

The Soulard Restorationist

VOLUME I ISSUE VI

AUGUST, 1977

Agenda

The tentative agenda for the membership meeting to be held on Wednesday, August 3, 1977 at 7:30 P.M. is as follows:

1. Minutes from previous meeting.
2. Minutes from board meeting.
3. Treasurer's report.
4. Report on the Walking Tour.
5. Lafayette Square slide presentation.
6. Social hour following the meeting will be at Rick and Pat Finkelstein's.

NEW MEETING PLACE

Trinity Lutheran Church will be the new meeting place for the Soulard Restoration Group. The address is 8th and Soulard. The next meeting will be Wednesday, August 3, 1977 at 7:30 P.M.

Notes from last meeting

Summary of minutes from Soulard Restoration Group Meeting held July 6, 7:30 P.M. at St. Agatha.

Skip Gatermann reported that the Restoration Group made \$938.95 at the Convention Center Garage Sale.

Gary Cope reported on the July 16 Walking Tour. It will be a 9-block tour in the Soulard Market area and

tickets are now available.

Beginning in August, the Restoration Group will meet at Trinity Lutheran Church at 8th and Soulard.

The SRG buildings on Menard need boarding and cleaning; therefore, a party will be held July 23 beginning between 9:30 and 10:30 at the site of these buildings at 2302-2304 Menard. Everyone is to bring equipment.

At the conclusion of the business meeting, Billie Phillips, a faculty member from the Humboldt Visual and Performing Arts school, informed us of ways they wanted to become involved in the community.

RATE INCREASE

Subscription rates for the Soulard Restorationist for non-members of the Soulard Restoration Group will be raised from \$4.00 to \$5.00 per year. The increase is necessitated because of higher publishing costs. For non-members to obtain copies of the Soulard Restorationist, send your name, address and \$5.00 to:

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

SOULARD INN

At the time of this writing, the fate of the Soulard Inn lies in the hands of the

St. Louis City Counselor. His decision may end what has been a long and sometimes frustrating struggle for a group of citizens who have been trying to get the liquor license of the bar revoked.

The Soulard Inn, located at 1800 S. 10th Street, has been a sore spot for citizens living near the bar for some time now. Neighbors have complained that the bar is a source of supply for area winos, that it is the scene of numerous street fights and other disturbances, that it sells liquor to minors and that it makes liquor sales on Sunday. Last March, a group of people living near the bar decided to take action and filed a protest petition against the renewal of its liquor license. Thus, a long and complex set of events were set into motion.

According to the Protest Rules and Regulations issued by the Office of the Excise Commissioner, "full drink, C.O.L. and 5% Drink licenses expire and must, therefore, be renewed every six months."

"At any time after a drink liquor, C.O.L. or 5% Drink license has been issued, persons in the neighborhood of the licensed premises can prevent the license from being renewed when it next expires. This can be done by submitting to the Excise Division a protest containing the signatures of either a majority of the owners of the parcels of property or a majority of the persons living or conducting business on the main or surface floor within the prescribed petition circle of the licensed premises." The prescribed petition circle is "a circle with a radius equal to 200 feet plus one-half the width of the front of the tavern premises projected to the street easement on which the tavern fronts"... "Any parcel of property tangent to, intersected by or contained within the prescribed petition circle is counted as being in the circle. A husband and wife holding property jointly count as only one entity owning property... A partnership consisting of two or more people and owning a parcel of property counts as one owner. An entity owning more than one parcel of property counts as one owner. Streets, alleys, right of ways, easements and Government owned properties are not counted as parcels of property." Interpreted, this means that if a man and wife jointly own three houses in the petition circle their holdings are counted as one parcel of property and one owner. However, if they jointly own one house, the husband owns the second and the wife owns the third, their holdings are counted as three parcels of property with three owners.

Undaunted by nine legal sized pages of protest rules, the neighbors of the Soulard Inn filed a written protest of the neighborhood against the renewal of the Full Drink License of Violet Kabbaz. Using the formula derived from the Rules, the neighbors determined that there were 16 parcels of property and thus 16 property owners. The signatures of 9 property owners were obtained and a date was set for the first hearing. Again quoting from the Rules: "At this first hearing any additional signatures from the protestors ... are accepted. Also, all questions concerning protest procedures are answered. A second hearing date is then set. Those present at this first hearing are notified verbally of the second hearing date. Between the first and second hearings, an inspector from the Excise Division verifies the signatures on the ... protest. No new signatures will be accepted after the end of the first hearing. At the second hearing, the inspector testifies as to the results of his investigation of the signatures on the protest..."

The first hearing was held April 29, 1977. Walter Pott and Gary Cope represented the protestors. The Kabbaz family was not represented. The final hearing date was set for June 3, 1977. On May 27, one week before the final hearing was to be held, Gary Cope received a letter from the Excise Commissioner stating that due to the shortage of inspectors, the hearing had been delayed until June 17. On May 31, six quit claim deeds were filed on the bar and on an adjoining vacant lot. Previously, the bar and lot had been owned by Abraham and Violet Kabbaz, one property according to the protest rules. After the quit claims had been filed, the bar was owned by Janet and Rojena Kabbaz, daughters of Abraham Kabbaz, and the vacant lot was divided into four properties, each deeded to different members of the Kabbaz family. Each property resulting from this subdivision measured approximately 30' x 28'. This meant that there were now 20 parcels of property in

the petition circle instead of 16, and 9 signatures did not count as a majority.

Seven protestors were present at the final hearing. Violet Kabbaz arrived accompanied by her lawyer. The protestors present at the hearing complained that the Kabbaz family's property transactions made it almost impossible to close the bar. Even though the protestors were confident that they could obtain the eleven signatures necessary to constitute a majority of twenty property owners, it was discovered that the Kabbaz family owns another vacant lot within the petition circle. Using the same ploy, the family could again increase the number of parcels of property.

Mr. Quinn, the City Excise Commissioner stated that he would defer his decision in this case until he had received an opinion from the City Counselor regarding the legality of the Kabbaz family's actions. He said that this was the first time in 20 years that anyone in St. Louis had tried to use this particular tactic and that the issue of its legality had never been resolved. Since it would probably take a month or more to receive an opinion from the City Counselor, Mr. Quinn said that he would continue to grant 30 day extensions to the bar until the opinion was received. If the opinion came back in favor of the Kabbaz family, he would grant a six month renewal.

At the present time, the neighbors who filed the protest petition are still waiting for the ruling from the City Counselor. An unfavorable ruling could bode ill not only for them, but for any other group of citizens who are attempting to shut down a bar which has become a nuisance to their neighborhood.

EAST ST. LOUIS

The Mayor of East St. Louis, The Honorable William Mason, and ten East St. Louis Councilmen visited Soulard on July 12 to view progress of the neighborhood.

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The tour was set up by Doris Cason, an art consultant for the East St. Louis School System. Ms. Cason and a number of others have been working closely with East St. Louis public and private organizations to establish a historic district in the city in order to provide groundwork for preserving housing stock rather than demolishing it.

Recently, a square block, the 1000 block of Pennsylvania Ave. in East St. Louis, was designated a historic district. There are five houses on the block. Two are inhabitable.

With governmental encouragement and private support, it is hoped that people can be found to purchase and restore the structures, as had been done in Souldard. Purpose of the visit of Mayor Mason and the councilmen was to see what progress similar St. Louis neighborhoods are making. The group also toured Lafayette Square and LaSalle Park. The program of the Souldard Restoration Group was discussed, and Mayor Mason was most interested in the diversity of people attracted to the neighborhood. Questions included the racial composition of Souldard, progress of getting new owners for shells and degree of city interest in the restoration of the neighborhood.

The East St. Louis governmental officials toured the home of Karen and Clark Rowley. Also present for the tour was Ken Oestreich of the Community Development Agency.

NEWS FROM HEIGHBORHOOD HOUSING SERVICES

New Office. On June 3, 1977, NHS St. Louis moved from 2925 Salena to 1934 Arsenal. This residence, rehabilitated by Western Textile Products Co., will not only serve as NHS offices but will also offer an example of how an older, deteriorated home can be rehabilitated. "Before and after" pictures are on display to show the dramatic changes that have taken place.

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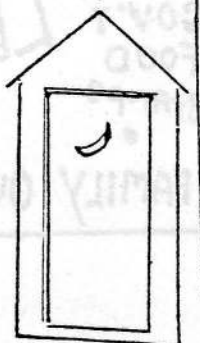
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Loans. The NHS Loan Committee met June 2, and granted three more NHS loans. Other success stories are on the way.

Projects where the owner finances his own rehab using the architectural services and contractors of NHS now number 17.

Banks have given rehab loans (referred by NHS) in the amount of \$140,180 to people living in the NHS area. Institutions granting these loans were Chippewa Trust Co., Jefferson-Gravois Bank, Mercantile Trust Co., and South Side National Bank.

Paint Program Reminder. NHS is participating in a CDA funded paint program providing paint, thinner, and equipment for eligible residents in the NHS area. Criteria include:

1. House needs painting.
2. Work to be completed in 60 days.
3. All homeowners over 55 will be provided paint (labor from Office on Aging).
4. Priority for paint receipt:
 - a. Owner-occupied houses.
 - b. Non-owner occupied but owner lives in NHS area.
 - c. Non-owner occupied and owner lives outside NHS area.

For more information call: Kevin Twellman - 865-2676.

NEWS AND NOTES

Jesus Church, United Church of Christ, at 12th and Victor Streets is getting a new coat of paint. In fact, the church is being redecorated inside as well as out. The new coat of paint really enhances the building with its lovely rose window.....

At 3:00 A.M. on July 9th a shed at the rear of 2202 Menard Street burned to the ground. Dave Lewis saw the blaze from his home on Lami Street and called the fire department. All of this happened quickly enough so that the alley house at 2204R Menard was saved. The alley house suffered only minor injuries....

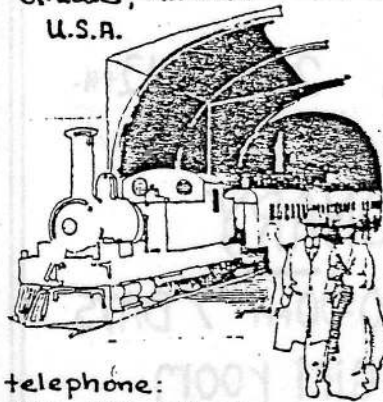
The CDA staff took the members of the Citizen's Advisory Committee for Community Development on a tour of CDA funded projects around the city on July 8. Part of the tour included the Souldard sights of Pontiac Square, Souldard Market and the St. Agatha Day Care Center....

The Parks, Forestry and Recreation Department has submitted its block grant proposal, part of which requests that the proposed multi-purpose courts be located in Pontiac Square instead of Souldard Market Park. This would destroy Souldard's one and only large baseball diamond!....

\$940.00 was raised by the SRG "Junk Booth" at the world's largest garage sale. When booth workers saw how the customers went after the "junk" as if it were gems they said it only proved that "One man's trash is another man's treasure."

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MY FAVORITE THINGS

When asked to write an article on my favorite things in Soulard, I knew it would not be an easy task. Which of the many would it be? Well...

Big stormer doors with teardrop windows are a tremendous favorite. They are truly elegant and seem to bring questions to my mind about what is happening in the house behind them. A roaring fire beneath a marble mantle? A dinner party in a large dining room? Teardrop doors rank fairly high among my favorite things, but not nearly so high as a walk through the alleys of Soulard. The alleys of Soulard tell a different story of the neighborhood than its streets. On view from Soulard alleys are porches of all shapes and designs which represent some of the most outstanding artwork of America's 19th century carpenters. Also, on display are those architectural gems which one cannot see from the street... the alley houses. Supposedly at one time Soulard had more alley houses than any other place in this country.

The list of my favorite things is endless, so perhaps I should tell of my most favorite thing... Allen Market Lane. Most people don't even know where it is. Allen Market Lane is the little alley-like street located behind the Mexican-American Hat Factory building. The street is very narrow and has a very European flavor about it. It is the only lane in Soulard. It is named for the old Allen Farmer's Market which used to occupy the spot on which the hat factory now stands. Behind one of its homes is an old wooden barrel factory. It is the narrowest of all Soulard streets. There are other unique features about it, but I feel one should discover them for one's self. As the song says, "These are a few of my favorite things."

A NOTE OF THANKS

I wish to send this note of thanks to all of our Soulard friends and neighbors. When Joe was in the hospital during May and June just lolling around and doing nothing, waiting, waiting, the cards really lifted his spirits. Whenever I arrived in the evening I could always tell when he had received another one. He was all smiles and his eyes would light up as he showed it to me. Also, when I could tell him so-and-so asked about him, it was a painless shot in the arm. So, thank all of you from both of us for making a very trying time a little brighter.

Many thanks -- Mary and Joe Johnson.

COOK BOOK

The Soulard Restoration Group is at present preparing a cookbook of unusual value and content. The book will contain over 170 favorite recipes from people of the Soulard neighborhood. Many of the recipes are original old world family "hand-me-downs" which have never before been published.

In addition to the recipes, the book will contain a quick reference, specially selected up-to-date cooking information section. This will contain items such as ways to use leftovers, time tables for meat cookery and a metric conversion chart.

The price of the cookbook is \$3.75. Advance orders are now being accepted by calling Darlene Gattermann at 771-4191.

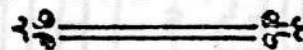
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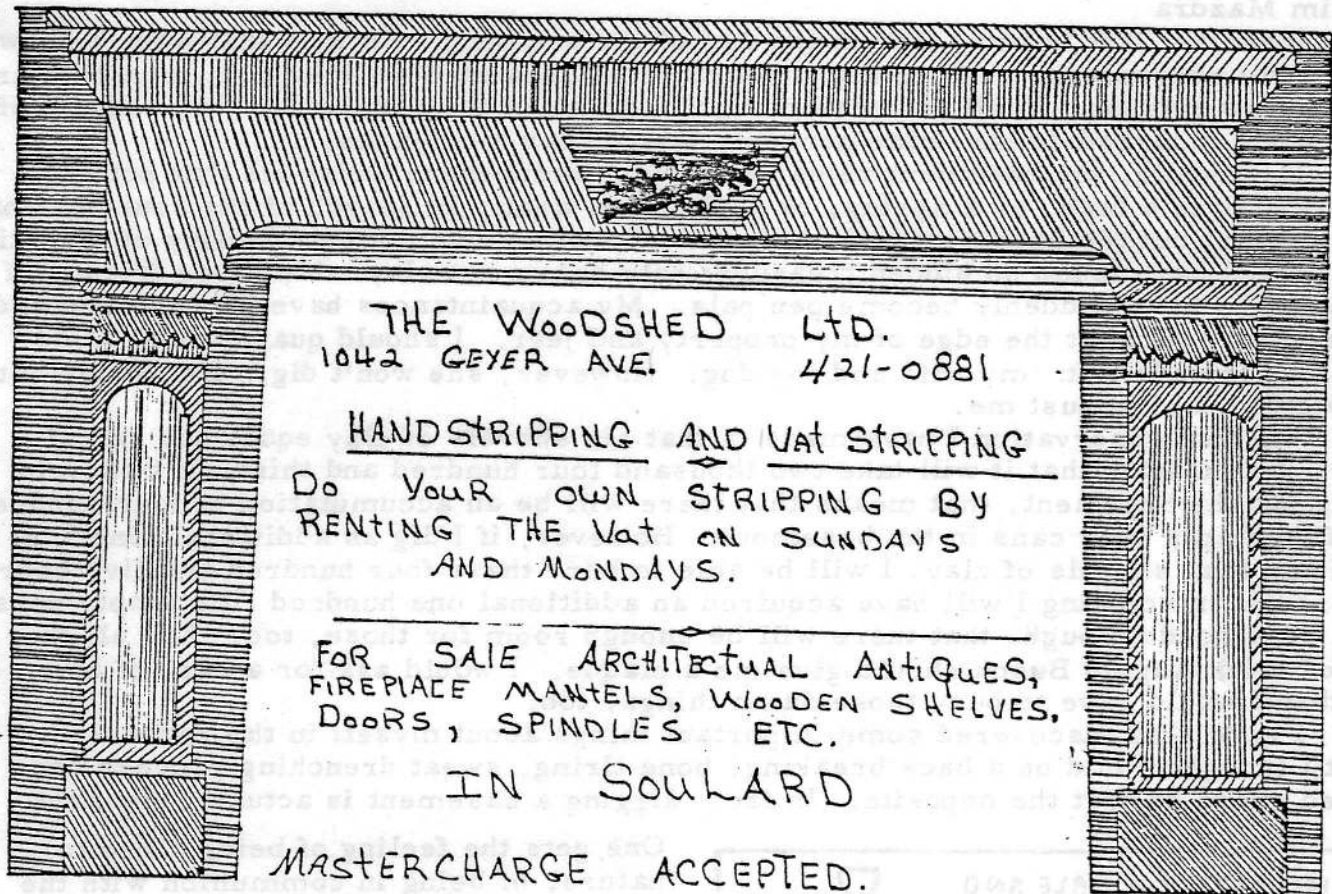
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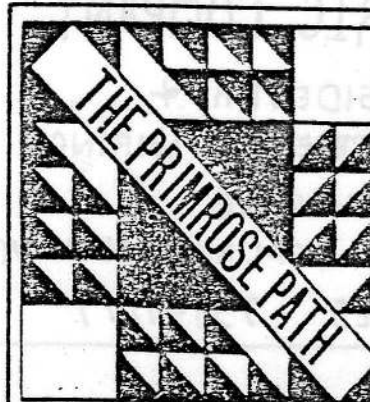
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NOTES FROM A SOGGY BASEMENT

By Jim Mazdra

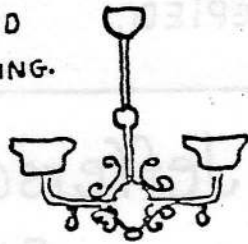
Insanity, like beauty, lies in the eye of the beholder. So it is that when I show my slowly progressing shell to my suburbanite acquaintances they nod, mumble, and beat a slow retreat. In all fairness though, I do much the same when they tell me of their sixty thousand dollar, nine percent, thirty year mortgages.

Meanwhile, my basement remains soggy. Somewhere under all that pottery quality clay is a leak, or a spring, or God knows what. In search of the source, I have been digging out the basement and have come up with some not so startling observations. First off, I have found no hidden treasure; only heavy wet clay. My close friends of many years have suddenly become pen pals. My acquaintances have disappeared and my enemies stand at the edge of my property and jeer. I should qualify that. I do have two friends left: my wife and my dog. However, she won't dig. He would, but she won't let him, just me.

Another observation I have made is that six shovels of clay equal one can of beer. Calculating that it will take two thousand four hundred and thirty full shovels to dig out the basement, that means that there will be an accumulation of four hundred and five empty beer cans in the basement. However, if I dig an additional nine hundred and four shovels of clay, I will be able to bury those four hundred and five beer cans. But in so doing I will have acquired an additional one hundred fifty empty cans. I am convinced, though, that there will be enough room for those, too. For all that work I think Auggie Busch should give me a plaque. I would ask for a case of beer, but then I would have to bury those damn things, too.

I have also discovered some important things about myself in the process. What I thought would be a back breaking, bone tiring, sweat drenching process has turned out to be just the opposite. In fact, digging a basement is actually pleasant.

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I have to go now. The doctor only lets me do this for an hour a day. He says that it will help me get better, and the sooner I get better, the sooner I can go home. He only says that because he doesn't want to help dig. But if you want to help, let me know. Give a call. I'm in the book.

NORTHWEST



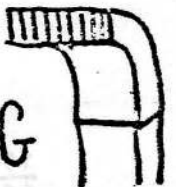
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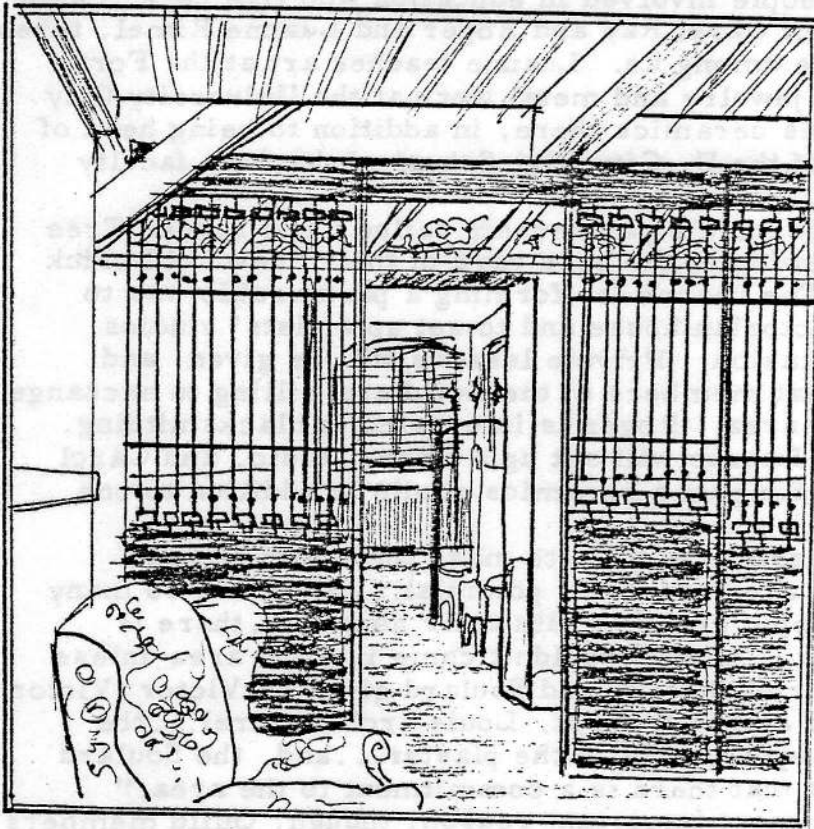


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RESTAURANT REVIEW



We are happy this month to add the new and delightful Lemp Mansion restaurant to the growing number of Soulard area businesses.

Located on DeMenil Place just off Utah, the Lemp Mansion Restaurant is a venture of the Richard Pointer family. The dining rooms are situated in the lower level of the one-time Lemp residence. The prevailing atmosphere is one of casual elegance. Warm wood tones compliment tasteful wallpapers, overstuffed chairs, hanging planters, ornamental iron and glass. Following closely the original structure, the Pointers have created two cozy dining rooms, a large entrance foyer, an intimate waiting room and a scaled down version of the original wine cellar.

The main menu is offered Tuesday through Saturday and consists of attractively presented sandwiches plus a daily entree which includes salad and dessert. All of the foods served are prepared by Mrs.

Pointer and her daughters. The sandwiches all include french fried potatoes, creamy cole slaw and garnish. Sandwich prices range from \$1.90 to \$3.00, and the entree is normally \$4.25. A family style dinner of pan fried chicken, mashed potatoes with milk gravy, stewed apples, corn on the cob, green beans, cole slaw and sliced tomatoes is served on Sundays.

Having made a number of trips for dinner, I have found the quality of food and service to be very high. The hamburger was both juicy and flavorful, the cole slaw and french fried potatoes were tasty additions, the whole being served on oval platters garnished with tomatoes, lettuce, pickles and olives. It is well worth the price of \$1.90. Of the entrees, a baked ham with sweet potatoes and pineapple was as mouth-watering as any I have eaten. Other meals have proven equally satisfying.

The restaurant hours are: Tues. - Thurs. 11:30 A.M. to 10:30 P.M.
Friday - 11:30 A.M. to 2:00 A.M. - Saturday 5:30 P.M. to 2:00 A.M. - Sunday 12:30 P.M. to 5:30 P.M.

Brendon's



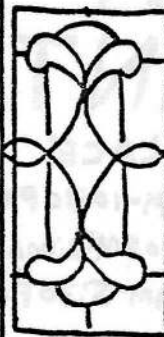
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New Faces

One of the things commented on about Soulard is the number of people involved in education who live here. With the addition of Carol Ray and Roger and Luanne Rimel, three more teachers have found a home here among us. Luanne teaches art at the Fort Zumwalt high school. Roger teaches jewelry and metal work at the University City High School of the Arts. Carol teaches ceramics there, in addition to being head of the department. (At this point, half of the U. City High School of the Arts faculty lives in Soulard.)

Luanne, Carol and Roger have formed a partnership called "The Linden Tree Guild" after the large Linden tree growing in the back yard of their "new" old brick building at 1224-1226 Victor Street. The reason for forming a partnership was to purchase and restore/renovate the Victorian house and to set up artists' studios which will be open to the public on occasion. Private lessons will be given, and Carol, Roger and Luanne have said that members of the Guild are willing to exchange services with interested people in the area. Roger is interested in blacksmithing, and plans to set up a complete shop. Luanne will set up a fibers studio, and Carol is excited about the possibilities of setting up a ceramics studio in addition to one for soft fiber sculpture.

When asked why they chose Soulard as a place to make their home, guild members had several reasons. "The area has great potential...there are so many people working with their hands and being creative with their houses...there is creative energy flowing...imagination...people wouldn't come into the area unless they had a vivid imagination...the tour of the city and Soulard given by Victor (Victor Porter Smith, art history teacher and authority on St. Louis architecture)...the only place in the city with so many unique cracks in the plaster...and, the Soulard House Tour, and the feeling from that that there is a commitment to the area."

When asked what was the single most important reason, though, Guild members were emphatic. "The availability of Fudgesickles and frozen Snickers bars at the corner grocery."

Carol comes to us from Washington, Iowa. Roger is from Cabool, Missouri and Luanne is originally from University City.

MORE ABOUT NEW FACES

The Restorationist welcomes articles about people who have recently joined us in our efforts. Please submit items before the twelfth of the month to the copy editor.

LIFE IN ST. LOUIS

"Dashes Here and There by Dispatch Reporters"

- The Board of Managers of the House of Refuge met yesterday. The Mayor took his horse and went down.

- W. C. Charles, who shot at Legg's legs yesterday, was bailed out last evening. Legg intends to prosecute.

- The concert of the week will take place this evening with the Thomas Orchestra at the Chamber of Commerce.

- Henroosts in the western portion of the city are attractive to



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tramps. This is a fowl proceeding and should be checked.

- Barnum's 'Best Show on Earth' will exhibit in this city, commencing August 20, at the Spruce street lot. Boys save your nickels.

- The City Counselor's salary has been fixed at \$4,500 per year and that of his assistant at \$2,500. Fat, oh no. Guess not! Plenty of good lawyers who would take the first position for the salary of the second.

- The Second District fly cops evidently haven't much to do. One of them was around the Third District Station today fastening clothespins to gentlemen's coattails...

From the St. Louis Post Dispatch, August 9, 1877.

BOOK REVIEW

BUYING AND RENOVATING A HOUSE IN THE CITY

By Deidre Stanforth and
Martha Stamm 400 pages
Knopf. \$10.00

Reviewed by Karen West Rowley

Buying and Renovating a
House in the City is an in-
valuable, engrossing and

highly practical primer which every aspiring renovator should memorize before venturing forth.

Those who love and believe in old houses are presented with an incredible wealth of information and contagious enthusiasms by these two transplanted Southerners, who courageously entered the lists of Brownstoners in New York City and who now serve as highly qualified consultants to those following in their bold footsteps.

One is especially impressed with the urbane, effortless style, punctuated with humorous anecdotes of their own personal experiences and those of their friends. It could indeed be titled "The Joys and Terrors of Renovation, A Love Story." Aside from its technical mastery and breadth of content, the book is quite simply a joy to read.

The authors describe the trend of the 1960's, the countermovement against the flight to suburbia, completing the cycle of central city to suburbs to central city.

They whet our appetites with a history and survey of many restoration projects, discussing the veritable beehive of restoration activity occurring in scores of cities across the country.

They state emphatically that, "the lesson of Georgetown showed that the transformation of a neighborhood can begin with one house, one block." Indeed, they contend that the heart and soul of renewal is carried on privately by optimistic families of moderate means. There is in fact a domino effect, most clearly illustrated in Brooklyn, where a massive inferiority complex was overcome first by private restoration of distinguished 19th century homes, resulting in plans for rejuvenation

of the Brooklyn business center. In city after city, we see the progress made by individual momentum.

They conclude that the strength born of unity results in spontaneously founded neighborhood organizations which frequently utilize block parties and house tours to aid in boosting enthusiasm and confidence in old neighborhoods. This spirit is the catalyst for the reversal of the despair and discouragement which produce urban blight.

Then begins their practical guide covering the pitfalls, as well as the proper procedures, which culminate in proud ownership of a warm and wonderful home, encompassing past glories, as well as present conveniences.

Step by step, from the preliminary considerations to the final details, we are taken through the entire procedure with diagrams of plumbing, floor plans and pictures--before and after--of exterior and interior restorations.

We are admonished to consider the advantages of rental income, how to deal with real estate brokers and how to figure exactly how much one can afford to spend on restoration.

The authors strongly advise enlisting the services of a licensed professional engineer or architect to make a preliminary inspection of a house under consideration and to submit a written report of conditions found. Before entering into serious negotiations, one should retain an astute real estate attorney to be consulted throughout the project, the authors say.

Although many renovators do without,

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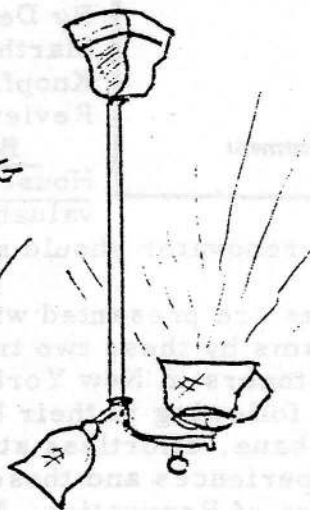
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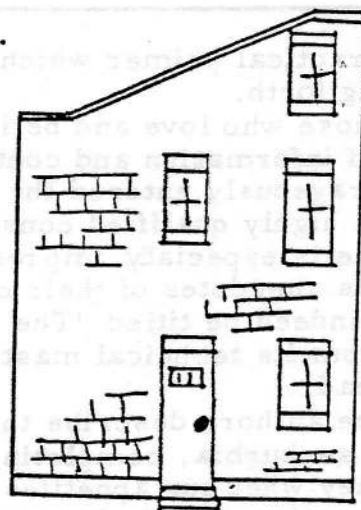


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the "complexity of building code regulations is one of the best reasons for hiring an architect." There are penalties for violation of building codes, as well as difficulties later in selling a house which is in violation of codes.

Thorough preliminary planning is the hallmark of successful, trouble-free renovation. But there still exists a degree of uncertainty in renovation not present when building from scratch. This factor demands a flexible attitude on the part of the renovator.

The remaining chapters are peppered with warnings on how to avoid fraudulent contractors and wilfully destructive workmen, the inadvisability of scrimping on either plumbing or electrical wiring, the admonition that money is the only leverage when dealing with a contractor and much more that can prove invaluable to the fledgling renovator as well as to the more seasoned.

Not all of the information is directly applicable to the realities of restoration in St. Louis, yet it is essentially useful information and perhaps more importantly, the book serves to dispell the illusion of isolation which restorationists sometimes feel, by pointing to the multitudes beyond one's immediate area who are sharing the same experience. One's perspective is hearteningly widened as the reality of a viable urban movement is brought so comprehensively into focus.

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