



The Soulard Renaissance

"The Neighborhood Magazine of Historic Soulard"

Volume XIV, Issue II



Spring 1989

Chaminade, American Institute of Architects to Tour Soulard Homes This Spring

by Mary Hosbach

The Chaminade Mothers' Club and the American Institute of Architects will include Soulard in their spring house tours, according to members of the Soulard Restoration Group's Residential Promotion Committee.

For the first time in its history, the Chaminade tour will venture beyond the West County boundaries.

Chaminade's annual house tour is a fund raising project for the school.

This year's tour is scheduled for April 27 from 9:30 a.m. to 2:30 p.m. Lunch is included in the price of admission. Tickets are \$18 with proceeds to benefit Chaminade College Prep School.

Bus transportation is available for an additional \$7. Busses depart from Chaminade, 425 S. Lindbergh, at 9:00 a.m.

Tickets must be purchased by April 25. Tourgoers requesting bus transportation must purchase tickets by April 14.

The house tour will feature four homes near Chaminade as well as four homes in Soulard.

Mary Ann Virant, co-chairman for the tour said, "Soulard was chosen to add a new dimension to the tour. In the past, only homes in West County have been included. Soulard, with its wealth of history and style, was just what we were looking for. We're thrilled the SRG was so willing to work with us."

Residential Promotion Committee co-chairman, Cyndi Tompkins remarked, "We are honored that Chaminade selected Soulard, and although we sponsor our own tours in the fall and at Christmas, this is the first time a group has requested a spring house tour."

Richard Hansen, also co-chairman, added, "We think this is a great opportunity for people from West County to experience the charm of our neighborhood."

Deciding which four homes to place on the tour may have been the toughest decision for the Chaminade House Tour Committee.

"It was difficult limiting the tour to four homes. Besides, we have so many beautiful homes in Soulard, any number of them could have been used for the tour," Hansen said.

The committee wanted to choose a diversity of residences to accurately depict the Soulard community. Tompkins said, "The four houses selected are representative of the Soulard neighborhood, yet each is distinctively different."

The first house on the tour is hardly your everyday, humble abode. John Durnell and Richard Eaton's beautiful three-story home is "striking" by any standard. Black and white tiles blanket the kitchen floor. The overall color scheme uses variations of grey and black to create a "dramatic look."

John and Cindy Ludwig's resi-



The New Orleans style home of Rod and Elaine Wright will be one of four homes featured on the spring tour.

dence can be categorized as a "country motif." Exquisite antiques highlight the interior, while stenciled designs trim the walls of the house.

Originally built as a four-family flat, Rod and Elaine Wright's home has a facade "reminiscent of old New Orleans." The house is characterized by its large shutters and brick sidewalks. A brick wall that once separated the four flats has been partially removed, transforming the wall into an arch dividing the kitchen and dining rooms. A deck overlooks the back yard adding just the right touch to this New Orleans-style home.

Catherine Perry and Sedg Mead innovatively combined two houses into one. The two build-

ings look nothing alike, and the larger edifice was originally a store front used for neighborhood shops. This contemporary house is decorated in bright and vibrant colors and includes a detached garage and studio. The back yard contains several flower beds which should be in full bloom during the tour.

Reservations are already being taken for the Chaminade tour with 1,200 spaces available. Tickets can be purchased by calling 391-8407 or 961-0447. Tour promoters feel that the added tour in Soulard will attract more people to the tour.

"Response to this year's tour has been great!" Virant said. "I'm sure adding Soulard to the

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NOTES FROM BRICK HOUSE

by Rod Wright

The arrival of spring always brings a lot of activity to the Souland Restoration Group.

Of great importance is softball season. Last year, a SRG co-ed team participated in a league in Tower Grove Park. We didn't win a lot of games, but had a great time. So, we're going to do it again.

Everyone is invited to play, or watch, or join in at the bar after the game. For information about playing, call Ed (Coach) Bushmeyer. You should be warned though, with Coach "Captain Bligh" Bushmeyer, new forms of torture and punishment were discovered during practices. And Cecelia — this year we think you should buy a glove.

On a more serious note, spring means a lot of clean-up activity in the neighborhood. Brightside weekend for Souland is April 8. The SRG Beautification Committee has a Souland Market clean-up scheduled for May 7 (make sure to ask Cindy and Doug Howe about some of the more subtle pleasures involved with this activity).

The market clean-up is scheduled to coordinate with "Preservation Week" and our dedication of a plaque at Souland Market held in conjunction with Preservation Week activities. For information, call Paul "Captain Brightside" Kjolrie, Chair of the Beautification Committee. And, needless to say, we need and would appreciate your help.

And if that's not enough, the Membership Committee has scheduled a SRG night at the ballpark for a Cardinal game

(against the Pirates) on April 17, and is discussing a possible "pub crawl" in the neighborhood. The ball game starts with everyone getting together for dinner at Mike & Min's, and car pooling to the ballpark. Group rate for the tickets are \$5.00 — \$3.00 off the regular price. For information, call Jeanne Weber at 771-8428.

The Membership Committee is doing a spectacular job this year planning lots of fun events, and stimulating outstanding attendance at our monthly meetings. Their hard work is greatly appreciated. It should be mentioned, that dues this committee's creativity and energy, the SRG won third place in the Mardi Gras parade contest.

One final note, perhaps the greatest SRG success story during the past year has been the operation of the Mobile Crime Watch Patrol. There is no question that the patrol has been responsible for a dramatic decrease in crime in our neighborhood. No other single factor can contribute so greatly to the stabilization of residential life in Souland.

Through some natural attrition and a little burnout, this program needs some additional volunteers. I urge all SRG members to volunteer for their one night a month (not much to ask), and also encourage all residents in our neighborhood, whether SRG members or not, to volunteer for crime watch. It is something you can do which immediately and directly promotes the quality of residential life in our neighborhood. If you want to help — call me at 776-6723 — and I will put you in touch with the Crime Prevention Committee members who are coordinating this program.

Secretary's Corner

by Cindy Howe

The latest meeting of the Souland Restoration Group was held on Wednesday, March 1, 1989. The minutes of this meeting are as follows:

The meeting was called to order at 7:50 p.m. New members were introduced. The Secretary's and Treasurer's reports were accepted as read.

Trinity School is selling candy to raise money for asbestos removal at the school. In light of the many things Trinity does for the neighborhood, all individuals were urged to support the School by ordering candy.

Phyllis Young, Alderman of the 7th Ward spoke briefly and urged everyone to vote in the March 7 primary.

A presentation was given by the All-City Public School Team, candidates for the April 4, 1989 St. Louis Board of Education election.

Jan Grace, co-chairman of the Membership Committee, described the Membership Drive being held by the committee. She urged everyone to become involved. If each member recruited one new member, the committee's goal of 25 new members before September would easily be achieved. Jan also stated that post-cards have been mailed to each SRG member in order to verify membership information. She urged that these be returned as soon as possible.

The Residential Promotion Committee reported that four Souland homes have been selected by Chaminade High School to be included in their annual tour on April 27. Richard Hansen, co-chairman of the committee, also discussed the St. Louis Architecture Convention tour of Souland and stated that guides are needed on May 6 and 7 to help with that tour.

Vicki Renisch of the Crime Prevention Committee stated that the number of burglaries have decreased in the neighborhood due to the Souland Watch. She also reported on items we should be aware of as we patrol.

Fred Andres, chairman of the Code committee, brought three issues before

the membership. The first was a demolition request by Forest Park Investment for property located at 816 Russell. Due to the unsafe condition of the structure, as supported by the architectural study obtained, Fred proposed that the membership approve the request. The move was seconded, discussion followed and the proposal was approved with 2 members opposed. A proposal involving the opening of a gift shop at 2010 South 13 Street was also presented. This was supported by the membership unanimously. Finally, the membership supported a recommendation that a letter of opposition be written regarding the demolition of the Arcade & Wright building located in downtown St. Louis.

Barbara Marshall reported on the activities of the Business Development Committee. She stated that the committee is compiling a list of the current Souland business and intends to poll the membership regarding their business needs.

Paul Kjolrie, chairman of the Beautification Committee, announced that Operation Brightside will be held April 8. Members were solicited to be block captains for this event. He also stated that the Market Clean-Up would be held May 7.

Two Board actions were reported. A gift certificate was donated to the 3rd District Police Officer of the Month program. In addition, the Board approved a contribution to the Winter Shelter at St. Peter and Paul Church.

Rod Wright announced that the SRG float had won third prize, \$250, in the Mardi Gras parade. He also reported on a meeting he attended with other neighborhood representatives held by Step Up St. Louis.

There was no new business. The meeting was adjourned, and everyone had a great time at the social which followed.

Souland Market Spring Cleanup Planned for May

SRG's 2nd Annual Souland Market Spring Cleanup will begin at 1 p.m., on Sunday, May 7, 1989. SRG's Beautification Committee intends to make this twice yearly event happen every year.

Last year, SRG was the only Souland neighborhood organization to help the Souland Market Merchants Association cleanup our neighborhoods centerpiece.

Volunteers for this spring's cleanup are asked to report to the Market Masters office. Tools and trash bags will be available, so just bring yourself!

Last year's efforts, also, successfully attacked the, particularly foul, conditions at Souland Playground (the official name for the park in front of the market).

After the job is done, all volunteers are invited to a buffet (that's right, food!) at one of Soulands more elegant homes.

If you'd like to volunteer for this much needed effort, please call the events Coordinator, Bob Printz, at 773-1914. Besides meeting some nice people, you'll be helping our neighborhood look better!



The Souland Renaissance

"The Neighborhood Magazine of Historic Souland"

The Souland Renaissance has a circulation of 6,000 and is published every two months by the Souland restoration Group. It is distributed in Souland and St. Louis area businesses and our advertisers.

Call 771-5563 for information and to place ads. Letters to the Editor and articles are appreciated. Copy deadline is one month prior to the date of issue; ads are due 15 days prior. Address correspondence to:

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Editor: Dave Lester, Jr.
Editorial Assistants: Hilda Besand, Doug Howe
Copy Editor: Hilda Besand
Ad Manager: Doug Howe
Business Manager: Thelma Hemmen
Contributing Writers: Jay Gibbs, Richard Hansen, Rod Wright, Dave Lester, Pete Grace, and Ed Bushmeyer
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Calendar

April 10
Membership — Special Events Committee meeting — 7:30 p.m. Call 436-1963 for location.

April 17
Baseball outing — Open to All. Cardinals vs. Pirates. Call Jeanne Weber at 771-8428 for reservations.

May ??
Bicycle Tour — Casual Ride through St. Louis neighborhoods. Call Phil Willman at 773-6573 for details, date.

May 8
Mem.-Spec. Events Committee (see above).

June 12
Mem.-Spec. Events Committee (see above).

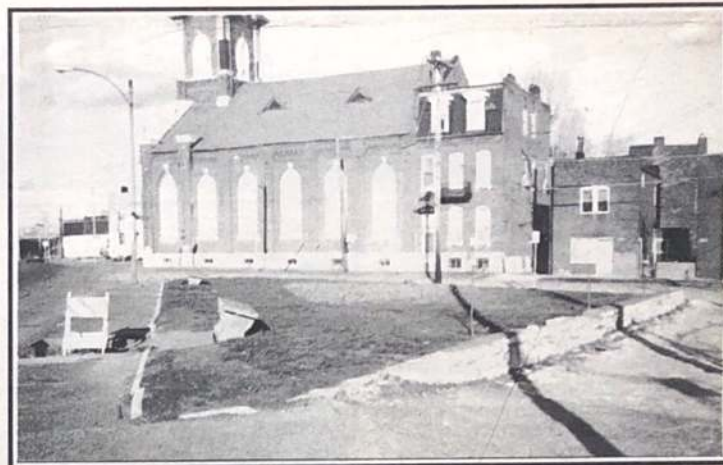
Gravois Landscaping Project

The Souland Restoration Group Beautification Committee is currently working with the City Parks Department to landscape Gravois Avenue between Russell and Geyer. Planting will occur this spring.

Currently, the city has developed plans for two of the open areas on this part of Gravois. One of these is for the strip bordered by Gravois on the south, I-55 on the north and Apostolic Pentacostal Church on the east. The City has proposed the planting of a variety of trees in this area.

The other area is a small triangle at 13th Street, on the south side of Gravois. The plan for this area uses the existing flowerbed in the center of the lot as the focal point. Small bushes are proposed along the south side to conceal a short retaining wall. In addition, the City recommends the planting of several trees.

The Beautification Committee has reviewed these drawings and suggested certain modifications to the Parks Department.



Trees and bushes are some of the improvements planned for this small park at 13th and Gravois.

First of a Series:

Avoiding Victimization Is Focus of Operation Safestreet

Greetings from Operation Safestreet. This is the first of a series of regular articles that we will be writing to alert people of the crime risks and some detailed suggestions on how to avoid becoming a victim.

First, let's lay some groundwork. Crime prevention is for everyone. Crime prevention works if you follow the rules. Crime prevention is an elegantly simple concept.

We define it as *anticipating risks, recognizing risks and "being prepared to take some action" to eliminate or reduce those risks.*

As the months unfurl we will be identifying a variety of risks. Some may apply to theft, personal assault, child protection,

as well as residential and business crime. You will also find that we will be spending time describing persons, places, seasons, or times of the day that are most vulnerable.

Everyone does not have an equal opportunity to become a crime victim!

As you become more informed and educated about crime prevention you will not only be better prepared to recognize risks and know how to better protect yourself, your family and your possessions — you may be able to eliminate a great deal of unnecessary fear.

Watch for "tips" from Operation Safestreet and pass them on!

Arthritis Foundation Offers Education and Support

The Arthritis Foundation Support Groups provide assistance to people with arthritis, their friends, family members and other persons interested in managing problems associated with arthritis.

Education about arthritis and its treatment is offered by knowledgeable speakers. Mutual support is fostered by open discussions of concerns, problems and experiences.

The clubs also sponsor recreational and social activities.

For more information call the Arthritis Foundation at (314) 644-3488.

Souland Housing List Springs In!

Spring is breaking out all over Souland, and along with the daffodils and roses are sprouting for-sale real estate signs. Spring is traditionally the busiest time of year in the real estate trade and affords the best selection of Souland homes and property during the entire year.

Prices range from gutted shells starting about \$7500 to Victorian mansions priced upward of \$160,000. A great range and diversity of prices and house styles beckon the home hunter.

Rehabbers, first time buyers, move-up buyers, and executives can all find something to their liking, in a charming mix of

city bustle near Souland Market and the quiet, sloping residential streets nearby.

Cornor storefronts invite the entrepreneur of today as they did a century ago.

Start your house-hunting adventure by obtaining a free list of houses for sale in Souland. Call 771-5563 for your copy of the latest Souland Housing List, published quarterly by the Souland Restoration Group.

Whether you're single, a couple, or a family, there's bound to be a home a waiting your discovery in the Historic Souland Neighborhood. Get your list today, and happy house-hunting.

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Have Hole: Need Tree?

If you're still waiting for your street tree(s), please be a little more patient!

SRG's Beautification Committee was so successful that last year in getting tree requests from Souland residents — that they exceeded the planned 250 trees by 40 locations!

Consequently, the City of St. Louis Forestry Division will be planting these remaining trees this spring.

SRG's chief smooth-talker, its ultra-dynamic President, **Rodney Wright**, was

able to convince the city to plant these trees gratis (free!). So, we'll still be able to get another 250 trees this fall.

If you don't have a tree yet, be sure to fill out the attached form so you can get a free tree this fall.

This spring, all Souland tree owners will receive a copy of the *Souland Tree Owners Manual*. This informative brochure will be full of useful tree maintenance tips and it comes complete with an "Unlimited Lifetime Guarantee!" Watch for it.

TREE PLANTING PERMISSION FORM

As the property owner, I allow the City of St. Louis and the Souland Restoration Group, Inc. to plant a street tree(s) on my property. I understand that this may require the Souland Restoration Group (or its contractor) to remove pavement to create a tree well. This work will be done free of charge and I will not be billed for this work.

The area to be planted is currently covered with:

☐ brick ☐ concrete/asphalt ☐ lawn

The area is _____ inches in width.

Name (print) _____

Address _____

Home Address (if different) _____

Phone # at Home _____ Phone # at Work _____

Return to:
SRG Beautification Committee,
2307 11th Street,
St. Louis, MO 63104-4201

**Do You Love Living in Souland?
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**THEN MEMBERSHIP IN THE
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IS FOR YOU!**

The Group consists of homeowners, renters and local businesses. Meetings are held the first Wednesday of each month at the auditorium of Trinity Lutheran Church, 8th and Souland, at 7:30 p.m. Come join us!

THERE GOES THE NEIGHBORHOOD

"Another one bites the dust . . . and how many more?"

by Jay Gibbs

The divisive issue of demolition has once again been raised, like a re-irritated wound that just won't go away. I would much rather be writing a humorous bit of fluff in this column, but this recurring issue again needs to be addressed.

My strong views of this subject are known to many, and are fueled by the realization that the problematic existence of derelict building shells in Souard is **not** going away; in fact, this is an issue that is going to assert itself with accelerating frequency.

If the things I'm about to write about ruffle some feathers, so be it. I dislike controversy and discord more than anyone, but this time I feel I must speak up. Here goes . . .

At the March SRG membership meeting the final sentence of execution was passed on the sad remains of 816 Russell Blvd. After some discussion the landslide vote was cast: to raze this pre-Civil War flounder house with its forward Victorian addition, and replace it with a few parking spaces and some fenced in lawn.

Of course the story isn't quite that simple.

This structure's eulogy bears the familiar strains of past refrains. It was held by a series of do-little owners, as it suffered a fire and mounting abuse from the elements. It was ignored and neglected to the



816 Russell Blvd. Will we learn anything from the destruction of this house?

point that part of it fell down.

Finally, conventional wisdom called for its removal, much like a decaying tooth that cannot be capped.

The SRG reacted to the owners demolition request by employing a structural engineer to make a judgement on the situation. Without stepping inside the hulk, he pronounced it unsafe and unsavable.



I'll admit that its renovation would have been very difficult and costly, but I am bothered by a couple of glaring questions about his testimony.

Why did the engineer call the house a "3 walled lean to" when it is undoubtedly a 4 walled regular flounder?

Why did the engineer not notice or report that the Victorian front addition is not only not leaning or falling, but is in good shape for a shell?

If you don't believe me, go look for YOURSELF.

What is so scary to me is our near blind acceptance, without cross examination, of the opinions of one "expert." Apparently, not one SRG member bothered to give the building much more of a cursory look than did the engineer.

In fact, no one at the SRG meeting even bothered to demand photos or other evidence to back the engineer's findings. No one checked on the SRG Code Committee assertion that the architecture of the building was not of sufficient interest or significance to warrant fighting the demolition request.

Well now you have a photo — be your own judge of architectural merit.

The official "Landmarks Survey of

Souard" listed 816 Russell as having neighborhood significance. As such, "demolition would diminish the character of the neighborhood."

I wonder how many of those that voted for the demolition are aware of this survey map, which incidentally was used in all the historic district legislation for Souard.

On the surface the SRG did everything right. It hired an expert to examine the shell and utilized his rendered opinion to reach its own conclusion. But I wish we had solicited a "second opinion," free of charge, from a few of the rehabbers who are the most familiar with saving the difficult buildings rights in our area.

I personally know several people who have rebuilt and rehabbed Souard homes in worse condition than 816 Russell Blvd. Buildings that are now attractive homes or investment properties, not vacant lots or parking spaces. Don't their opinions count in the equation?

Beware of over reliance on experts at the exclusion of common sense and practical experience: it was that ancient engineering marvel, the lead water piping of Rome that inexorably and mortally poisoned the aristocracy.

Oh well, it's all moot anyway, isn't it? The building is going to be torn down, so all the above are wasted words in this newspaper. Right?

Wrong . . . This latest controversy is a symptom of a problem that extends far beyond the trashing of one historical building. It's high time we learned from these recurring situations.

What can we derive from the experience of 816 Russell Blvd?

Let's return to the earlier tooth decay analogy for a moment. How does one avoid cavities in one's teeth?

That is accomplished by brushing and flossing and seeing a dentist regularly. When a cavity is discovered, the tooth is drilled and filled to preclude further decay. One does not ignore the cavity until it becomes an unsightly, painful and infected stump, demanding immediate extraction.

Yet that is how the SRG has been treating the 'cavities' of our neighbor-

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hood, the vacant and neglected shells.

About 10% of Souard's historic buildings are still vacant and so this issue is more than just a tertiary, philosophical exercise. In the last several years the SRG's involvement in the building shell issue has been in the reactive role. Someone applies for a permit to raze their 'unsalvageable' structure, and then the SRG reacts.

It wasn't always like this, but for the recent past it has. Unfortunately, in these reactive situations the SRG has been remarkably unsuccessful in blocking demolitions in the neighborhood.

How many times in the last several years has the SRG been successful in challenging a demolition, and then the structure in question was renovated? 0 for 13, folks.

Congratulations! We now have vacant lots at: 1713, 1717, and 1723 S. 7th; 1727 S. 8th; 2347 S. 10th; 2302, 2304, and 2346 Menard; 1001 Allen; 717 Shennandoah; and soon, 816 Russell.

The best the SRG could do was to delay a few of the above mentioned demolitions temporarily, but in terms of net results, 13 historic buildings have been lost in the last 4-1/2 years.

Adding insult to injury, several of the demolitions were city ordered, the SRG powerless to intervene.

One comment regarding 816 Russell was to the effect that the SRG, "should save its moral suasion strength for other battles." Given the record, this logic seems dubious at best.

Clearly this reactive role has been singularly unproductive. Even worse, there are still about 15 deteriorating shells in Souard, any of which could suddenly emerge as next on the chopping block.

Something must obviously change.

What plainly must be done is to bring the SRG back into the active building saving business. We need to actively intervene in these cases well before the crisis situations occur.

The next couple of years are critical ones in Souard's continuing development. This according to a city commissioned 'Campbell Group Study.'

One of the results of the study is the new city wide program called 'Operation Con-Serv.'

It's time for the SRG to stop being just a cheerleader of real-estate development and preservation, and get on the front line, to seize the initiative, to make things happen.

But what things and how? Here are my ideas.

1) Put together a knowledgeable group of rehabbers from the area. Their function would be to create a building shell list of properties in the neighborhood. These properties would be photographed, studied for historical merit and rated on physical intactness.

The present list is woefully short on details and this would cost virtually nothing.

2) Use the list to assign a priority order to the vacant buildings based on location and condition, and to formulate and enact a series of escalating responses to the various types of shell situations.

3) Redouble the SRG's efforts in the role of 'clearinghouse' to bring homebuyers, developers, rehabbers and these shells together. **Unless buyers are found for these shells, little can be done.**

The SRG promotes a number of worthwhile activities and programs.

We now need to assure that more Souard renters buy homes in Souard when they're ready. Bring the right people together and positive things do happen.

The crux of my ideas is this: The SRG should sit up the take more notice of the vacant properties around us, and take appropriate action to assure their preservation, purchase, and renovation. I am advocating a stronger approach and methodology.

Radical? Maybe. Necessary? Definitely!

If the SRG does begin to address this important issue, then perhaps the demolition of 816 Russell will have been justified. But if the SRG insists upon sticking its head in the sand until another demolition request looms imminent, then 816 Russell becomes even more of a waste.

I hope that the Souard Restoration Group will step up and shoulder this vital responsibility. If we are going to call ourselves "The Neighborhood Association of Souard," then it's time we fulfilled the role. The alternative is the status quo, and inevitably, the loss of more history to demolition.

I implore anyone who agrees or disagrees with my contentions and ideas to write to "The Souard Renaissance" and say so openly. This is no time for backbiting and silence; this is the time for dialogue and action. The continued progress of Souard depends on it, and us.

Let's DO IT!

The opinions and ideas that are expressed in this or any other article are not necessarily the same as the SRG Board or its members.

Editor's Corner

This wonderful, old neighborhood we call Souard has endured a lot of change over the course of its history. If anything is certain, change will continue to be a factor in the neighborhood's future.

In the past 300 years, Souard grew from woods and burial mounds into a country getaway for the privileged. With the discovery of gold in California, Souard began its life as an apartment district for those headed west.

The horse drawn trolley is given a lot of credit for making the neighborhood accessible to downtown on a daily basis.

Professional people started building single family homes, and soon the neighborhood was chocked full of buildings and people, workers and business owners side by side.

That went on for 30 or 40 years until the magical automobile became affordable to many. Why live with a bunch of coal soot when you could live several miles west and just drive into work? So long people with money. Hello people who can't afford a car to escape!

That went on for awhile until the World War II brought workers into the city and swelled the density of the neighborhood to a point where the buildings could not support the usage. Souard became a slum, not to mention an ideal right-of-way for the new interstate highway system.

A twist of fate forced the interstate to S-turn around what we now know as Souard. That single factor could have wiped us off the map . . . but it didn't. It actually created an opportunity.

No less than two groups of "Urban Pioneers" seized that opportunity, and with a great deal of optimism and investment, restarted the heart of a dying patient named Souard. Once again, change.

One thing unique about Souard is that it is a "new" old neighborhood. We have many different people who possess many different descriptions of the universe. So what am I getting to?

Letters to the Editor, of course! Because Souard is so young and successful, we as stewards of the neighborhood, must develop a plan of continuing development that is acceptable to all interests in Souard.

Are we residential? Are we commercial? Are we tourist oriented? Are we friendly? Many more questions can be raised and we should have an overall neighborhood policy to deal with these predicaments.

I have talked with different interests in the neighborhood, and I've heard some good ideas. Some mistrust has developed over the years between certain people, but we can overcome that.

For the next several issues of the *Souard Renaissance*, I would like to utilize the "Letters to the Editor" column for just this purpose. Send your ideas about the 'Big Picture' in Souard to our Post Office Box. I will get them and print them for the whole neighborhood to read and digest. If you have an idea for an article, let me know and we'll schedule you for an issue.

The deadline for the next issue is MAY 1, 1989.

Don't forget about change!

Dave Lester, Editor

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in Historic Souard

From Oil City to Soulard

Kathy Dabrowski: SRG Pioneer

by Ed Bushmeyer

If you are like most of us, you have eaten more of those yummy Girl Scout cookies than any diet could withstand. But you probably didn't know that the person who heads the annual Girl Scout cookie sales drive was also one of the Soulard Restoration Group's most active members during its formative years.

This month's column highlights the many contributions that Kathy Dabrowski has made to improve our Soulard neighborhood.

Kathy Dabrowski grew up in Oil City, Pennsylvania, a small city located about 90 miles north of Pittsburgh. As the name might suggest, Oil City is near the site where oil was first discovered in the United States.

Kathy left Oil City in 1970 to attend William Woods College in Fulton, Missouri. After graduating in 1974 with a degree in psychology she got married and moved to St. Louis' Central West End.

She and her husband, Bill Poe, moved into the first apartment building rehabbed by Mead-McClellan in Soulard in 1976. Area banks were so skeptical of our neighborhood's future at that time that Mead-McClellan was not able to get the financing to rehab the unit that Kathy and Bill



would occupy until after Kathy and Bill signed a lease. The completion of that apartment building on the southwest corner of 11th and Shenandoah marked the beginning of the rental rehab market in Soulard.

In 1977 Kathy and Bill bought a house on South 13th Street. They were among the first homeowners in the neighborhood to secure a gut rehab construction loan. Mead-McClellan did the custom rehab construction.

Kathy got involved with the SRG shortly after moving to Soulard and became the House Tour Chairperson in 1978. During her two years as chairperson, the house tour grew in size, stature and quality. Kathy also served as an SRG Board member from 1978-1980. In 1980 she was elected to a one year term as SRG Vice-President and in 1982 she was elected Secretary of the group.

In the fall of 1983, Kathy took the plunge and became SRG President. Under her leadership the Friends of Soulard program was instituted as a way of getting outsiders interested and involved in our neighborhood.

By 1984 banks had decided that Sou-

lard wasn't such a bad investment after all. As a result, we had three major apartment developers active in the neighborhood. While there was some difference of opinion about the relative quality of the developers' products, the group decided to support all three companies' requests for City financial assistance, rather than limiting support to any one developer.

Like many SRG members, Kathy Dabrowski's community involvement has not been limited to Restoration Group activities. She served for four years on the board of the St. Agatha Day Care Center. She has also held key volunteer positions in the political campaigns of yours truly and Alderman Phyllis Young.

The birth of daughter Molly and a divorce made 1986 an eventful year for Kathy. While keeping up with a three-year-old has necessitated curtailing some of her SRG involvement, Kathy has continued to grow professionally.

Chaminade House Tour

Continued from page 1

tour is part of the reason for this. Our regular tour goers are excited about the addition of the rehabbed neighborhood."

Soulard, as well as many other St. Louis attractions, influenced the *American Institute of Architects* decision to hold their annual convention in St. Louis on May 5-8. Local chapter member James Holtzman commented, "The St. Louis area in general has gone through many changes in the past 10 years. Unfortunately, our tour only will be able to cover portions of Soulard and Lafayette Square, due to time constraints."

The architects will visit Soulard on May 6 and 7, from 3 to 4:30 p.m. Soulard resident John Soderberg will guide the tour. Part of the architects' tour will in-

clude Soulard's historic row houses. The itinerary includes touring Mead/McClellan rehabilitated units as well as other restored and renovated buildings in the Soulard area. Local developers will be available to answer questions. The tour also will include the Soulard Farmers' Market as well as the newly refurbished Trinity Lutheran Church, which is celebrating its 150-year anniversary.

Both tours will enable people unfamiliar with the Soulard area to enjoy its friendly atmosphere and rich history. They may even find time to pick up an antique or two and buy some fresh fruit at the market.

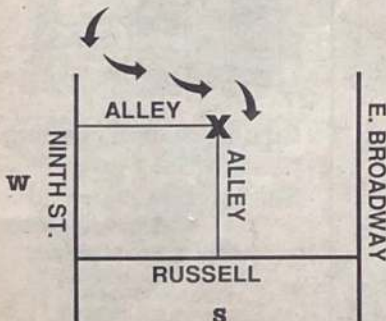
The Soulard Restoration Group Residential Promotion Committee assisted with arrangements for both tours.

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Uncle Duke Says: 'Yuppie, My Hind Foot'

by Uncle Duke

I have spent the better part of my life attempting to defy categorization.

If ever I found myself becoming too like one generic group or another, I would by some rather vague instinct react in the opposite direction, being careful however not to overreact and thereby land smack in the midst of an opposite but equal camp.

It was a difficult game and required a fine touch, but I always fancied that I played it with some skill and succeeded rather admirably.

Then along comes the presumptuous press, proclaiming for all the world to know that the city is the Midwestern Mecca of the highly homogenized and totally predictable Yuppie. Cripe!

There are some things that curl my toenails and this is one!

They used to call us Urban Pioneers and that was bad enough — Was this a prairie wasteland or what?

Did no one live here before the gentry decided this would be a good place to have house tours?

Then we were restorationists and rehabbers — not offensive, I suppose, but in my specific instance it rather overstated the case. But Yuppies?

Why do you think I came into the city anyway if not to differentiate myself from every mother's son who went to law school and then on to fashionably plump and drowsy suburbia?

The city was a flagpole for letting my figurative freak flag fly, as Crosby, Stills

and Nash wrote, and the city bore the colors well standing somewhat like the Statue of Liberty in the midst of what, to all the world but a few, was a bleak and frightening scape.

Native-born St. Louisans snickered, and the business/real estate/industrial complex continued to look at us as some sort of amusing fad, like communal hippies in the Mojave under the influence of some mind-diminishing drug.

But apparently the idea of life in the city made more sense than we thought, or perhaps more people were disposed to put their thumbs to their noses in response to conventional wisdom and lifestyles.

Who knows? Maybe Marshall McLuhan.

Anyway, one thing led to another and suddenly we're mainstreamed and upscale.

Someone blabbed and the Magic of City Living was out. Some of the myths were debunked, ghosts fled their closets, dragons by the dozen were slayed and flayed, and the next thing I know, Jefferson Avenue is the Yellow Brick Road and I'm living in a hotbed of Volvos and golden retrievers.

Well, as Gabby Hayes might say, "I ain't a-gonna leave."

I was here when, if it was respect you wanted, you mumbled when anyone asked you where you lived. "East of 270 and north of Gravois" was generally sufficiently vague.

I remember when this was the slow lane and the fast-trackers wouldn't so much as roll down their windows on the way through.

I remember when the Alderman wouldn't step foot in this neighborhood if it wasn't election day, let alone live in it.

Ah, but enough of the good old days. The fact is that the neighborhood, somewhere along the line, took an alarming turn towards respectability.

It happened right before my eyes too, so I'm no less guilty than the next person. I just feel bad about not speaking up sooner. But I'm afraid no amount of griping or self-recrimination can reverse the process, and I've been here too long to get up and move just because some journalist-type calls me bland names.

No, for better or worse, I'm kind of attached to the old neighborhood, and I

suppose I'm committed to stick around to see where it winds up.

Editors Note: Duke Haydon has lived and died in the City and Lafayette Square since 1974. He is perhaps the only person in this solar system with a triple major in English, Philosophy and Civil Engineering. He currently makes his living pursuing the latter at Innsbrook in Warren County. (That's 55 miles — one way). He writes for the Innsbrook in-house journal and the Lafayette Square Marquis. His proudest moments of late have been the birth of a son to his wife Diana and him in 1987 and appearing in Shakespeare in the Park in the summer of 1988 in Lafayette Park.



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The 'Filling In' of Soulard Continues

If you find the prospect of living in St. Louis' oldest surviving residential neighborhood attractive, yet desire the low-upkeep and convenience of living in a new house, Mark Conner Builder has the answer for you. And the answer comes at a surprisingly low cost.

Mark Conner's "Soulard Townhouses" will be built on a vacant lot at 9th and Lami. In total, nine units are planned (perhaps fewer if buyers opt for larger units). The exterior construction will be replica 19th century architecture, coupled with the features buyers find attractive in today's housing market.

Two basic floor plans (with options) are available. The smaller has two bedrooms with 1-1/2 baths. The large master bedroom (17'x121/2') has a window seat between closets than run the entire width of the bedroom. The master bath is large, with skylights and double bowl vanity. These two-bedroom townhouses have an eat-in kitchen, living room and dining room. Total square footage for these units is approximately 1,150.

The larger townhouse, which is nearly 1,500 square feet in size, has three bedrooms with 2-1/2 baths, including a master bedroom with a large walk-in closet. The master bath has an oversize tub (constructed on a platform), double bowl vanity, two linen closets, eat-in kitchen, and a "great room" that allows a variety of options in the design of "living" and "dining" room space.

Standard with both units are brick facade construction on the front, sides, and



New homes will be modeled after this existing 19th century structure.

cornice, fireplaces, elevated back decks, private alley, carpeting, quarry tile, and dormer skylights providing natural lighting for the master bathrooms. Unlike many homes in Soulard which are narrow and deep, these homes will be 31 feet wide allowing plenty of front windows for natural lighting. The basic design of the townhouses has been modeled after an existing 19th century building a little north of this location on 9th street.

Perhaps the most attractive feature of the townhouses are their basement garage parking (entrance from the alley), with indoor access to the living area. In

addition to space for parking, basements have storage space and laundry hook-ups. The two-bedroom units have a one car garage with a very large utility room. The three-bedroom units have a spacious two car garage with a utility room.

Most potential buyers will be surprised to find out just how little up-front money it takes to purchase a "Soulard Townhouse" from Mark Conner Builder. Because the development has received FSIP (For Sales Incentive Program) assistance, a two bedroom townhouse can be bought with as little as a 3% down payment, and the three bedroom with as little as 5% down. FSIP assistance covers all closing costs. And since the project is tax abated, annual property taxes are less than \$50.

Mark Conner is a pioneer in rebuilding and rehabbing in near southside neighborhoods. During the past seven years, his company has been responsible for building more than 400 "for-sale" residential units — more for-sale new housing than any other single developer in the City of St. Louis.

During a period when many residential developers are facing difficult times, Mark Conner is still planning and building residential developments on the near southside (visit his innovative St. John Square housing development in LaSalle Park). Home building is always a risky business, and it is particularly risky when developments are planned in historic neighborhoods.

When asked to account for his success and longevity, Mark Conner said, "When

we approached the problem of building in-fill housing in a historic district, we devoted substantial time and money toward finding solutions to the problem of matching what we know that public wants when buying new homes, with what neighborhood associations want in preserving the historic integrity of their neighborhoods."

There is no question that Mark Conner has successfully addressed that problem: buildings that architecturally blend into 19th century neighborhoods while providing indoor parking, decks, and the other conveniences of owning a newly constructed home.

For information about "Soulard Townhouses," call Mark Conner Builder at 436-1135.



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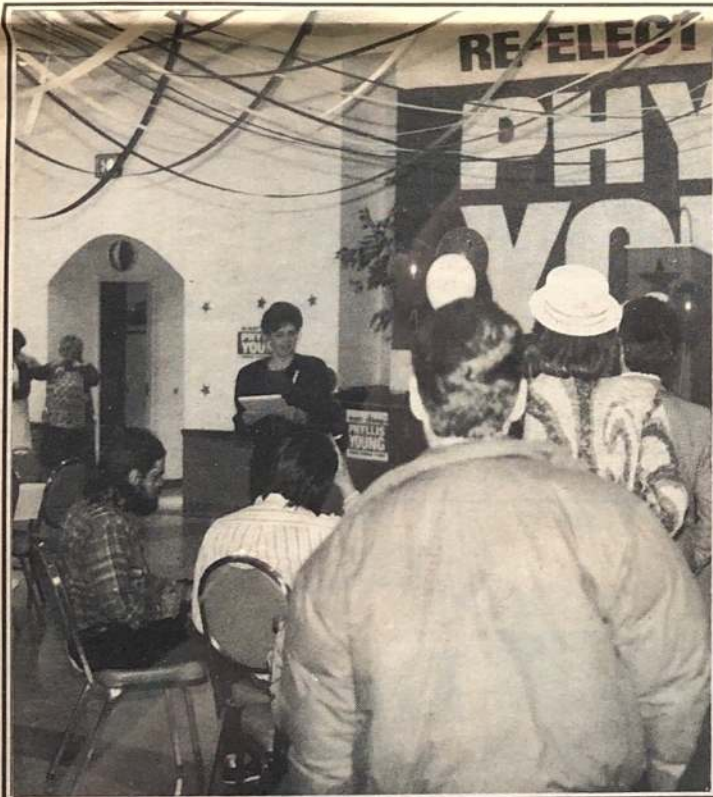
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Alderman Phyllis Young Victorious in Re-Election Bid



Committee Woman Judy Young and Souldard Restoration Group President Rod Wright congratulate Alderman Phyllis Young on her landslide victory in the Democratic Aldermanic Primary Election.

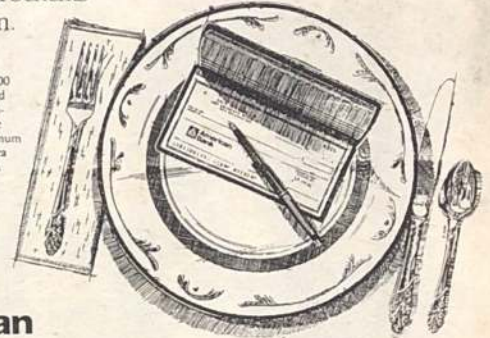


Alderman Phyllis Young thanks many of the volunteers who worked diligently on her re-election campaign. "Without your help and support I could not have done it!" Young asserted. "You people are the reason I want to continue to work to improve our neighborhoods and our city."

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New Starkloff Clinic Now Open



Ribbon cutting at Starkloff Clinic ushers in new era of health care in St. Louis.

On February 21st, the City of St. Louis opened the new Max C. Starkloff Health Center on the City's near south side just west of Soulard. The facility, located at 2220 Lemp at Shenandoah, replaces the old clinic at City Hospital which continued to operate after the rest of the hospital was closed in 1985.

The new clinic is part of a 25,000 square foot complex, all on a single level to insure maximum accessibility. The health center occupies approximately 20,000 square feet of the complex and provides an extensive array of primary care in the following areas: Adult Medicine, OB/GYN, Pediatrics, Ophthalmology, Dental, Non-Emergency Walk-In, Laboratory, Pharmacy, Nutrition, Social Services, and Dermatology.

The health center is open from 8:00 a.m. to 4:30 p.m., Monday through Friday. The telephone number is 772-7100.

The clinic is operated by the St. Louis Regional Health Care Corporation, which also operates the City's other clinics. Dr. William Kiely Sullivan, M.D., M.S.P.H. is medical director of the clinic. Booker Thomas, Vice-President of Ambulatory Care Services for Regional, oversees the administration of the facility. Greta Chitwood, R.N. serves as health center manager and Barbara Troup is the nursing director.

The site is also an Emergency Medical Services (ambulance) substation which will be utilized 24-hours a day, seven days a week.

Approximately 5,000 square feet of the

facility is being used for an Adult Day Care Program managed by the American Red Cross. That program is licensed to provide activity for 35 participants. The program provides group activities, educational programs, reality orientation, hobbies, cooking and field trips.

In announcing the opening of the new health center, Mayor Vincent C. Schoemehl, Jr. said, "The Max C. Starkloff Health Center will provide high quality medical care in a state-of-the-art facility to all who need it. This facility demonstrates our on-going commitment to improving health care in St. Louis."

Alderman Phyllis Young, who made the construction of the new clinic a priority during her first term in office, also spoke at the grand opening of the health center. "The Starkloff Clinic is a convenient and well-equipped facility which will meet our area's primary health care needs. The opening of the clinic represents a new day in health care for our city," Young commented.

The facility is named after Dr. Max C. Starkloff, who served as City Health Commissioner from 1895 to April 21, 1933. Under his leadership, the City made many important advances in public health. He was one of the main forces in establishing neighborhood health centers in St. Louis. In 1943 the City honored Dr. Starkloff by renaming City Hospital #1 after him.

The Max C. Starkloff Health Center was built at a cost of \$1,840,000. Medical equipment for the facility cost an additional \$700,000.



The new Starkloff Clinic at 2220 Lemp offers a wide variety of services.

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SOULARD SOUND

by the Roving Reporter

How would you improve Soulard?



**Fred Andres
Systems Analyst**

I would like to see the remaining 100 empty shells in the neighborhood rehabbed. (In accordance with the new proposed historic code, of course.)

**Abbey Stottlar
Law Student**

I want better and more PARKING. Plus cheaper cigarettes at the area gas stations, no cover charge for Soulard residents at the local bars, elimination of parking tickets on the streets on days that they actually do not clean the streets. But most importantly, PARKING, PARKING, PARKING.



**Pete and Jan Grace
Self-employed and
Compliance Manager**

Aside from having the last remaining shell on 8th Street rehabbed, we would like to see a combination video-liquor store called "Booze and Snooze" and a Schnuck's to locate in the neighborhood.



**Louis Tonkavich
Kept woman**

I would like to see all the residents of Soulard pull together to improve our city, instead of some people having to give 80% while others give 10%.



**Elaine Wright
Lawyer**

I hope that more beautification projects can be undertaken in the area. Green grass with more flowers, trees, and landscaping, especially in the empty lots.



**Jay Gibbs
Metal Trader**

Except for not having all the shells rehabbed, I like Soulard just the way it is with lots of variety of styles and diversity of people.

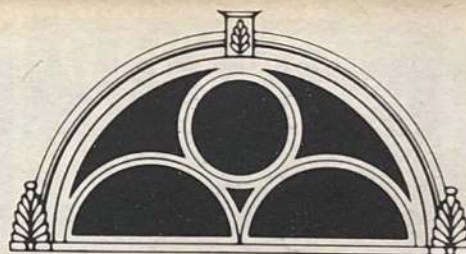


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Hostel Happenings

by Pete Grace
as reported by Tom Cochran

The 1988 issue of *Let's Go USA*, the popular tour guide for budget minded travelers visiting the states, describes our hostel as "unbeatable for price, proximity to downtown, and friendly atmosphere." Rates for AYH members, \$9.00; Non-members, \$12.00.

There is no curfew and we are open year round.

Really, that says it all, though during the months of January and February we often wonder why we stay open during the two slowest months of the year.

Typical overnight figures for January and February are 100 to 150 overnights per month. Our business flies south where most Youth Hostels lodge as many overnights per month as we do in a year.

But then we do meet interesting people from all over the world and the slow time of the year is the best time to spend some leisurely time chatting with travelers from places like: Holland, Japan, New Zealand,

Brazil, Zimbabwe, Lebanon and Spain.

We hosted an American who was in training as an assistant manager at the Downtown Marriot. Though he had a free room at the Marriot, he stayed with us here for 10 days for the companionship and cultural enrichment that is standard fare at all Youth Hostels.

He later sent us hotel items that were being thrown away by the Marriot, which we are using or giving away to hostellers. He has now settled in the Benton Park neighborhood.

In January, I particularly enjoyed Happy Birthday wishes from two Britons, a German, an Australian, a Texan and two Dutch hostellers. All this before ten o'clock in the morning! If this doesn't take the edge off of turning 43, nothing will.

On January 14th, a lawyer from Rio de Janeiro, Brazil, stayed with us for four days. We now have a standing invitation to visit Rio anytime. His card reads, "Alexandre Lorenzou de Almeida, advogado."

We learned from him among other things that many Brazilian automobiles run on pure alcohol. The resulting effect is less pollution and less depletion of oil reserves... if they would just stop cutting down their rain forests.

Two young women from Zimbabwe were touring the United States after having visited their friends in England.

Met a young man, Tony Powell, from Kentucky, who was on his way to California to fly to the Philippines for a two year stint in the Peace Corps.

My thirteen year old daughter invited her boyfriend from Tennessee for a "week-end at the Hostel." No comment from us, but he enjoyed the hostel, we heard later.

For some reason we are getting a lot of Japanese visitors this year. Soulard may have to open up a Sushi Bar to keep them all happy. The Japanese are very interested in Mark Twain and always try to visit Hannibal, MO before they head for home.

More and more folks are traveling the country by train. We recently had a Dutch family traveling by train that arrived at 2 a.m. They spoke little English, so we managed by speaking in broken German.

That's all from the Hostel for this issue. Please feel free to visit the hostel and our visitors. Help them out when you do see them about. It will certainly be interesting for both of you.

Remember, stay at "hostels" when you travel.

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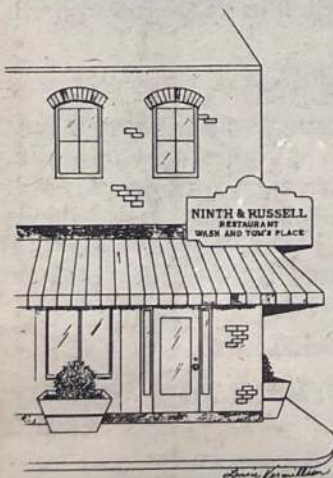
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Influences of H. H. Richardson To Be Shown at History Museum

The History Museum in the Jefferson Memorial Building in Forest Park will host a major architectural exhibition, *The Spirit of H.H. Richardson on the Midland Prairies*, scheduled to open during Historic Preservation Week on May 14, and run through Labor Day.

H.H. Richardson was the first American architect to lend his name to a style, the *Richardsonian Romanesque*.

In the years immediately following his death 100 years ago, the style spread quickly to virtually every town in America. Main streets, courthouse squares and residential neighborhoods gave birth to the heavy rock walls, low-sprung arches and elaborate foliate carving that gave the style its unique character.

St. Louis Union Station, built in 1892-94 by architects Link and Cameron, embodies the Richardsonian spirit, with its monumental entries and picturesque tower.

Stone, as a powerful vehicle of architectural expression, was used by Barnett and Haynes in the Robert H. Stockton residence in St. Louis in 1890; by T. C. Link in the west gate of Portland Place in 1891; and by Eames and Young in the east gate of Westmoreland Place in 1891.

"What made the style compelling," wrote curator Paul Clifford Larson ... was its success in embodying ... contemporary American ideals: indomitable strength, disciplined energy, and a doughty will to survive." (The resulting buildings) ... looked "immoveable, immutable and eternal in a

world of dizzying growth, displacement and change."

In commemoration of the centennial of Richardson's death in 1886, the University of Minnesota Art Museum organized *The Spirit of H.H. Richardson on the Midland Prairies*, an exhibition now touring the nation's central states.

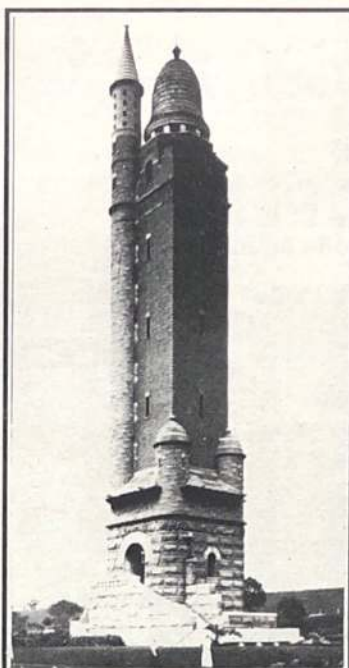
The Richardsonian Romanesque style as it evolved in the Plains is documented through a variety of artifacts from Richardson-inspired buildings — samples of regional building stones in a myriad of colors and textures; ornately carved stone and terra cotta ornament from buildings in Minnesota, Illinois, Missouri and Kansas; and furnishings from the famous Glessner House in Chicago.

Photographs, original renderings, and facsimile drawings comprise the core of the show.

The Spirit of H.H. Richardson on the Midland Prairies concentrates on the architecture found in a ten-state area that stretches from Minnesota and the Dakotas through Iowa, Kansas, Nebraska, Missouri and Illinois, down to Oklahoma and Texas.

In conjunction with the exhibition, a 180-page four-color catalogue with over 200 images and six essays by scholars of architectural history and geography is available, published by Iowa State University Press.

The History Museum is open Tuesday through Sunday, 9:30 a.m. to 4:45 p.m. and there is no admission charge to the



The Compton Heights water tower embodies the spirit of Richardsonian Romanesque architecture; Harvey Ellis, architect. Photo, Emil Boehl, 1890.

Jefferson Memorial Building or to the exhibition.

The Spirit of H.H. Richardson on the Midland Prairies has been supported by grants from the National Endowment for the Humanities and the National Endowment for the Arts, two federal agencies.

Special Events at the History Museum in May

Sunday, May 7 — 2 p.m.
WOMEN OF PROPERTY; MARY HEMPSTEAD LISA AND JEANNETTE FORCHET, gallery lecture by Katharine T. Corbett, MHS curator of education, in conjunction with "La Ville de Pain Court: St. Louis 1764-1820." Free.

Saturday, May 13 — 5 p.m.-7 p.m.

COCKTAIL PREVIEW OF "THE SPIRIT OF H.H. RICHARDSON ON THE MIDLAND PRAIRIES": reception opens new exhibition for Historic Preservation Week. \$10 per person. For reservation information, call (314) 361-1424.

Sunday, May 14 — 2 p.m.

"THE SPIRIT OF H.H. RICHARDSON ON THE MIDLAND PRAIRIES": new exhibition of photographs and architectural fragments shows works of architects influenced by Richardson; introductory lecture by Joni Kinsey, Ph.D., department of art history, Washington University. Free.

Thursday, May 18 — 6 p.m.

SELLABRATIONS: mini and silent auctions and cocktail supper organized by Flea Market volunteers; \$25 per person. For reservation information, call (314) 361-1424.

Thursday, May 25 — 1:30 p.m.

TEA LECTURE: "RICHARDSONIAN INFLUENCES IN ST. LOUIS": commentary by Marsha Bray and slides by Robert A. Mullen, MHS curatorial staff. Emerson auditorium; \$3 per person. For reservations, call (314) 361-1424.

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ST. LOUIS BEST RESOURCE FOR VICTORIAN HARDWARE

NOW OPEN
in Historic Lafayette Square

OUR CONCEPT: TO OFFER YOU

- ◆ The Best Prices
- ◆ Hard-to-Find Items
- ◆ Sources for Specialty Services
- ◆ Specialty Hardware for: Plumbing, Doors, Ceilings, Lighting, Specialty Wood, Gifts and Much More

OUR HOURS ARE:
M-F 11-7
SAT 9-5 SUN 10-4

(SOLID BRASS 9" x 3" - 120#)



621-0997

1817 PARK AVENUE 63104

SPECIAL — SPECIAL

Soulard Grand Opening

Wine and Cheese Party

Friday, April 7 — 6:00-10:00 p.m.

The Resource Is Here!

While rehabbing homes in Lafayette Square, Tower Grove East, Dutchtown, and now Fox Park, Chris Wynn discovered a need for a neighborhood business which would provide both amateurs and experts with a means to locate difficult to find reproduction hardware and related items. The result is THE RESOURCE, a Victorian hardware store located at 1817 Park Avenue in Lafayette Square.

From the moment one enters the modest-sized storefront, it becomes immediately apparent that this is no run of the mill hardware store.

Walls of intricate period doorknobs, pushplates, furniture hardware, and hinges entice even the most contemporary of tastes. One entire wall is devoted to bathroom fixtures including a wide assortment of faucets ranging from elegant solid brass creations to bold and casual white porcelain sets. Row upon row of furniture hardware adorn one display area, including recreated Victorian glass knobs in several colors with brass centers.

Also on display are solid brass door hinges in both plain and fancy designs as were existing at the turn of the century.

The incredible selection at The Resource is surpassed only by the prices. Given the quality of the merchandise, customers will find prices to be very reasonable. In fact, Wynn claims to be price competitive with even the stalwart of hardware stores; Central Hardware, on items of comparable quality.

Another intriguing feature of The Resource is its library which occupies one corner of the shop. Here, customers can

browse through volumes of information related to wallcoverings, fencing, outdoor and indoor lighting, custom drapery, and, yes, even more Victorian hardware. Although, many of the items featured in the informative booklets are not carried in the current inventory, all can be obtained.

Chris encourages customers to use this library as a sort of "idea mill" to get concrete ideas to support initial plans. Chris also claims that he is constantly being asked to recommend painters, plumbers and other rehab specialists. So, if you or someone you know is capable of providing these services stop by and visit Chris and make your skills known. Since opening his doors during the first week of February, Chris has quickly established a strong customer base consisting of residents from Soulard, LaSalle, Hyde Park, and, of course, Lafayette Square. Surprisingly, there has also been an overwhelming number of customers from the Webster Groves and Kirkwood areas. This latter customer base has been so strong that Chris is already considering plans to open a second store in the Webster area.

Chris' long-range plans are to operate a shop where customers feel free to stop by and discuss common problems. He is currently considering the installation of a big screen television and woodburning stove for the convenience of his clientele. So, if you are currently in the market for any of the items mentioned in this article, or even if you are just looking for something to do on a Saturday afternoon, stop by and pay Chris and The Resource a visit. It promises to be a pleasurable experience.

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1915 Park Ave.
436-7177

Introductory Wine Tasting Classes
Wednesday, April 12

7:00-9:00 p.m.

Call for Details

HOURS: Monday-Friday, 10:00 a.m. to 7:00 p.m.
Saturday — 10:00 a.m. to 6:00 p.m.

Neighborhood Fabric



This feature is included in the *Renaissance* lest we forget the condition and appearance of the streetscapes of Soulard not so many years ago.

In this summer of 82' streetscape, these four freestanding, neglected townhouse shells at 1836-1838-1840-1842 South 9th Street, previously held by a speculator, were hardly the toasts of the block.

Purchased all together by a Soulard Restoration Group member, the four shells were then methodically sold one by one — this practice was once commonly undertaken by SRG members to ensure that the new buyers could and would renovate, not speculate, and render the hulks as attractive neighborhood assets.

Happily, this is the case. 1836 and 1840 were purchased and rehabbed by Series, Inc., as rental properties.

1836, on the left, was unusually arduous. Over half the building had to be razed and rebuilt from the foundation upward!

1838 and 1842 (the smaller, narrower two shells) were purchased and rehabbed by separate individuals as custom-designed single-family townhouses.

The Victorian, Second-Empire facades of all four townhouses received historically accurate restoration, featuring attractive, colorful paint treatment.

Since the second photo was taken, new curbside trees have been planted in a program sponsored by the SRG.

Yes, the Soulard Restoration Group has made and is making a real, substantial difference in the Soulard neighborhood.

Of interest to you home-hunters: 1842, on the right, is currently available for sale!



Festival of Faces: Gone But Not Forgotten



"Soulard Is Alive and Well" the banner proclaims. Despite below zero wind chill, the Soulard Mardi Gras festivities commenced without incident or frostbite. The SRG's entry, (pictured above) won third place in the float judging.



"Let Us Introduce You to Your Next Home"

814-18 GEYER

Great investment opportunity. 3-story gutted shell with 3 city lots partially landscaped. Zoned commercial, built up from alley with parking.

1231 SIDNEY

A lovely 2-family in Soulard. Rehabbed with 2-car garage. Home and income in great area. Second floor townhouse unit has 2 baths.

2715 SALENA

Senate Square area. Owner may consider some financing for qualified buyer. Mother-in-law quarters on first floor.

2320 SOUTH 9th STREET

Attractive 2-bedroom, 1.5-bath townhome with beautiful wood floors. Seller will pay up to \$1,500 in closing costs. Rapidly improving block.

19XX SIDNEY

How to make living less taxing. This 2-family could provide you with a home with rental income. Historic Senate Square area.

1224-24 VICTOR — New Listing

Opportunity to rehab and live in comfort. Two attached townhomes with all systems including central air conditioning.

1323 SHENADOAH

Three stories of contemporary living space with a 28'x14' master bedroom with large bath and dressing area. Buyer's choice on carpet color.

1929 SOUTH 9th STREET

Unique 1-bedroom townhouse with all the modern conveniences. Priced right! First time home buyer low interest rate available.

2350 SOUTH 10th (Rear)

An alleyhouse perfect for that first time home buyer.

808 GEYER

Great restaurant/bar with central air — presently leased. Eclectic brick courtyard. Large 3+bedrooms, bi-level apartment upstairs.

1016 GEYER — New Listing

Luxury townhouse and apartment. Antique doors, spiral staircase and sunrooms.

1841 SOUTH 10th STREET

This is a 4-family with long time tenants. Could make two excellent townhouses conversion.

1804 HICKORY

Lafayette Square rehab. Open floor plan, heat pumps, skylights, etc. Price reduced. Lease purchase available.

1834 LAFAYETTE

Comprehensive renovated townhome. All updated systems. Large walkout deck on third level with great view.

Don't Know Where to Start?

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