

The Soulard Restorationist

VOLUME I ISSUE 12

JANUARY, 1977

Agenda

The major order of business on the agenda for the monthly membership meeting of the Soulard Restoration Group to be held on Wednesday, February 2, 1977 at St. Agatha Parish Hall, 9th and Utah, at 7:30 P.M. will be nominations to fill a vacancy on the Board of Directors.

Notes from last meeting

December:

New members will be introduced at each meeting. The Soulard Restoration Group has received a \$2,000.00 grant from the National Historical Trust which will go towards a payment to the lawyers in the Boys' Club issue. Progress on the House Tour was reported. An order for the first 25 plaques was completed at this meeting. The Missouri Heritage Trust held a meeting November 14 in Columbia, Missouri. The next meeting will be held in April and will be open to anyone. Memberships are \$10.00 each: P.O. Box 895, Jefferson City, Missouri 65101.

January:

New members were introduced: Rev. Hemen, Mrs. Hollenberg, and Bill Dye. Dick Phelps complimented everyone on the success of the December House Tour. Mike Smith has resigned from the Board of Directors. Gary Cope and Jim Mazdra were nominated for the position with elections to be held at the February meeting. Through CDA, it was learned that shells throughout the city are going to be boarded up. Soulard Market Apartments are now open on So. 9th Street by the Market. The city is going to plant trees along the streets in Soulard. The Restoration Group received a request to bid on this project.

FIRST YEAR ANNIVERSARY

This month marks the first anniversary of the Soulard Restorationist. The newsletter began on January 22, 1976 with a two page publication. The original staff consisted of Skip Gatermann, Karen Rowley, Jamie Lewis and Don Bennett. As the year progressed the newsletter took on a new look with standard features, graphics, greater in depth news coverage, and free add service to Group members. The staff at present totals seven hard working, dedicated individuals who devote many hours each month to provide the members of the Soulard Restoration Group and our growing list of restoration-minded subscribers with this valuable communications link. HAPPY ANNIVERSARY!

SKETCH ON BOARD CANDIDATES

The following two people have accepted nomination to run for the vacant position on the Board of Directors created by the resignation of Mike Smith. The election will be held at the February membership meeting.

Gary Cope. Gary and his wife Mira own the lovely townhouse at 911 Soulard Street. Gary works for the Blue Cross here in St. Louis. Since arriving in Soulard

last summer, Gary has become very active in the Restoration Group. He is a member of the newsletter staff and worked very hard on the October Walking Tour and the Christmas Parlor Tour. Some of you may recognize Gary from his excellent portrayal of Santa Claus on the December 19th tour.

Jim Mazdra. Jim and his wife Lori are newcomers to Soulard. The Mazdras are restoring a four family shell at 1847 South Tenth Street. Jim is a free lance fiction writer. Both Jim and Lori have become active participants in the Group and worked on our Christmas Parlor Tour.

INFORMAL NEIGHBORHOOD MEETING ADDRESSES ISSUES

Ninth Ward Alderman Martie Aboussie was the guest of honor January 17 at a meeting at Karen and Tom Farmer's home, 3306 South Ninth. The purpose of the get-together was to discuss the progress of the neighborhood. Jim Felling acted as chairman.

First item on the agenda was coverage of the efforts of the Soulard Restoration Group. Mr. Aboussie was presented with copies of the housing list, press releases, pamphlets and other marketing materials used to encourage purchase and restoration of homes in the historic district. "Our basic objective is to help people who want to sell their buildings," said Clark Rowley. "One of our highest priorities, of course, is to find new owners for abandoned and vacant buildings," Mr. Aboussie was told.

The impact of related group projects, such as street and park improvements via Community Development Agency Block Grants and the creation of a social atmosphere, were also mentioned.

Tom Farmer outlined several problems in the St. Agatha area which are detrimental to neighborhood interests and development. Mr. Aboussie promised to look into these matters.

The Boys' Club was briefly mentioned, and Mr. Aboussie was presented with a copy of a position paper of the group.

Judy Shehan updated Alderman Aboussie on progress of the St. Agatha Day Care Center, which is presently enjoying a full enrollment and serving neighborhood and South Side day care needs.

Felling outlined progress of the Neighborhood Housing Service. He is a board member of the organization. Alderman Aboussie said he is most encouraged by the NHS effort and looks for continuing benefits to the area.

Also attending the meeting were Celeste and David Lenzner, Dale Preston and Mary Mertens.

Alderman Aboussie expressed interest in activities of the group. Questions concerned the function of the Soulard Neighborhood Improvement Association, budgetary matters of the day care center, and other subjects.

SOULARD MARKET TO BE REPAIRED

The City of St. Louis has allocated \$125,000 in 1977 General Revenue Funds for much needed improvements to historic Soulard Market. The exterior improvements will include new roofs, gutters, cornice repairs and a complete repainting. Lyle Maninger, Chief Architect for the Board of Public Service, stated that Historic District guidelines will be followed as much as possible. Construction is to be completed this year.

N.H.S. ELECTS 1977 BOARD OF DIRECTORS

During the annual meeting of the Neighborhood Housing Service of St. Louis Inc., held January 6, Jim Felling was elected to the Board of Directors. Previously, Felling had served on the board following the resignation of Mike Smith.

Also at the meeting, John Wuest, president of the NHS board and vice president in charge of real estate at Mercantile Trust, reviewed the activities of the corporation over the last year.

He explained that most of the effort of the organization over the last six months has been devoted to establishing the administrative machinery. However, NHS is now fully operational, he reported.

In fact, Wuest said \$58,000 of bankable loans and \$8500 in high risk loans have been approved.

During the next 12 months, many more loans will be made, he stated, and NHS is planning on developing a number of home improvement related programs.

Despite the snow storm on the evening of the meeting, attendance was good. NHS staff members were introduced, along with attending board members. Also introduced was Alderman Martie Aboussie of the Ninth Ward.

THANK YOU, THIRD DISTRICT

The Soulard Restoration Group would like to thank the St. Louis Police Department for the splendid police coverage on December 19th for the Soulard House Tour. The residents of this historic community feel a deep satisfaction and pride in having the services of the Lynch Street Police Station. As editor of the Soulard Restorationist Newsletter, I wish to express our continued appreciation for such outstanding service.

Garry L. Waters
Editor-in-Chief

PARLOR TOUR GROUP SUCCESS

Dear Members:

I would be more than remiss if I did not acknowledge and extend thanks for the participation of almost every member of our group and a 100% follow-through on every commitment that made our tour a pleasurable evening for our guests, the paying public.

I wish to extend my and I'm sure the entire group's special thanks to the members who so graciously allowed the use of their parlors. We all recognize the effort and hours it takes to prepare for tour guests. We all extend a hearty hurrah and well done to Garry Waters, who as chairperson of our tour committee, worked out the many details necessary to have the tour and coordinated everything so that it was a smooth and professional presentation enjoyed by all.

Dick Phelps
President

KEEPING OUT JACK FROST WHILE PRESERVING HISTORY

By Skip Gaternann

One dilemma which every restorationist much face sooner or later is winterizing windows while maintaining the historic facade. I was determined not to square off my beautiful rounded windows and throw up "lovely" raw aluminum triple track storm sash, even though my fingers grew frost bitten in the bedroom. So after much thought and the wearing of thermal underwear, a solution from the past presented itself. Wooden interior storm sash!

I had visited Karen and Clark Rowley's house many times and studied the beautiful walnut interior storm sash that had been built into their home a hundred years ago. If they worked in that house a hundred years ago, I thought, they ought to work, with some modification, in my two and a half story brick refrigerator today.

The storm sash had to be made on special order at a planning mill. After taking careful measurements, making sure that the crossbar would match the window's crossbar, I trudged off to a highly recommended planning mill. I found the price reasonable and placed my order.

Two weeks of watching my breath each night while climbing into bed passed before my windows were ready. Then I placed them in the windows, mounting them with wood screws. When spring arrives, they will be easily removed by

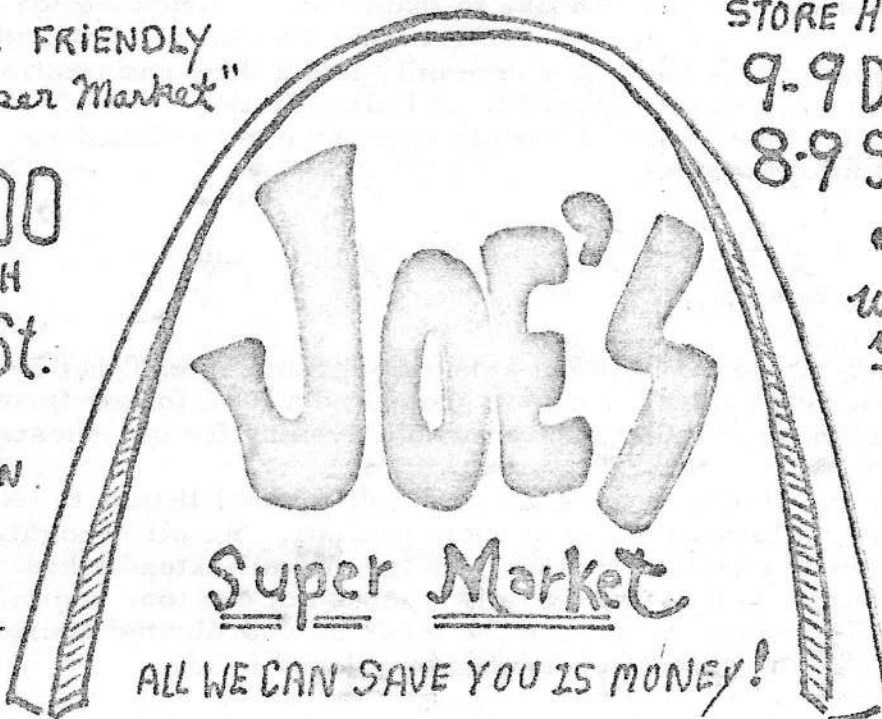
removing the screws and placing the windows in storage.

The interior storm sash maintains the arched window tops which are a highly important architectural detail on a Victorian house. The craftsmen of the last century realized that arched windows serve to elevate the structure, thus making it appear taller and more stately. Exterior storm sash diminish this effect. For more information on interior storm windows, as well as a personal inspection of interior storm sash in use, feel free to call me at 771-4191, evenings.

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New Faces

THE BETTS

Phillip and Gail Betts purchased the two buildings at the corner of Menard and Barton, 2400/2402 Menard and 1014/1016 Barton. Ultimate plans include converting the living areas into townhouses. The store front will hopefully be converted into an art gallery. Immediate plans include converting the third floor of 2400/2402 Menard into a studio.

Gail is a student of fine arts at SIU-E and plans to make good use of the skylight. Phil is Building Superintendent at Western Union's forty-three acre complex in Bridgeton. They reside in Alton. They have been members of SRG for a year and have been actively looking for "The" right property. They are members of the newly-formed chorus of the St. Louis Symphony.



MORE NEW FACES THE DYES

Bill and Glenda call 2710 South Tenth Street home. As the owner of Bill Dye Plumbing Company, Bill has done quite a lot of plumbing in Lafayette Square and Souldard. Over that period of time Bill's love of old homes and especially Souldard homes grew. Last May Bill purchased the six family rowhouse and began to work on it.

The Dyes plan to use a lot of exposed brick in their home to compliment their planned Spanish decor. Underway at present is a two story breakfast nook with a balcony of lush plant life. Also planned is an indoor garden in the basement. The Dyes plan to make use of the entire six family as their home. In restoring the house, Bill has the help of five year old Chuck, the Dyes' junior restorationist.

REVEREND HEMAN

The Rev. Richard J. Heman is one of our newest members. Fr. Heman is the associate pastor at St. Agatha's, and has lived in the neighborhood since June. A teacher of social studies and American

problems at John F. Kennedy High School (Manchester), Fr. Heman often uses Souldard as part of his urban problems studies. Students learn about the history, the problems, and the "recycling" of the area and then make field trips to Souldard to see what they've studied. Fr. Heman is very interested in community organization and urban development and hopes to be able to work with us in those areas. He is interested in getting to know members of the group and learning from us. (Bring a hammer, Father, and you'll be welcome anywhere!)

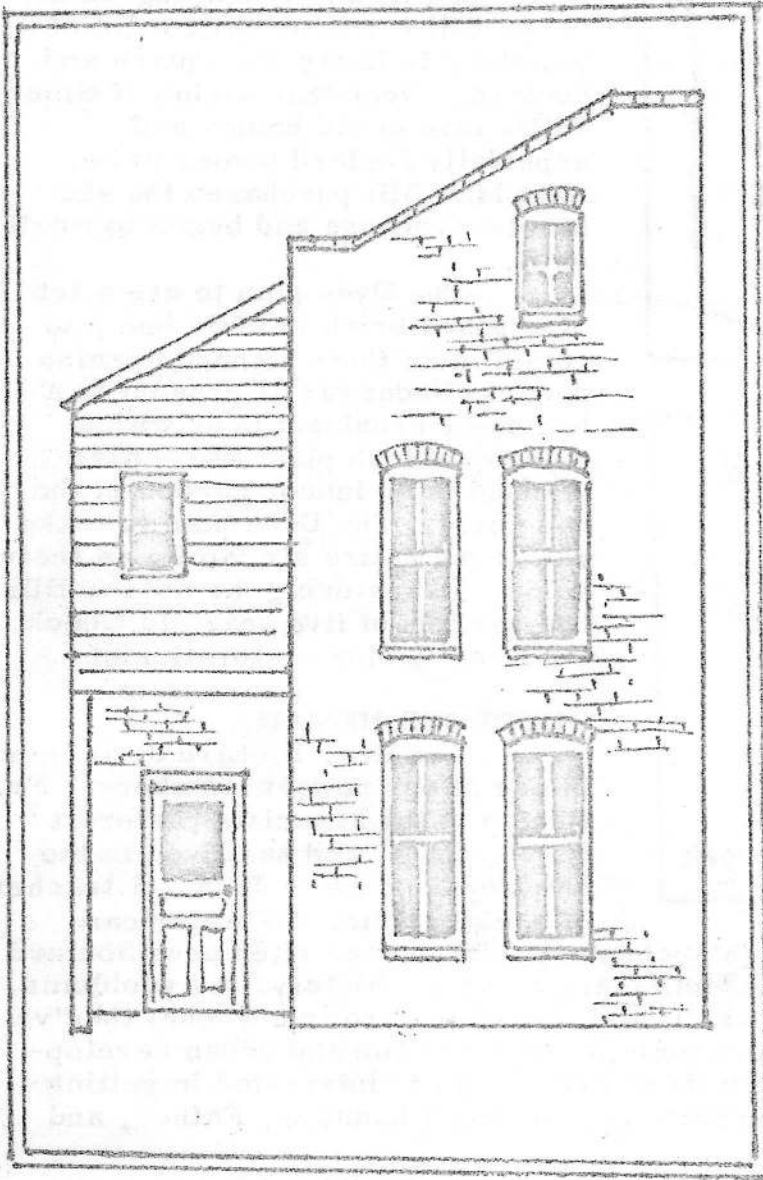
RUTH HINES

Ruth recently moved into the completely restored carriage house at the rear of 1225 Lami Street. Ruth found Souldard by accident while she was looking for an older place in which to live. She feels that older structures have charm and character which rarely exist in newer buildings. Ruth Day restored the carriage house in 1976 and Ruth Hines has found that it provides privacy, and convenience. She likes the people she has met down here and the way they have "pulled" things together. Ruth finds her new home especially convenient to her work. She is the advertising director for Stix, Baer and Fuller.

KEVIN DAVID DEMPSEY

Kevin joined the household of his parents, Jerry and Debbie, 2401 S. 13th Street, at 6:30 P.M. on January 10, 1977. Congratulations, Jerry and Debbie, on the arrival of your new 7 lb. son.

La Maison



This month we are featuring the "Flounder shell" located at 2212 Menard. A flounder house, like the fish, looks as if someone stopped half way through construction. A shell is a pile of brick and wood that is still recognizable as having once been a building.

This structure is being restored by Dick and Delores Phelps. Their research indicates that Anna Hoge, a widow built the house as a one story two room structure in 1869. She owned the building until 1902. Since originally constructed, this flounder house has had a second story added over the original two rooms and a kitchen added to the rear of the first floor. These additions were made in 1889.

The Phelps are not pure restorationists. Their plans are to restore the exterior in keeping with its period of construction. However, the interior of the house will be completely contemporary.

On a rainy day in March, 1975, the Phelps first saw the delapidated shell. It had been vacant for nine years and had been used as a neighborhood dump. Quite naturally, they immediately fell in love with the place. When a city inspector presented them with a list of twenty corrections they had to make before occupancy, they just chuckled because he hadn't noted even half of the problems.

At this time the exterior is almost completed and in the next year or so the house will be ready for the Phelps to move into.

Incidentally, when you look at the Phelps' Flounder house and the structure to the immediate south, it

may seem as though the Flounder was built up to the other structure. Actually, the structure next door was built up to the Flounder. Thus the Flounder is a style in and of itself, not a second cousin or make-do style.

The reasons for the evolution of the Flounder design are probably varied. One possible contributing factor is the fact that in the days of the Flounder's origin, there was no indoor plumbing. Thus, water was collected in cisterns or a rainbarrel for use for washing, etc. Interestingly and very practically, the flounder permits all water to drain into one downspout and this into one cistern or rainbarrel.

TO THE EDITOR

A solution to the Boys' Club controversy has come to mind that may give both Soulard and Lafayette Square what we want. There are many vacant lots in Soulard that could easily hold the buildings in question. Let us consider purchasing vacant

LRA lots and having these buildings moved to new sites. This will help fill in gaps of vacant land and these lovely historic buildings will be saved. If we are going to have the ball field, and my opposition to that is well known, at least all won't be lost. I hope this won't be necessary, however, if the Boys' Club will give us the buildings for the land, it is an idea to be considered.

Jean Brunton

Table 1. Weight and Ratings of Firewood

Species	Weight in Lbs./Standard Cord		General Rating & Remarks	Weight Classification
	Green	Air Dry		
Osage Orange	5,480	4,380	Good	Heavy
Hickory	5,040	4,240	Excellent	Heavy
Locust	4,640	3,840	Good	Heavy
Oak	5,040	3,760	Excellent	Heavy
Ash	4,160	3,280	Excellent	Heavy
Walnut	4,640	3,040	Good	Medium
Elm	4,480	2,960	Good	Medium
Hackberry	4,000	2,960	Good	Medium
Soft Maple	3,600	2,640	Good	Medium
Cedar	3,560	2,680	Good	Medium
Boxelder	3,500	2,500	Fair	Light
Pine	4,200	2,500	Fair-good kindling	Light
Cottonwood	3,920	2,240	Fair-good kindling	Light
Ponderosa Pine	3,600	2,240	Fair-but smoky	Light
Basswood	3,360	2,080	Fair-good kindling	Light

Table 2. Heating Value of Popular Woods

Species	Million BTU's Per Standard Cord		% As Compared to Hickory
	Green	Air Dry	
Hickory	20.7	24.6	100
Bur Oak	19.2	22.7	92
Red Oak	17.9	21.3	87
Ash	16.5	20.0	81
Maple	15.0	18.6	76
Elm	14.3	17.2	70
Cottonwood	10.3	12.5	51

Light weight woods best for tinder.

Heavy weight woods best for coals and staying power.

ENERGY SAVING

Soulard homes are renowned for their high ceilings and huge expanses of rooms which all need to be heated in the winter season. A good supplement to the furnace is a fireplace or stove which adds a certain glow and character to a room.

Wood can be obtained from parks and certain cemeteries at various cutting times during the year. The chart to the left, provided by the Co-operative Extension Service of the College of Agriculture, University of Nebraska - Lincoln, provides a good indication of the heating values of various woods.

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A MORALITY PLAY

(in four acts)

ACT 1

Scene 1

Time: August 9, 1976, at 2:15 P.M.

Setting: The office of James Amaco, administrative chief, Department of Refuse.

The setting is that of a typical city office. Many desks are in a large room. People are milling about. A few people are working, but most are engaged in bull sessions. The furnishings are bleak. The wall is decorated only with a clock, a calendar which reads "TODAY IS AUGUST 9" and a poster exhorting employees to "HELP KEEP ST. LOUIS BEAUTIFUL". Amaco is at his desk, writing. His phone rings.

"Amaco here". His tone of voice is very professional, businesslike. "Yes. Trash on a vacant lot. What is the address? OK. The procedure we follow is to issue a warning to the property owner. If the situation isn't rectified, we take him to court. Thank you for calling, Mr. Pendigrass."

ACT 2

Time: September 15, 1976, 8:00 A.M.

Setting: Same as act 1. The calendar and clock indicate the new date and time. Only Amaco and one or two other people are in the office. As the scene develops, other workers arrive in the background. As they do, morning bull sessions begin. A cup of steaming coffee sits on Amaco's desk. His phone rings.

"Amaco here. Yes, Mr. Pendigrass." (pause) "What day was it you called?" Placing his hand over the receiver and addressing a secretary nearby, "Sal, see if we have anything on a vacant lot at 1721 South Ninth." She leaves the room and comes back with file folder. Amaco removes several pieces of paper, stapled together.

"Mr. Pendigrass? We sent out an inspector. There certainly is a lot of trash on the lot. There is only one small problem. The lot belongs to the Land Recycling Commission." (pause) "Well, that makes a big difference. If the lot belonged to a responsible party, that is, a private citizen, we could force him to clean the lot or face a stiff fine. But, since the lot belongs to the City of St. Louis..." (pause, Amaco has obviously been interrupted.) "I know that it is a violation of City law. Yes, it is a health hazard and a potential fire hazard." (The interruptions are continuing.) "But, you see, the land is owned by the LRC, which is a City agency. I work for the Department of Refuse, which is another City agency." (pause) "A home owner would be taken to court, but that is the point. I can't take another city agency to court." (pause) "Hopefully, the Department of City Institutions will clean the lot up." (pause) "Well, Institutions is responsible for cleaning LRC lots. I know

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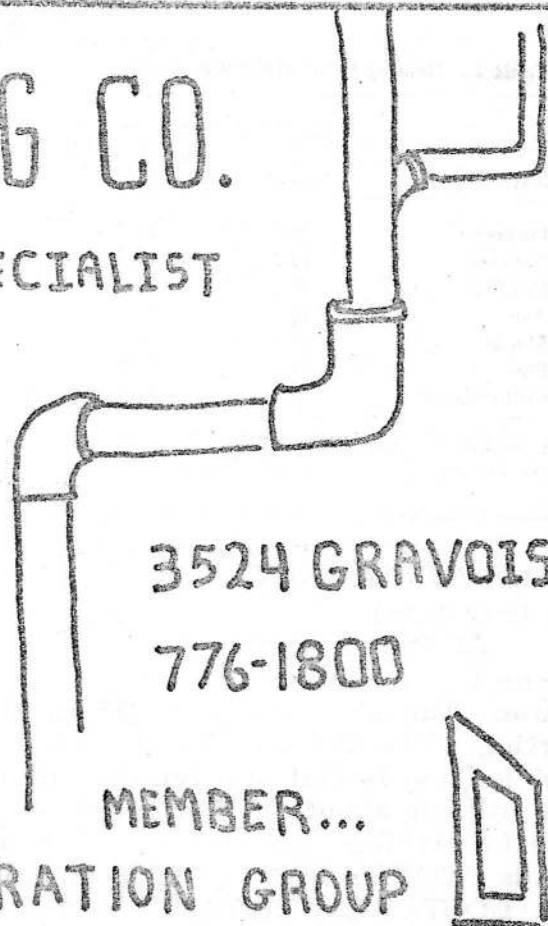
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that that doesn't seem to make a whole lot of sense, but that is the agreement that was worked out between the three departments involved." (Pause) "They have promised me that they will have it cleaned up by the end of the month." (pause) "yes, it has been over a month, but you have to understand how difficult it is to get three city departments coordinated."

ACT 3

Time: November 10, 1976, 11:30 A.M.
Setting: Same as before. The office is about half empty. Amaco answers his phone:

"Amaco here. Yes, Mr. Pendigrass," (pause) "The trash is still there." Amaco frowns and then sighs. "Mr. Pendigrass, I have just run out of things to do. Boheme promised me that he would have that thing cleaned up by October first. Then he told me it would be October twenty-second, then by November ninth." Amaco is clearly exasperated. "There is just nothing else I can do." (pause) "It might help if you called him yourself. His name is Mr. Robert Boheme. His

title is Commissioner of Institutions and his phone number is 435-5111.

ACT 4

Scene 1

Time: November 10, 1976, 12:00 Noon

Setting: The office of Robert Boheme. The setting is much the same as the office of Amaco. Many desks are in a large room. Since it is lunch time, most of them are empty. An ugly, but functional, wall clock is in the background. Boheme answers his phone.

"Hello, this is Mr. Boheme. (pause) "Yes, Mr. Pendigrass, what seems to be the problem?" (long pause) "Well, that is not our responsibility (pause). Oh, it's LRC." (another long pause) "Listen, Mr. Pendigrass, let me put you on hold and I'll check into the files." He presses the 'hold' button on his phone and mutters under his breath. As he does so, a secretary enters the room.

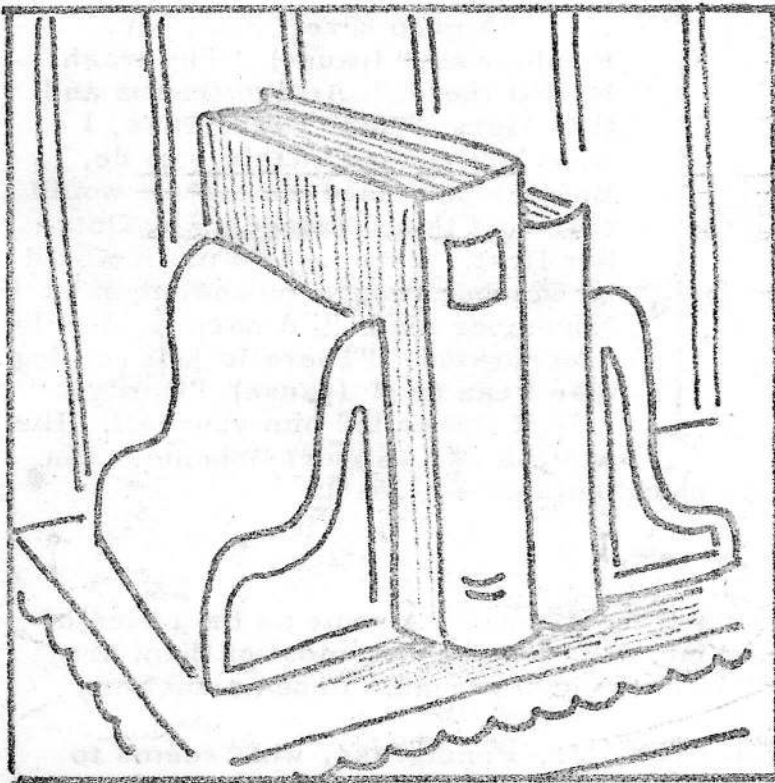
"Judy! I'm glad you're back. I have a Mr. Pendigrass on line three. Get rid of him for me."

Scene 2

Time: November 20, 1976, late afternoon.

Setting: A vacant lot at 1721 South Ninth Street. In the foreground is a very large pile of trash, consisting of derelict chairs, couches and beds, a few old tires, assorted lumber and miscellaneous trash. Most of this is leaning against a brick wall, but some of it is scattered about. A dog sniffs at a garbage bag which has been ripped open, its contents spilling out onto the ground. Two boys, their ages about 10 to 12, enter the scene and rummage through the trash. One of them picks up a wine bottle and smashes it against the wall. The second follows course. Snow begins to fall.

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is published by Praeger at a list price of \$20.00. Old House Journal to subscribers at \$12.95.

Saint Louis - Portraits of the Past by Harry M. Hagen, Riverside Press. This book contains over 200 photographs taken just after the turn of the century. Despite the fact that the book has such excellent photography, there are numerous distractions which seriously hinder its quality.

Each picture is poorly captioned and is seriously lacking in identifying information. This would have been easily overcome with a little research. In some instances, a sixth grade student could have written better captions. Another serious flaw is the poor quality of the binding. After thumbing through the book only a few times, the binding began coming apart and the pages deteriorated. Another problem stemming from the poor binding, is the fact that one cannot view the entire picture on most pages for it is lost to the portion of the page which is bound. However, with all its flaws, the book is still worthy of being placed in any library on St. Louis history. The book is available at area book and department stores.

POST SCRIPT

The first draft of A Morality Play was written during the first week in November, 1976. After three seemingly futile months of weekly calls and many letters, the lots were cleaned on November 22, 1976. Mr. Pendigrass strongly suspects the most significant call was one made to a trouble shooter for Mayor Lindley on November 20th.

RESTORATION LIBRARY: BOOKS IN REVUE

The Tasteful Interlude, (American Interiors Through the Camera's Eye, 1860-1917) is a must for anyone interested in restoring his Victorian home to its past grandeur. Written by William Seale, the book contains 256 pages, a majority of which are full page black and white photographs of original homes of all types from all over the country. There are great idea starters throughout, from cozy living rooms to elegant parlors, and dining rooms of the wealthy and humble alike. You may be astounded by the bizarre taste of some of the people who lived in homes of the Victorian era.

Each picture is described in great detail. In several instances homes are shown before and after a major decorating trend has completely changed the feel as well as the appearance of a home. This is a very exciting book, one which you will never tire of exploring. It is also available through the

FROM THE RANGE

NEW ORLEANS PRALINES
Contributed by Jamie Lewis

3 cups light brown sugar
(tightly packed)

1/4 cup butter

1 cup heavy sweet cream
pinch of cinnamon

1-1/2 cups pecan meats

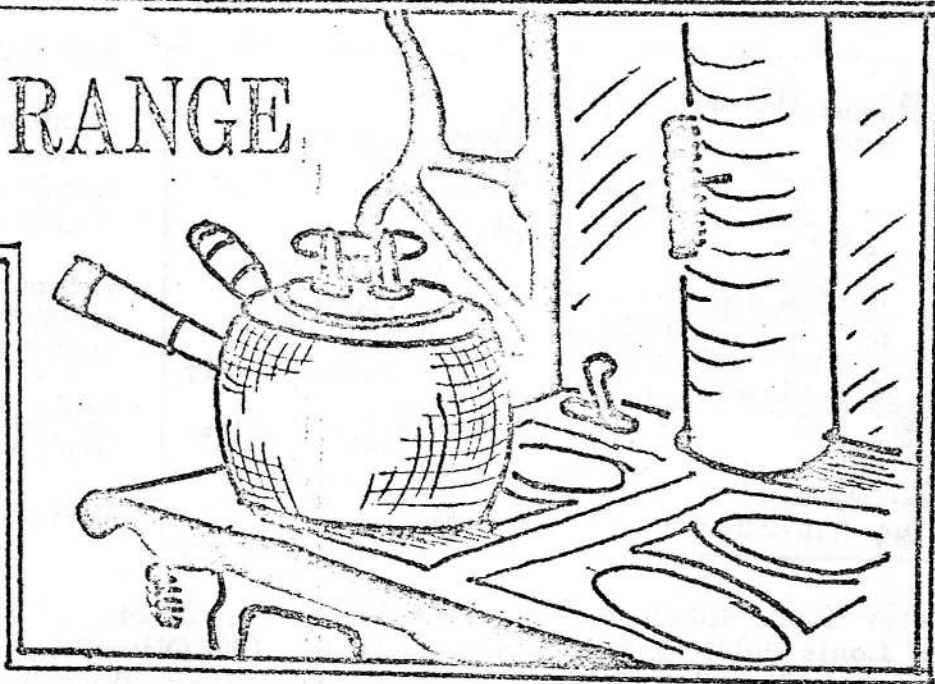
Mix sugar, butter,
and cream in heavy pan or
kettle. Cook until soft-

ball stage (236 degrees F on a candy thermometer). Remove from heat. Add cinnamon. Beat until almost cold. Add nuts. Drop by spoonfulls onto marble slab or wax paper. Makes about 18 three inch pralines. (Be warned against too much cinnamon.)

(A tip as to when to stop beating and start spooning -- beat until the mixture changes color and you can see the bottom of the pan.) (If the candy hardens before you finish spooning, add a little cream.)

Modified Recipe

Use the contents of a one pound package of light brown sugar, instead of the three tightly packed cups. Substitute one 6-ounce can of evaporated milk for the cream, and margarine for the butter.



THE MARKET PLACE

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For sale or trade: one and a half inch conduit (a whole bunch) plus assorted
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Miracord 40C turntable, almost new, needs minor repair, make offer. Call
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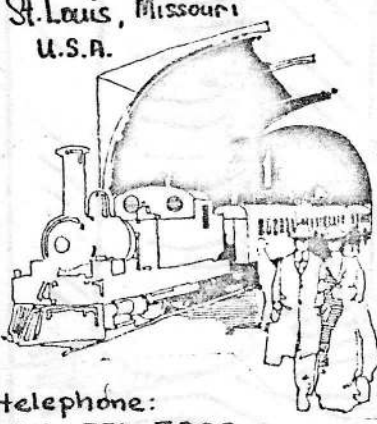
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CONCERNED PRESERVATIONISTS WHO ARE NEW SUBSCRIBERS

Tom Asterino, 2612 S. 12th St.
St. Louis, Mo. 63118

Ester Cope, 810 Center St., East Alton, Ill. 62024
St. Louis Public Library, Serials Dept., 1301 Olive St., St. Louis, Mo. 63103
Dr. and Mrs. Franz Arzt, 875 E. Camino Rear, Boca Raton, Fla. 33432

ROSTER UPDATE - NEW MEMBERS

James B. & Caroline A. Bowie, 1047 Glenway, Glendale, Mo. 63122 - Phone 965-7617.
Bill H. Dye, 2710 S. Tenth St., St. Louis, Mo. 63118 - Phone 776-1800 or 772-4186.
Rev. Richard J. Heman, 3239 S. Ninth St., St. Louis, Mo. 63118 - Phone 772-1603.
Mrs. B. F. Hollenberg, 14833 Ralls Lane, Bridgeton, Mo. 63044 - Phone 739-1469.
Phone Number Correction - Norman Vanesse, 421-1192.

GIFT IDEA

A timely suggestion: Give the "Soulard Restorationist Newsletter" to a relative or friend. What better way to become informed of the exciting progress evident in this growing urban community of St. Louis. Only four dollars brings this newsletter to your home for twelve months. Simply fill out the coupon below and drop in the mail.

Please send the monthly Soulard Restorationist Newsletter to my home. Enclosed is \$4.00 in cash for a one year subscription.

Name _____

Address _____

City _____ State _____ Zip _____

Telephone _____

Send to: The Soulard Restorationist
Box 13312 - Soulard Station
St. Louis, Mo. 63157

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ELEGANCE FOR JUST \$12.45!!!

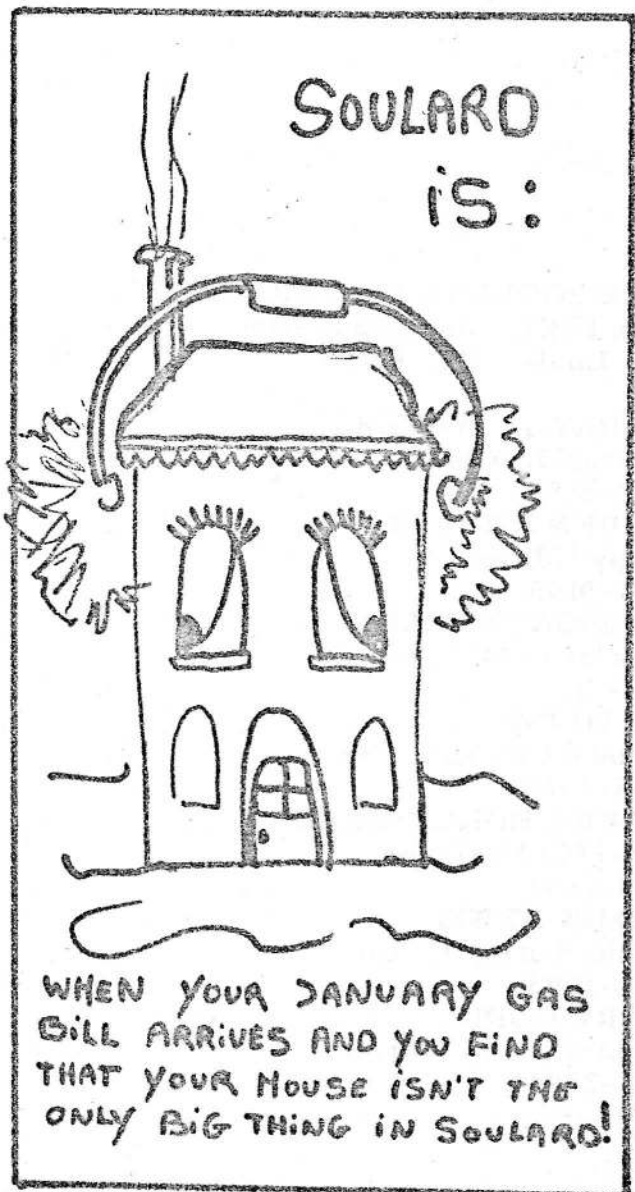
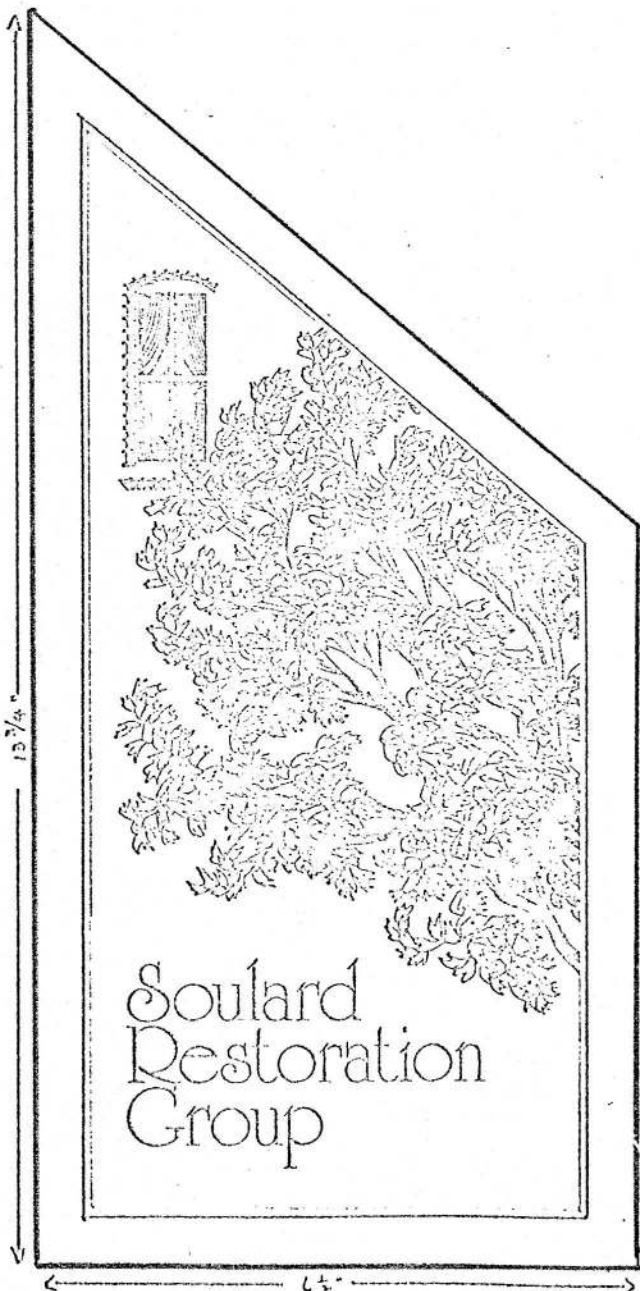
The handsome Soulard Restoration Group logo plaques are now available for just \$12.45. The plaque, designed by logo contest winner Barbara Clark, carries the half Flounder house shape typical in Soulard. A window enhanced by leafy tree branches is part of the design. The plaques are mounted on heavy silver-colored metal, with holes drilled for easy mounting. They are guaranteed to be weather proof. Get your plaque now by completing the form below.

To: Ruth Day
1225 Lami St.
St. Louis, Mo. 63104

I want to order _____ Soulard Restoration Group plaque(s) at \$12.45 each.

Enclosed is _____.

Name _____ Address _____ Phone _____



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