complex inasmuch as [redacted] had telephonically contacted [redacted] (Last Name Unknown) and had learned a vacancy existed and [redacted] would be given the apartment. [redacted] advised he was rented an apartment
b6 other than the one he had been shown on his first visit to the
b7C complex. He stated he was rented the apartment at [redacted] Wyndhurst.

[redacted] advised he was rented the apartment approximately one week after his initial contact with [redacted] (Last Name Unknown).

[redacted] advised that he has neither complained nor threatened to complain to any fair housing group, lawyer, or Governmental agency due to any of his dealings with [redacted] (Last

Interviewed on 2/10/76 at St. Louis, Missouri File # SL 177-135

b6
b7C by SA [redacted] kam Date dictated 2/10/76

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Name Unknown) and for the manner in which he was treated. He
b6 advised he has never felt he was discriminated against in any
b7C manner. [redacted] stated that he usually stays at the apartment approximately two nights a week and reiterated that he had initially rented the apartment for his girlfriend.

FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

Date of transcription February 10, 1976

1

[redacted] Negro male, who resides at [redacted], was interviewed by SA [redacted] was advised of the nature of the interview concerning a discrimination in housing complaint and he then provided the following information:

[redacted] advised that he and his wife learned of the Wyndhurst Apartments through a friend of his wife's. He stated that they decided to apply at the apartments because of the size of the apartments, reasonableness of the rent, and the location close to schools and freeways.

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[redacted] advised that he went to the rental office on one occasion at which time he spoke to [redacted] apartment manager, [redacted] He advised that he and his wife were received in a respectful manner.

[redacted] advised that he and his wife did not know if there were any vacancies at the apartment and that the manager advised them that there were vacancies when he showed them an apartment.

[redacted] advised that he was not requested to provide any information other than that requested on the application form, which included references, employer, and former addresses.

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b7C

[redacted] advised that he was required to wait a period of approximately two days while his application was processed before he could move into the apartment.

[redacted] advised that he had never threatened to complain or did complain to any fair housing group, lawyer, or governmental agency because of any aspect of his dealings with the Wyndhurst Townhouse Apartments.

Interviewed on 2/5/76 at Ferguson, Missouri File # SL 177-135

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b7C

by SA [redacted] :pdp Date dictated 2/9/76

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FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

Date of transcription February 10, 1976

1

[redacted] Negro male, residing at [redacted] Missouri, was interviewed by SA [redacted] was advised that the nature of the interview concerned a discrimination in housing complaint and he then provided the following information:

b6
b7C [redacted] advised that he learned of the Wyndhurst Townhouse Apartments when he happened to drive by them after viewing other apartments in the area.

[redacted] advised that he went to the rental office and was received in a cordial, respectful manner by manager [redacted]

[redacted] advised that he viewed an empty apartment and advised that there was a vacancy by the manager.

[redacted] advised that he filled out an application which requested credit references, employers, and former
b6 addresses. He stated that he was not asked any information
b7C other than that which was included on the application form.

[redacted] advised that he would not have had to wait to move into the new apartment. He requested a period of time before moving into the apartment so that he could sublet the apartment in which he was presently living.

[redacted] advised that he on no occasion threatened to complain or did complain to any fair housing group, lawyer, or governmental agency because of any aspect of his dealings with the Wyndhurst Townhouse Apartments.

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b7C _____

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by SA [redacted] :Pdp Date dictated 2/9/76

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42

FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

1

Date of transcription 2/10/76

[redacted] Black, male, residing [redacted] was contacted at [redacted] and after being advised of the identity of the interviewing Agent and nature of the investigation, furnished the following information:

[redacted] advised he first became aware of the Wyndhurst Townhouse Apartments when he received a list from an apartmental locating agency on which the Wyndhurst Apartments were included. He stated he had decided after getting married that he wanted to live in North St. Louis and wanted an apartment with a basement. He stated he had answered a newspaper ad which indicated information concerning apartments would be furnished upon request. He advised he believed the agency which furnished the list was possibly a Governmental agency but could not recall the name of the agency. He advised after receiving the list, he noticed the Wyndhurst Apartments were on the list and also noticed these apartments came with a basement.

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[redacted] stated that he proceeded to the Wyndhurst Apartment Complex in approximately late January, after deciding to move from his previous residence, and contacted [redacted] Resident Manager. He stated he was told by [redacted] on his first contact that no vacancies existed. [redacted] advised he completed an application which he left with [redacted] and subsequently followed up his application by telephone calls to [redacted] He stated that on one of these subsequent telephonic contacts, he was told a vacancy had opened and [redacted] proceeded to the Wyndhurst complex and put down a deposit on the apartment.

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b7C

[redacted] advised that when he was following up his application with telephone calls, he was not aware of any specific vacancies existing, but was merely attempting to determine if there was any pattern in which vacancies existed.

[redacted] advised that when he first sought information concerning housing at the Wyndhurst complex, he submitted a "normal" application. He advised he also submitted credit information as well as information concerning his personal bank, employment, and previous residences.

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b6
b7C

by SA [redacted] kam Date dictated 2/10/76

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[redacted] advised that during the last week of January, he telephonically contacted [redacted] and was told by [redacted] that he [redacted] had just returned from a short vacation and would have to look at the records to determine if any vacancies existed. He stated [redacted] told him to call back in approximately two hours. [redacted] advised he telephonically contacted [redacted] after approximately two hours and at that time was told by [redacted] that it had been determined that a vacancy existed and, inasmuch as a credit check concerning [redacted] had been satisfactory, [redacted] was offered the apartment.

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[redacted] advised he has never complained nor threatened to complain to any fair housing group, lawyer, or any Governmental agency because of any aspect of his dealings with [redacted] or anyone else affiliated with the Wyndhurst Apartment complex.

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[redacted] advised he felt he had been treated fairly in his dealings with [redacted] and, in fact, felt [redacted] would honor any legitimate request which [redacted] might make concerning repairs to the apartment.

FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

1

Date of transcription 2/11/76

[redacted] black, male, residing [redacted], was contacted at his residence and after being advised of the interviewing Agent's identity and the nature of the investigation, furnished the following information:

[redacted] advised he first learned of the Wyndhurst Townhouse Apartments through a co-worker of his wife, [redacted] who is a current resident of the complex. He advised he and his wife had visited in the [redacted] apartment and found they liked the apartments very much. He stated he also learned that the two bedroom Townhouse Apartments at the Wyndhurst complex rented for the same monthly rent as [redacted] had previously been paying for a one bedroom apartment. He also advised he learned the Wyndhurst Apartments had basements, whereas his previous apartment did not have a basement.

[redacted] advised he went to the Wyndhurst Townhouse Apartments rental office on January 17, 1976, and talked with [redacted] Resident Manager. He stated at this time he was told by [redacted] that there were numerous applications on file and vacancies were filled in the order in which satisfactory applications were received. He was informed by [redacted] that several vacancies existed at the complex. The following day, [redacted] contacted [redacted] by telephone and at that time was told he would be rented an apartment. Two days later, [redacted] picked up his key to the apartment and moved into the apartment the following day.

[redacted] advised he had determined vacancies existed at the complex from [redacted] prior to the time he had submitted an application for housing. He reiterated that he also learned on his first contact with [redacted] that vacancies existed in the apartment complex.

[redacted] advised that when he first contacted [redacted] about obtaining housing, he submitted a Standard Application for Housing. He advised he also provided credit reference information, and information concerning his employment. [redacted] stated that on this occasion, he was required to put down a $150.00 deposit and he noticed on his receipt that the [redacted]

Interviewed on 2/10/76 at Ferguson, Missouri File # SL 177-135

by SA [redacted] kam Date dictated 2/10/76

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Wyndhurst address was used by [redacted] advised that he assumed this meant he would be rented an apartment and was so informed by [redacted] on the following day.

b6
b7C [redacted] advised from the time he first contacted [redacted] to the time he actually moved into his apartment, a period of five days elapsed.

[redacted] advised he has never complained nor threatened to complain to any fair housing group, lawyer, or Governmental agency because of any aspect of his dealings with [redacted] or anyone else affiliated with the Wyndhurst Townhouse Apartment complex.

SL 177-135

VIII. INTERVIEW OF TEN WHITE TENANTS

FD-302 (REV. 11-27-70)

ERAL BUREAU OF INVESTIGATION

Date of transcription February 10, 1976

1

[redacted] white male, [redacted] was contacted at his place of residence, advised of the identity of the interviewing Agent, and the purpose of the interview. [redacted] advised that he learned of the Wyndhurst Townhouse Apartments from the South County Journal. The advertisement indicated the apartments were available for immediate occupancy and
b6 he telephoned that day sometime in mid January. He
b7C was told at that time that he should come to the office and obtain an application to fill out and he did so on the following day. He advised that he talked to [redacted] the apartment manager, and was treated very cordially by him. He was given an application at that time which he filled out. The application was normal and asked questions such as previous addresses, credit references, etc. He received a telephone call from the apartment manager approximately two weeks after he first applied and was told an apartment was vacant and available at the first of February. He stated at that time he would take the apartment and made a deposit later the same date.

[redacted] stated at no time did he threaten to complain to any fair housing group, lawyer or governmental agency concerning the apartment or their rental practices.

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b7C

[redacted] stated that at no time did he hear any racial practices with regard to renting apartments to blacks or minorities. He stated that he did not hear [redacted] the apartment manager, state at any time that blacks or minorities were unwelcome, could not use the facilities, or be entertained on the premises. He further stated that he knew of no one that had been refused an apartment because of race, creed or national origin.

Interviewed on 2/6/76 at Ferguson, Missouri File # SL 177-135

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b7C

by SA [redacted] :pdp Date dictated 2/9/76

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FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

Date of transcription February 10, 1976

1

[redacted] white female, [redacted] was contacted at her residence, advised of the identity of the interviewing Agent and the purpose of the interview. [redacted] then provided the following information concerning the circumstances of her renting an apartment at the Wyndhurst Townhouses. She stated that she had known [redacted] for some time and recently contacted him concerning the apartments that he was managing. She stated that she had known of the apartments for some time and did not recall exactly how she had first learned of them. She contacted [redacted] at his office and indicated that she would very much like to rent an apartment and obtained an application at that time. She stated she went back a total of three or four times to the rental office and [redacted] was extremely cooperative on each occasion.

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The application was normal and the usual type used for apartment rentals. It asked questions such as credit, previous residences, etc. There was a short waiting period, probably several weeks, exact time unrecalled, before an apartment was vacant. She stated at no time did she threaten to complain to any housing group nor did she complain to anyone about her treatment, which she felt was very good.

At no time did she hear of any racial discrimination in regard to apartment rentals to blacks or any minority group. She was told at no time that she could not entertain blacks on the premises nor was she told that they were not allowed to use any of the facilities. To her knowledge, no individual has been turned away or been discriminated against because of their race, color or national origin.

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In conclusion, [redacted] stated that if she had known there were so many blacks living in the apartments when she initially made application, she never would have done so.

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b7C

by SA [redacted] :pdp Date dictated 2/9/76

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FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

Date of transcription February 10, 1976

1

[redacted] white female, address [redacted] was contacted at her home address, advised of the identity of the interviewing Agent and the purpose of the interview. [redacted] then provided the following information concerning the Wyndhurst Townhouse Apartments:

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She advised that she learned of the apartments from her mother-in-law, who had resided therein for some time. She visited her mother-in-law on occasion, liked the apartment, and after she was recently divorced, decided to reside there. She spoke to the apartment manager's [redacted], name unrecalled, on one occasion and received an application at that time. She filled out the application and took it back to [redacted] who placed it on file. She stated she felt there was probably a vacancy since her mother-in-law had recently moved and she applied shortly thereafter.

[redacted] advised that she filled out a normal application listing previous addresses and credit information and felt that it was perfectly in order to do so. She stated there was only a week waiting period which she felt was very good, and at no time did she complain to any housing group or any other agency.

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[redacted] advised that at no time did she hear any policy discriminating against any black or minority group in the Wyndhurst Townhouse Apartments. She advised that to her knowledge there were a number of blacks residing there and felt that the rental practices were well in line. She stated that at no time had she been told by the management that blacks or minority people were not allowed to visit or use the facilities at the apartments nor did she ever hear the management mention minorities for any reason. She stated to her knowledge, she has never heard anyone being rejected because of race, creed or national origin.

[redacted] advised that the apartment manager was very cordial on all occasions when she talked to him and

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he has been very helpful to her with any small details that might come up concerning her apartment.

FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

Date of transcription February 10, 1976

1

[redacted] white male, residing [redacted] was interviewed by SA [redacted] was advised that the nature of the interview concerned a discrimination in housing complaint and he then provided the following information:

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[redacted] advised that he learned of the apartments through personal friends that already lived in the apartments and recommended the apartments after learning that [redacted] and his wife were looking for a larger apartment.

[redacted] advised that he was required to go to the rental office on two occasions. The first time he inquired whether there were any vacancies and on the second occasion he made a deposit on the apartment in which he is presently living. [redacted] advised that he was received by the manager, [redacted], in a respectful manner.

[redacted] advised that he was aware that there was a vacancy at the apartments and had been advised of the vacancy from the friends who recommended the apartments.

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b7C

[redacted] advised that he does not remember specifically the information requested by the managers but stated that he was only required to provide the information requested on the application. He believes the application requested credit references and place of employment.

[redacted] advised that he was rented an apartment but was required to wait one to two weeks until the apartment was cleaned and repainted.

He advised that he never threatened to complain and, in fact, did not complain to any fair housing group, lawyer or governmental agency in connection with his dealings with the Wyndhurst Apartments.

Interviewed on 2/5/76 at Ferguson, Missouri File # SL 177-135

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b7C

by SA [redacted] :pdp Date dictated 2/9/76

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[redacted] advised that he had no knowledge of any policy or practices with regard to apartment rentals to black persons or other minority persons.

[redacted] advised that he was not aware of any instances where a black or minority person was not rented an apartment.

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[redacted] advised that he has never been advised by a representative of the apartments about any rules that pertain to entertaining black guests in the apartments, use of recreational facilities or any other matter which would indicate a policy based on race or color.

[redacted] advised that he was never told that blacks or other minority persons were not rented apartments.

FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

1

Date of transcription 2/10/76

[redacted] was contacted at her residence [redacted] was advised of the identity of the interviewing Agent and the nature of the interview.

[redacted] stated that she first learned about the apartments through the newspaper and decided to check the apartments out. She stated that she and her husband decided to live in the apartments because she liked the apartment.

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[redacted] stated that she was received cordially by the management of the apartments. She stated that she did not know of any vacancies in the apartment complex in advance.

[redacted] stated that the application that was required by the apartment was a normal type application similar to other applications she has seen. She stated she could not specifically recall the information requested on the application.

She advised that she is not aware of any particular policy of the apartment regarding Negro tenants or persons of other minorities. She stated that she is aware of the fact that there are a number of Negro individuals residing in the apartment complex and therefore does not believe there is any specific policy unique to minority groups.

[redacted] stated that she is not aware of any instances where a black or other minority person was not rented an apartment.

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b7C

[redacted] advised that she is not aware of any specific rule regarding entertaining Negroes or other minorities and again emphasized there are minority people living in the apartment complex.

[redacted] advised that she was never told that Negroes or other minorities do not live in the apartment complex.

Interviewed on 2/6/76 at St. Louis, Missouri File # SL 177-135

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b7C

by SA [redacted] /lsn Date dictated 2/10/76

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FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

1

Date of transcription 2/10/76

b6
b7C [redacted] white female, [redacted] was advised of the identity of the interviewing Agent and nature of this investigation. [redacted] supplied the following information:

She advised that she learned of Wyndhurst Townhouse Apartments from her sister-in-law who had a friend living at the apartments. She advised that she and her husband had just returned from living out of town and decided that these were the apartments they wished to rent.

She stated that first she went to the apartment manager to determine if there was a vacancy, looked at a couple of apartments and filled out an application for rental. She advised that the next day she and her husband both looked at the apartments and the manager advised them that they could probably move in the next couple of days as he had already verified application. She advised that the manager who showed her the apartment was [redacted] She stated that at the time she first looked at the apartments she did not know a vacancy existed.

b6
b7C She advised that the information requested on the application was credit information, references, former address, employer, and other general information regarding number in family and drivers license number.

[redacted] advised that she has no knowledge as to the policy of the owner of the apartments regarding rental to black persons or other minority races. She also advised that she has no knowledge regarding an incident where any black or other minority person was not rented an apartment.

She advised that she has never been advised by a representative of the owner or manager of the apartment complex regarding any rules pertaining

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Interviewed on 2/10/76 at Ferguson, Missouri File # SL 177-135

b6
b7C by SA [redacted] : sfm Date dictated 2/10/76

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to the entertaining of black guests or use of the apartment facilities. She stated that she has never been advised that blacks or other minority persons were kept out of the apartments, and she believes this to be untrue as there are a number of black tenants presently residing in the Wyndhurst Apartments.

She advised that she had nothing further to add regarding the above matter.

FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

Date of transcription February 11, 1976

1

[redacted] white male, [redacted] was contacted and advised of the identity of the interviewing Agent and the nature of this investigation after which he provided the following information:

[redacted] advised that he had moved into the Wyndhurst Apartments in October, 1975, and took over the same room as one of his friends who had left because of a transfer. [redacted] stated that he filled out an application for a rental agreement approximately two weeks prior to moving in. [redacted] stated that he was very well received by the apartment manager, [redacted] and had only talked to [redacted] on one occasion prior to his moving in.

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[redacted] advised that the application for the rental agreement contained routine personal background questions and several credit references and did not know how long the application took to be processed because he immediately took up occupancy after his friend moved out.

[redacted] advised that he had never complained to the manager or any housing group, lawyer or governmental agency regarding any aspect of his dealing with the management.

[redacted] further stated that to the best of his knowledge, the management would rent to anyone as long as the application were approved and did not know of any discriminatory practices regarding any minority groups or blacks or whites. [redacted] stated that he felt there was an equal number of both blacks and whites in the neighborhood and never heard anyone complaining whatsoever about the management.

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[redacted] stated that regarding the rules of the management, he knew that animals were allowed in the apartment complex for an additional fee and that noise levels were to be kept at a minimum in order not to disturb any other residents.

Interviewed on 2/9/76 at Ferguson, Missouri File # SL 177-135

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b7C
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b6
b7C [redacted] advised that as far as he knew, he had not heard of anyone being turned away from the apartments nor did he ever hear anyone complaining about the management.

FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

Date of transcription February 11, 1976

1

[redacted] white female, [redacted] was advised of the identity of the interviewing Agent and of the nature of this investigation.

[redacted] advised that she first learned of the Wyndhurst Townhouse Apartments thru a friend who had previously lived at the apartments. She advised that she first went to the apartments to see if there was a vacancy and the manager gave her a key and she went and looked at the vacant apartment by herself. She advised that when she returned she filled out an application. He advised her that a credit check would be made within the next couple of days. She advised that the next day she and her husband returned and they both looked at the apartment again. She advised that approximately one week later the manager, [redacted] called her and said that her application had been approved and they could move in anytime. She advised this was the first week in November, 1975. She advised that [redacted] was very nice at the time she had applied for an apartment and was very encouraging regarding the rental of the apartment.

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[redacted] advised that at the time she stopped to inquire regarding the rental of the apartments, she had no idea if there was a vacancy.

She advised that information requested on the application was credit information, employer, bank, previous address and number in family.

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b7C

[redacted] advised that she has no idea as to the owner's policy or practice with regard to rental of apartments to black families or to other minorities. She did advise that there are two black families living in her apartment building and there are several other black families in the apartment complex which would indicate black families are welcome.

She advised that she has never been advised by the owner or manager of the apartment complex regarding any rules which may pertain to the entertaining of black guests

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b6
b7C by SA [redacted] :pdp Date dictated 2/11/76

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in apartments or black guests' limitations as to the use of facilities provided by the apartments. She also advised that she has never been told that black or other minorities were not welcome as renters at Wyndhurst Townhouse Apartments.

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b7C

[redacted] advised that she had nothing further to add regarding the above matter.

FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

Date of transcription February 11, 1976

1

[redacted] white female, [redacted] was contacted and advised of the identity of the interviewing Agent and the nature of this investigation after which she provided the following information:

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b7C

[redacted] advised that she has been residing in the apartment complex for approximately six months and had applied for residency through some personal friends. She stated she had gone to the apartment manager's office on one occasion to observe the apartments and then returned a second time after deciding to rent at the Wyndhurst Apartments. [redacted] advised she was well received by the manager, [redacted]

[redacted] stated that the only items she remembered filling out on the application were questions involving personal background and credit references.

[redacted] advised that she had moved into the apartments a couple of weeks after terminating her lease at her previous residence.

[redacted] stated she never complained to any housing group, lawyer, or governmental agency regarding any aspect of her dealing with the management and that in
b6
b7C
return she had not received any type of harassment or discourtesies from the apartment manager or anyone involved in the rental agreement.

[redacted] stated that to the best of her knowledge the management was not discriminating in their rentals inasmuch as both blacks and whites reside at the complex. She also stated that she did not hear of any discriminatory practices conducted by the management.

[redacted] advised that she was not familiar with the rules of the apartment complex; however, she advised that pets are allowed at an additional rate of $10 per

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Interviewed on 2/9/76 at Ferguson, Missouri File # SL 177-135

b6
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month and that noise or radio levels are to be kept at a minimum in order not to disturb the neighbors.

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[redacted] also stated that as far as she knew the manager did not keep or discriminate against any minority group attempting to rent at the complex.

FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

Date of transcription February 11, 1976

1

[redacted], white male, [redacted] was contacted and advised of the identity of the interviewing Agent and the nature of this investigation after which he provided the following information:

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b7C

[redacted] advised that he moved into the Wyndhurst Apartments approximately five months ago and had heard about the vacancies through a friend of his. [redacted] advised that he had filled out a rental agreement approximately two months prior to moving into his present residence and had moved in immediately after vacating his past residence. [redacted] stated he had only met the manager, [redacted] on one occasion prior to moving into the complex and had been very warmly received by [redacted]

[redacted] stated that the questions on the rental agreement contained routine personal background and credit references.

[redacted] advised that he had never complained to the manager nor any housing group, lawyer, or governmental agency regarding any aspects of his dealings with the present management.

b6
b7C

[redacted] stated that to the best of his knowledge, the management would rent to anyone and that he has never heard of any discriminatory practices concerning any minority groups, blacks or whites.

[redacted] advised that the only rules pertaining to the management regarding the rental apartments were that noise levels were to be kept at a minimum and that pets were allowed in the complexes for an additional charge.

[redacted] advised that as far as he knew, no one had been turned away nor has he heard of any of his friends speaking about anyone who had not been allowed to rent at the Wyndhurst Apartments.

Interviewed on 2/9/76 at Ferguson, Missouri File # SL 177-135

b6
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by SA [redacted] :pdp Date dictated 2/10/76

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6-122 (Rev. 5-18-71)

FBI

Transmit in _____ Via Airtel _____
(Type in plaintext or code) (Priority)

TO: SAC, St. Louis (177-8)

Date 12/27/72

From: For the Acting Director, FBI (177-489) — 6
W. Mark Felt
Acting Associate Director

b6
b7C [redacted] dba LAKE ST. LOUIS ESTATES COMPANY, AND LAKE ST. LOUIS INVESTMENT CORPORATION, LAKE ST. LOUIS, O'FALLON, MISSOURI; MRS. HEDY EPSTEIN - COMPLAINANT

1 - [redacted]

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Enclosed are two copies of a self-explanatory Departmental letter dated 12/22/72.

Complete the requested investigation in accordance with the provisions of Section 137, Manual of Instructions, and surep within 28 days of the receipt of this communication.

State in the first paragraph of the details of your report that it contains the results of a [XX] limited [ ] preliminary investigation and underscore the word [XX] limited [ ] preliminary

Advise [XX] all persons interviewed
[ ] appropriate officials at the outset that this investigation is being conducted at the specific request of the Assistant Attorney General in charge of the Civil Rights Division, U. S. Department of Justice, referring to him by name as well as title.

Remarks: **The brochure mentioned in Paragraph 3, Page 2 of the enclosed request was not received from the Department. Since it has no substantial bearing on this investigation, it will not be forthcoming.**

Enc. 2)

RBK:sek
(4)

(Do not type below this line.)

SEE NOTE PAGE 2 . . . .

Felt
Bates
Bishop
Callahan
Campbell
Cleveland
Conrad
Dalbey
Jenkins
Marshall
Miller, E.S.
Ponder
Soyars
Walters
Tele. Room
Mr. Kinley
Mr. Armstrong
Ms. Herwig
Mrs. Neenan

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Airtel to SAC, St. Louis
Re: [redacted]

NOTE: Previous investigation conducted in 1970 and 1971 at request of Department concerning allegation received that subject discriminates against blacks in the soliciting the sale of real estate lots. It was believed that nondiscriminatory agreement had been reached with subject, however, Department advises evidence indicates they continue the alleged discrimination. We are now asked to conduct additional limited investigation to bring subject within purview of the Fair Housing Act of 1968.

Form DJ-250
(Ed. 4-26-65)

UNITED STATES GOVERNMENT

DEPARTMENT OF JUSTICE

Memorandum

TO : Acting Director
Federal Bureau of Investigation

DATE: 22 DEC 1972
DLN:FES:JLP:moc

FROM : David L. Norman
Assistant Attorney General
Civil Rights Division

DJ 175-42-4

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SUBJECT: [redacted] d/b/a Lake St. Louis Estates Company, and Lake St. Louis Investment Corporation, Lake St. Louis, O'Fallen, Missouri - Subject;
Mrs. Hedy Epstein - Complainant
Discrimination In Housing
CIVIL RIGHTS ACT OF 1968

Subj circled in green

EXP. PROC.
32 DEC 26 1972

#32

Reference is made to the report of Special Agent [redacted] dated February 9, 1971, your St. Louis Field Office File #SL 177-8 in the above-styled matter. Subsequent to said report, it was agreed between the Department and the subject that subject's employees would acknowledge in writing a statement to the effect that the company's policy is not to discriminate on the basis of race, color, religion or national origin with respect to any aspect of housing, and any act of discrimination would result in dismissal. As additional affirmative steps to offset the continuing effects of subject's prior conduct it was recommended that subject advertise as an "open housing" developer, that "open housing" policy letters be forwarded to local organizations interested in fair housing (i.e. NAACP, Urban League), and that any solicitation efforts must include solicitation of black persons as well as white persons. It was requested at that time that the Department be advised as

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REC-90

177-429

[redacted]

MCT-22 18 DEC 26 1972

[redacted]

to the current number of black and white purchasers, the boundaries of areas, if any, solicited, and the racial composition of such areas, and that subject submit similar information again after a six-month interval.

Copies of employee statements have been received but there has been no evidence of compliance with other recommended affirmative steps.

Additional complaints of discrimination were received against subject. Most recently (Fall 1972) a large revolving color poster with all white caricatures advertising Lake St. Louis was observed by Department employees in the St. Louis airport in the vicinity of the car rental agencies and baggage claim area. In addition to the above, Division attorney, [redacted] secured a brochure (November, 1972), Lake St. Louis - A Great Place to Live, which depicted only white persons enjoying the development facilities. A copy of the brochure is attached.

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These two most recent instances of subject's advertisements, in addition to being in contrast to prior Department recommendations, are inconsistent with HUD Advertising Guidelines for Fair Housing which states in policy statement C (2) Guidelines For Use of Human Models:

> Human models in photographs, drawings, or other graphic techniques may be used to indicate racial inclusiveness. If models are used in display advertising campaigns, the models should be clearly definable as reasonably representing both majority and minority groups in the metropolitan area. Models, if used, should indicate to the general public that the housing is open to all without regard to race, color, religion or national origin, and is not for the exclusive use of one such group.

The guidelines further state that:

> All advertising of residential real estate for sale or rent can contain on Equal Housing Opportunity logotype, statement or slogan as a means of educating the home seeking public that the property is available to all persons regardless of race, color, religion or national origin.

In view of the above most recent indication of subject's advertising techniques please conduct the following limited investigation to determine if subject is engaged in a continued pattern or practice of resistance to the enjoyment of those rights secured by 42 U.S.C. 3601 et seq.

Before contacting any of the persons to be interviewed please contact [redacted] subject's attorney, [redacted] St. Louis, Missouri, concerning this request. In previous contact with subject, it was requested by [redacted] Lake St. Louis and Company, that subject's attorney be present at interviews obtained from himself and his employees. This request should be honored for all interviews with employees who are in a "managing agent" capacity, and all reasonable doubts should be resolved in favor of the presence of counsel.

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In order to determine such affirmative action, if any, taken by subject which may have not been brought to our attention, as well as its present general operational status, please interview the President and Sales Manager or other appropriate official and request the following information:

A. The name of purchaser, address, race date of purchase, lot price, lot size and location (defined in terms which could be plotted on a flat map if necessary) of all lots sold by subject within the past 12 months. If there are blacks who purchased prior to 12 month period, please obtain the above requested information on these purchasers.

B. Please interview all black purchasers up to 10 and question them as to their dealings and experiences with subject.

C. What methods, if any, have been employed by subject in the past 12 months to solicit prospective purchasers.

1. If any of these methods involve contacting individual persons, please determine what method is used to obtain the names of persons whom they contact and what record is kept of people contacted.

2. If any of these methods involve advertising through newspapers, billboards, television or radio, please ascertain the names of the newspaper(s), radio stations, billboard location(s) in which such advertisements appear. Also obtain representative copies of such advertisements that are available.

D. The name, race, job title and date of employment of each employee of subject company.

E. As to apartments owned by subject, please determine the total number of units, their price range, the name and address of all black occupants, the length of their occupancy and the monthly rent of their apartments.

F. Obtain the name, race, job title, length of employment, date of employment termination of all those persons who have terminated their employment with subject within the past 24 months.

G. Please secure responsive interviews with at least fifteen former employees who engaged in some aspect of solicitation, sale or rental who have terminated their employment with subject in the last 24 months, to obtain the following information: */

1. Their backgrounds, including full name, address, telephone number, age and race, and how long they had worked for Lake St. Louis, description of employment responsibilities, and identity of supervisor;

2. The instructions they had for dealing with potential purchasers, what the criteria was for purchasers, e.g., age, income, marital status, education, race, or property ownership, how they determined these factors, and what action they took on them;

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*/ Please interview all black former employees so identified. Also determine from black employees if they receive different responsibilities or opportunities than their white counterparts.

3. What, if any, statements they have made to prospective customers regarding whether the owners would tolerate blacks */ at the development, whether the development discouraged blacks or sells to blacks, or whether in other ways blacks are kept out of or differently treated in relation to the development, whether blacks have free access to all development facilities (golf course, swimming pool, etc.).

4. What instructions have they received, from whom, and when, regarding how they should deal with blacks.

5. The number of persons, by race, whom or to whom the interviewee has:

(a) solicited

(b) shown property at the subject development

(c) sold property or rented property (apartments) (i) location of property (ii) price of property

(d) been contacted by concerning the subject property and identify, if possible, by name and address, all persons in these categories who are black and the result of such contacts.

---

*/ For purposes of this request, any information about discrimination based on race should be elicited under this category even if victims are not black.

6. What methods are used to make contact with prospective buyers.

7. Are notes made of all persons contacted, of those who contact subject, of persons deemed interested or disinterested, of appointments made by and for salesmen, if so, a description of same and who keeps such records. Are records made of names of persons rejected for contact sale or rental, if so, obtain names and addresses of blacks rejected. Ascertain reason for rejection.

8. Whether reference or note is made to the fact that a person contacted or makes contact is black, if so, what references and notations are made.

9. Whether there have been any changes in procedure for dealing with blacks since January, 1971, if so, explaint such changes.

10. If the interviewee is aware of any complaints, oral or written, alleging unfair treatment of blacks by anyone against and person(s) connected with subject company. If such complaints exist, obtain full details and responsive interviews from those involved.

11. Is the interviewee aware of any present employees of subject who have knowledge or information to the effect that discrimination is being practiced. If so, please identify each present employee with such information and interview him, Counsel for defendant should be present if the employee is in a "managing agent" capacity.

H. Please contact the following persons and obtain responsive interviews:

1. Two black persons from each category listed in the above paragraph G5 to determine with whom they dealt with while in contact with subject company; the method by which they came to contact or were contacted by subject; the location and price of property shown them, purchased or rented; whether they requested to see the property shown them and were they satisfied with what was made available to them, as well as, the treatment they received by subject. Do they have knowledge of other blacks who fall within these four categories, if so, obtain names and addresses.

2. Please interview 5 blacks who have been rejected for sale or rental by subject, and determine from them how they came to deal with subject, what they were interested in, what they were shown, who they dealt with, and the reason given for rejection.

I. Please determine whether or not the company in written and/or TV and radio advertisements has a prominent statement that it is a fair housing developer. Obtain representative copies of such advertisements. Also determine whether or not it has ever notified in writing groups interested in fair housing of its nondiscriminatory policies and if their employees are still required to sign a [illegible] statement that they understand the company's policy to be one of no discrimination based on race, color, or national origin, and that violation of such will result in dismissal. Obtain copies of such documents of those employed within the past 12 months.

J. If possible, please obtain a plat map of the Lake St. Louis development.

FD-263 (Rev. 1-7-72)

FEDERAL BUREAU OF INVESTIGATION

REPORTING OFFICE	OFFICE OF ORIGIN	DATE	INVESTIGATIVE PERIOD
ST. LOUIS	ST. LOUIS	3/27/73	3/9 - 23/73

TITLE OF CASE

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dba
Lake Saint Louis Estates Co., and Lake Saint Louis Investment Corporation,
Lake Saint Louis
O'Fallon, Missouri;
Mrs. HEDY EPSTEIN - COMPLAINANT

REPORT MADE BY: SA

TYPED BY: jet

CHARACTER OF CASE

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DIH

REFERENCE:

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St. Louis report of SA dated 3/5/73.

- C -

ADMINISTRATIVE:

All persons interviewed were advised this investigation is being conducted at the specific request of Mr. J. STANLEY POTTINGER, Assistant Attorney General in charge of the Civil Rights Division, U.S. Department of Justice.

ACCOMPLISHMENTS CLAIMED ☐ NONE					ACQUITTALS	CASE HAS BEEN:
CONVIC.	FUG.	FINES	SAVINGS	RECOVERIES		PENDING OVER ONE YEAR ☐ YES ☐ NO PENDING PROSECUTION OVER SIX MONTHS ☐ YES ☐ NO

APPROVED: KBM — SPECIAL AGENT IN CHARGE

DO NOT WRITE IN SPACES BELOW

REC-21

177-489-4-3

7 MAR 30 1973

EX-117

COPIES MADE:

(3) - Bureau (177-489)

1 - USA, St. Louis

1 - St. Louis (177-8)

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Dissemination Record of Attached Report			
Agency	2 CRD		
Request Recd.			
Date Fwd.	4-2-73		
How Fwd.	070 C		
By	RCG		

Notations

DATA PROC

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COVER PAGE

FD-204 (Rev. 3-3-59)

UNITED STATES DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION

Copy to: 1 - United States Attorney, St. Louis

Report of: SA [redacted] Office: ST. LOUIS
Date: March 27, 1973

Field Office File #: SL 177-8 Bureau File #: 177-489

Title: [redacted]
dba
Lake Saint Louis Estates Company,
and Lake Saint Louis Investment
Corporation, Lake Saint Louis,
O'Fallon, Missouri;
Mrs. HEDY EPSTEIN - COMPLAINANT

Character: DISCRIMINATION IN HOUSING

Synopsis: Black lot owners at Lake Saint Louis, O'Fallon, Missouri, all advised that they were treated cordially on the occasions of their visits to Lake Saint Louis and they experienced no discrimination. [redacted] a former salesman at Lake Saint Louis, advised it was not a company policy to discriminate, however, a majority of salesmen agreed among themselves that sales commission for selling a lot to a black would be equally distributed to all the salesmen to discourage sales to blacks. This agreement unknown to company owner and management.

- C -

DETAILS:

This report contains the results of a limited investigation.

This document contains neither recommendations nor conclusions of the FBI. It is the property of the FBI and is loaned to your agency; it and its contents are not to be distributed outside your agency.

U. S. GOVERNMENT PRINTING OFFICE : 1970 O - 406-840

FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

Date of transcription 3/15/73

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b7C [redacted], who resides at [redacted] and is a Negro, furnished the following information:

He had seen newspaper advertisements concerning a development known as Lake St. Louis located near O'Fallon, Missouri. The advertisements described building lots being offered for sale. He advised that in the summer of 1971, he and his wife personally visited Lake St. Louis and were met by a salesman named [redacted] He advised that [redacted] gave them a tour of the development and showed them building lots that ranged in price from the least to the most expensive. He advised that [redacted] was very cordial and as a result, he purchased two building lots at Lake St. Louis. He advised that he has never had a feeling that any racial discrimination had been practiced against him and stated that his association with [redacted] as well as the Lake St. Louis Estates Company has been most cordial.

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Interviewed on 3/9/73 at St. Louis, Missouri File # SL 177-8

by SA [redacted] :vlm Date dictated 3/13/73

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FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

Date of transcription 3/15/73

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[redacted] who resides at [redacted] was interviewed at his place of employment, [redacted] He is a Negro male and furnished the following information:

He had heard radio advertisements concerning building lots for sale at Lake St. Louis located near O'Fallon, Missouri. He first went to the development personally in 1969 and was met by a salesman. The salesman was very cordial and helpful; however, [redacted] was not interested at that time in making a purchase. In July, 1972, [redacted] advised he again visited the Lake St. Louis Development and examined several display houses. In discussing the houses with the salesman, [redacted] decided it would be better for him to purchase building lots rather than one of the finished houses at the Lake St. Louis Development. He advised that [redacted] suggested that [redacted] contact a salesman named [redacted] who sold building lots. [redacted] advised that he contacted [redacted] who was most cordial and purchased two building lots at Lake St. Louis, one in the amount of $10,500 and an adjacent lot which he purchased for $9,900.

[redacted] advised that he had numerous contacts with [redacted] while deciding upon which lots to purchase and [redacted] had mentioned that there were salesmen selling lots at Lake St. Louis who preferred not to sell to blacks, however, this was not a company policy according to [redacted] also stated that [redacted] had told him that the company actually was not aware of the feelings of some of the salesmen and the company would actually be opposed to the salesmen's policy of discouraging sales to blacks.

[redacted] advised that his personal friends, [redacted] also visited Lake St. Louis; however, they did not purchase a lot.

Interviewed on 3/9/73 at St. Louis, Missouri File # SL 177-8

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by SA [redacted] :vlm Date dictated 3/13/73

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FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

1

Date of transcription 3/20/73

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b7C [redacted] were interviewed jointly at their residences, at which time they furnished the following information:

[redacted] are close personal friends with [redacted] They both advised that in August, 1972, they, while accompanied by [redacted] visited Lake Saint Louis, which is a land development located near O'Fallon, Missouri. They advised that [redacted] had purchased two building lots at Lake Saint Louis and they were interested in seeing the development as they were also interested in buying a building lot. On the occasion
b6
b7C of their first visit to the development, a salesman named [redacted] showed them around the area and quoted the prices for various lots in the development. They advised that he was very cordial and respectful. After seeing the location they decided to consider the matter privately before making any decision concerning the purchase of a lot. [redacted] advised they visited the area a second time several weeks later and were again treated very cordially by a different salesman. They advised that within a period of a month, they visited the area again on three or four occasions and on each of these visits they were treated very cordially and had no reason to suspect or believe that they were being discriminated against because they are Negro.

[redacted] advised that they decided against
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b7C purchasing a building lot because the cheapest lot was priced at approximately $7,000 and the location of the development is too far from [redacted] place of employment.

Interviewed on 3/12/73 at Florissant, Mo. File # SL 177-8

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by SA [redacted] /jmg Date dictated 3/15/73

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FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

Date of transcription 3/15/73

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b7C [redacted] with offices at [redacted] and who is a Negro, furnished the following information:

On a Sunday in June or July, 1972, he drove to the development known as Lake St. Louis located near O'Fallon, Missouri. He had heard radio and had seen newspaper advertisements concerning the development which offered building lots for sale. Upon arrival at the development, a salesman, [redacted] a caucasian, introduced himself and drove [redacted] throughout the development pointing out the advantages of living in the area. [redacted] also showed [redacted] various lots which ranged from the least expensive to the most expensive. [redacted] advised that [redacted] was extremely cordial and helpful and on the same day, he purchased one of the lots which had been shown to him.

[redacted] advised that several weeks later, [redacted] contacted him suggesting that he purchase one or more lots because of the potential price rise and the increasing demand for the lots. [redacted] advised he then purchased an additional three lots and now owns a total of four.

[redacted] advised that he has attended several meetings of property owners at Lake St. Louis and he has always been treated in a most cordial manner. He advised that he has never experienced any indication of racial discrimination against him and he himself has never heard of any such feelings.

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b7C [redacted]

Interviewed on 3/14/73 at St. Louis, Missouri File # SL 177-8

by SA [redacted] :vlm Date dictated 3/14/73

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FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

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Date of transcription 3-22-73

[redacted] a Negro male, residing at [redacted] furnished the following information:

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After hearing radio advertisements as well as reading newspaper advertisements concerning Lake Saint Louis, a new development located near O'Fallon, Missouri, he and his wife visited the development in May, 1972. Upon their arrival at Lake Saint Louis they were met by a salesman, [redacted] who showed them several plats of the development and then he took them on a tour of the development. He advised [redacted] was most cordial and showed them various properties in the area which ranged in price from the least expensive to the most expensive building lots. He advised that the same day of their visit to the establishment, he and his wife purchased a building lot at Lake Saint Louis for $9,000. They maintained control of this lot until the first part of 1973 when they traded the lot which they had purchased in May of 1972 for another lot which cost $10,400. He advised that after they purchased the building lot they attended several meetings of land owners at the development and again were treated very cordially. He advised he has no complaint whatsoever concerning his treatment and advised that he has never felt any hint of racial discrimination.

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Interviewed on 3-19-73 at Webster Groves, Mo. File # SL 177-8

SA [redacted] :klb 3-20-73

by Date dictated

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FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

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Date of transcription 3/26/73

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[redacted] (a Negro who resides at [redacted] furnished the following information:

As a result of radio and newspaper advertisements, in May of 1971 he and his wife visited a new development known as Lake St. Louis located near O'Fallon, Missouri. This development advertised building lots for sale. Upon their arrival at Lake St. Louis, they were directed to a visitors' center where a salesman named [redacted] met them. He was very

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cordial and took them to an area known as [redacted] which the salesman stated had just recently been opened. The salesman described this area as very popular and lots have been selling very quickly. The salesman told [redacted] that after he purchased a building lot, he could choose any builder of his choice to construct a home on the lot. The salesman strongly urged that [redacted] purchase a lot, and as a result, [redacted] purchased lot [redacted] on the same date they visited the area. The purchase price of this building lot was [redacted] There were other lots in this tract which sold for several hundred dollars more.

[redacted] stated that when he prepared to build a home on this lot, he contacted a builder named [redacted] with offices in the area of O'Fallon, Missouri. [redacted]

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[redacted] They paid [redacted] $100 to cover the cost of drawing up the preliminary plans for their home. After he had drawn up these plans, they submitted them to the Architectural Board at Lake St. Louis. [redacted] was then advised by the Architectural Board that [redacted] was not qualified to build homes

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Interviewed on 3/19/73 at St. Louis, Missouri File # SL 177-8

by SA [redacted] kmt Date dictated 3/21/73

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at the development and the [redacted] could not retain [redacted] as a builder. [redacted] was then advised that he could choose one of two or three builders who were approved and he found that these builders were employed by all working for Lake St. Louis Estates Company. He also found that the cose of building a residence through one of these builders was far in excess to the cost quoted by [redacted] advised that for this reason he gegrets having purchased a building lot at Lake St. Louis because he is financially unable to pay for the construction of a residence.

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SL 177-8

On March 22, 1973 [redacted] Attorney who represents Lake Saint Louis Estates Company and Lake Saint Louis Investment Corporation, telephonically advised that he had heard the Federal Bureau of Investigation was attempting to locate [redacted] a former salesman employed at Lake Saint Louis. [redacted] advised that [redacted] was dismissed by the company for lack of productivity and [redacted] cautioned that [redacted] may hold a grudge against the management of Lake Saint Louis, which could influence him in being objective during an interview. [redacted] requested that he be allowed to be present during the interview with [redacted] was advised that since [redacted] was a former employee and no longer affiliated in any manner with Lake Saint Louis, his request would have to be denied.

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FD-302 (REV. 11-27-70)

FEDERAL BUREAU OF INVESTIGATION

Date of transcription 3/27/73

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[redacted] was interviewed at his place of employment, [redacted] He advised that his b6 b7C residence address is [redacted] He furnished the following information:

From April 1, 1972 until September 15, 1972 he was employed as a commission salesman at Lake Saint Louis, O'Fallon, Missouri. He was engaged in selling building lots at Lake Saint Louis, which he described as a land development company. He advised that he terminated his employment because he was not making sufficient money to support himself.

He advised that when he was first employed he asked the sales manager, [redacted] if there were any restrictions on selling lots. [redacted] responded that he b6 b7C should sell lots to anyone financially able to purchase them, and emphasized that his meaning of anyone also included blacks.

[redacted] advised that to the best of his recollection it was in mid August, 1972 that a Negro man named [redacted] accompanied by his wife visited Lake Saint Louis. They had been looking at various display houses located at the development and one of the salesmen at the display houses directed [redacted] to see [redacted] concerning the purchase of a building lot. [redacted] b6 advised that he took [redacted] on a tour of the b7C entire development and sold them two building lots, each costing approximately $10,000. He recalls that this sale was made on a Sunday and on the following day [redacted] returned to the development and paid a substantial down payment. [redacted] advised that his commission on the sale of these two lots amounted to $1,700. On the occasion of [redacted] making the down payment he made the statement to [redacted] in the presence of other salesmen, that [redacted] would be able to send eight or ten other blacks to the

Interviewed on 3/23/73 at Clayton, Missouri File # SL 177-8

b6 b7C by SA [redacted] /jet Date dictated 3/27/73

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corporation who would also purchase lots. [redacted] advised that he told [redacted] that he would pay him $100 for each person that he referred to [redacted] and who, subsequently, purchased a lot.

[redacted] advised that on the same evening when [redacted] made the down payment, [redacted] Staff Manager of the salesmen, called a meeting of all the salesmen. There were approximately 12 salesmen present. Each of the 12 salesmen were engaged in selling lots. It was proposed by [redacted] that any salesman who sold a building lot to a black would have to share his commission equally with the other salesmen. [redacted] advised that each of the salesmen with the exception of himself orally indicated approval to [redacted] proposition. He further stated that a commission check is made out by the management, made payable only to the salesman who sold the lot, and it would be up to the individual salesman to cash the commission check and share it equally with the other salesmen. He advised that this agreement was completely unknown to [redacted] as well as any manager of the management team at Lake Saint Louis, including [redacted]

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[redacted] advised that he recalls that in addition to himself being present at this meeting called by [redacted] other salesmen present were [redacted] who is still employed at Lake Saint Louis, [redacted] Both [redacted] and [redacted] are no longer employed and he had heard that both were involved in a land development company in [redacted]

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[redacted] advised that he himself does not know if any of the salesmen had divided their commission among the other salesmen after selling a lot to a black, because he himself received no proceeds from such a distribution of a commission check.

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[redacted] stated that he wished to emphasize that [redacted] and management officials at Lake Saint

Louis knew anything about this agreement among the salesmen and he felt that if they did learn of this agreement, the individuals involved would have been fired.

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[redacted] advised that [redacted] was the only Negro to whom he sold a building lot.