

The Soulard Restorationist

VOLUME I ISSUE X

December, 1977

Agenda

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

1. Minutes from previous meeting
2. Minutes from board meeting
3. Statement by President
4. Report by parlor tour committee
5. Membership report
6. Pontiac Square grant committee report
7. Report on emergency demolition
8. Report on Soulard Market restoration
9. Guest speaker, Donna Edison, author of Meet Me in St. Louis
10. Social at a location to be announced

Notes from last meeting

Following is a summary of minutes from the Soulard Restoration Group meeting held November 2, 1977, 7:30 P.M. at Trinity Lutheran Church.

It was announced that dues will first go to the Membership Committee Chairperson, Skip Gatermann, who will be responsible for turning them over to the Treasurer.

Gary Glenn, an architect, gave a presentation on solar heated buildings and homes. A discussion followed.

The new officers were announced:

President: Charles Derleth -- Vice President: Jim Mazdra -- Secretary:

Pat Finkelstein -- Treasurer: Delores Phelps -- Board of Directors:

Gary Cope, Paul Kjolrie and Mary Johnson

Charlie Derleth gave a present to Dick Phelps as retiring President

A report was given regarding a meeting held by the Board of the Soulard Restoration Group with the membership committee of the Southside Coalition. A special condition was attached to the SRG's membership application. A motion was passed to send a letter to the Coalition protesting the peculiar nature of the requirement.

CHRISTMAS TOUR - Victorian Elegance Demonstrated in Soulard Christmas Tour

"Victorian Elegance for Contemporary Living" will be the theme of the second annual Soulard Christmas Parlor Tour, which is to be held on Sunday, December 11th. Five Victorian homes and one historic storefront will be featured.

"We are especially proud of the homes which we will have open for this year's Christmas tour," said Garry Waters, house tour committee chairman for the Soulard Restoration Group. "They truly represent the charm and elegance that Soulard has to offer."

The tour will start at the store front structure at 2425 S. 12th Street, on the

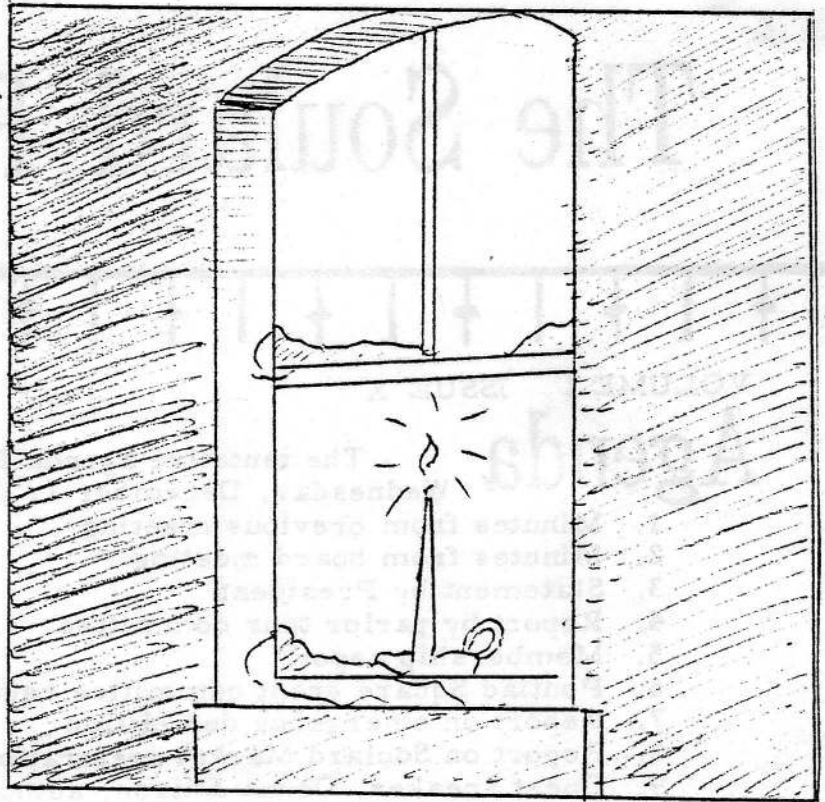
south west corner of 12th and Victor, where tour visitors will be entertained by members of the St. Louis Visual and Performing Arts High School Choir. Strolling Carolers will travel the tour route, which encompasses a four block area. Weather permitting, mounted policemen from the St. Louis Metropolitan Police Department will also be on hand. In all five homes, guests will be greeted by friendly faces and gaily decorated Christmas trees. In the final hours of the tour, the Soulard homes open to the public will be lighted only by candles and fireplaces. Refreshments will also be served.

"Soulard is a remarkable blend of the old and the new", said Mr. Waters. "It is an old ethnic neighborhood which has recently received new life because of an influx of new people who are interested in restoring and living in hundred-year old homes. Eighty percent of our buildings were constructed before 1900. So in a real sense, walking the streets of our neighborhood is like stepping back into history. At the same time, the interiors of Soulard homes tend to reflect the personalities of their owners. While many have chosen period restoration, others have opted for more contemporary interiors which still capture the flavor of the historic area."

Tour hours are from 3 till 7 PM. Tickets cost \$3.00 and can be purchased in advance by mailing a check or money order to the Soulard Restoration Group, P.O. Box 13312, Soulard Station, St. Louis, Mo. 63157. No advance ticket requests will be accepted after December 4th. On the day of the tour, tickets will be available at 2425 S. 12th Street after 3 PM. For further information, contact Skip or Darlene Gatermann at 771-4191 or Gary or Mira Cope at 241-2684.

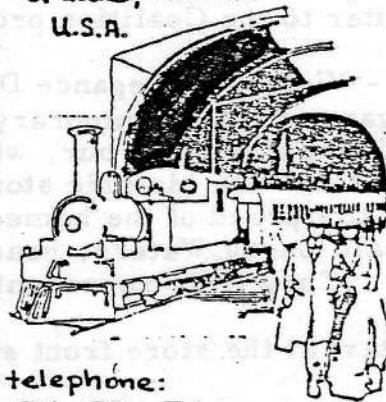
NEW SRG PRESIDENT

I am honored to have been chosen by the SRG to be president. It is with a mixture of emotions I take office. I feel a sense of responsibility to you, my neighbors, to continue the work of the SRG. I am aided by some of the most dynamic, energetic



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people in the city. Without the help of all of us, we could never have come this far. There is a powerful spirit of rebuilding and re-creation in Soulard. Our neighborhood is made up of very diverse people, but we share a common link: this is our home. Let's continue the urban renaissance, sharing in the rebirth of St. Louis, participating in the history of our city. The problems we face may be faced together, not alone. The next few years will probably be the most exciting time in the history of this city, as many elements come together to make life here richer and fuller. People have always lived in groups, villages, cities. Now people are finding again that it is the cities that provide the museums, films, theater, sports, medical research, libraries, all the things that people need. Let's share this as we build St. Louis and Soulard.

The following is the platform presented by me at the September 7, 1977 meeting of the SRG:

If I am elected to the presidency of the Soulard Restoration Group, I pledge my efforts to these ends:

1. To continue the monitoring of the historic district legislation, to try to insure that violations of this legislation are brought to the attention of the SRG and appropriate action is taken.
2. To continue to try to increase opportunities for social interaction among members of the SRG and to try to include non-members of the SRG.
3. To continue to insure that all members of the SRG have equal representation regardless of geographical area.
4. To call for a committee to be formed to study how those persons (especially elderly persons) who might be displaced by restoration activities might be rehoused with a minimum of difficulty and inconvenience to them.
5. If it proves to be the will of the SRG, to go ahead with the plans for the community center on Menard. To involve as many members of our group as possible in the rehab of our building.
6. To continue to work with other restoration and preservation districts in

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our city, to increase interaction among all districts, to press for the formation of a historic and preservation district coalition in St. Louis. To meet with the heads or presidents of these districts to determine common needs, problems and solutions. To present the results of the meeting to Mayor Conway.

7. To involve the Visual and Performing Arts high school in our community as much as possible.
8. To form a committee to investigate how our members might save money by being offered discounts on materials and supplies as members of the SRG.
9. To involve myself and other members of the SRG in a publicity campaign to tell everyone about the urban renaissance and the part that Soulard plays in it. To counteract myths about city life.
10. To solicit feedback from you as members about what you feel are issues that need attention in Soulard.
11. To continue to give support to our newsletter.
12. To meet occasionally with the Chief of Police of the third district. To develop a good police-community relations program.
13. To form a committee to study financing and insurance practices in the Soulard district.
14. To work with the city to improve communications.

ADULT EVENING COURSES

The Department of Parks, Recreation and Forestry of St. Louis is offering an adult sewing class at the Soulard Recreation Center, 1614 S. 8th Street. The class will be held on Tuesday and Thursday evenings starting at 7:00 P.M. Clothing can be made, bed spreads, curtains (other household articles) and any other items that the participant would desire.

A six week course in Christmas craft ideas is also being formulated. Decorations for the home will be offered, all types from Victorian to modern. The class could be offered on Tuesday after 1:30 P.M. until 9:30 P.M. or on Friday between 9:30 A.M. to 9:30 P.M. A minimum of ten adults is necessary to hold the class. Registration and instructions are free of charge. Class members are required to pay for any materials used in courses.

Please call Mrs. Dorothy Reed at 535-4111 or Mr. Carl Brawley at 621-1286 for additional information or to sign up for the classes.

NATIONAL TRUST GRANTS

The Preservation Press of the National Trust for Historic Preservation has awarded its first publications grants to 21 preservation organizations and agencies throughout the country. The publications to be funded range from neighborhood preservation newsletters to books and brochures on saving historic buildings and towns. Projects include:

- A proposal for recycling commercial buildings in Los Angeles for elderly housing.
- A plan for preserving a historic rural town and its environment.
- A downtown walking tour brochure.

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- Public awareness pamphlets.
- A guide for restoring masonry buildings.
- "Landmark concert" series subscription brochures.

The Publications Grants Program of the Preservation Press is a new program to provide financial support for preservationists, one of the few grant programs designed exclusively to fund publications. Applicants must be nonprofit members of the National Trust and must match the grants with local funds.

Grants are available for a variety of publishing services, including research, writing, editing, graphic design, typesetting, printing and distribution. Among the types of publications eligible are preservation newsletters, books, reports of preservation studies, preservation plans, walking tours, neighborhood and home-owners rehabilitation guidelines, magazines, children's publications, educational posters, redesign of an organization's graphic image and increased or free distribution of a publication.

The next Publications Grants review period ends January 15, 1978. Application forms and further information may be obtained from the Preservation Press, National Trust for Historic Preservation, 740-748 Jackson Place, N.W., Washington, D.C. 20006. Grants are usually limited to a maximum of \$1,000.

The first Preservation Press Publications Grants recipients are:
 Vermont Council, Society for the Preservation of New England Antiques
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 Jersey City Office of Planning
 Preservation League of New York State
 Saratoga Springs Preservation Foundation
 Architectural Heritage Association, Scranton, Pa.
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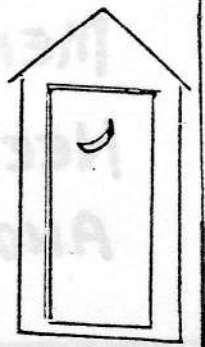
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Old Town Restorations, St. Paul
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Cleveland Restoration Society
Elaine Freed and Colorado Springs Symphony
Berkeley Architectural Heritage Association
Community Design Center, Los Angeles

HELP!!! GIRL SCOUTS NEED YOU

Being a leader of girls is one of the most rewarding forms of volunteerism in our community today. Not only does a Girl Scout leader influence the development and adjustment of the girls in her troop, but also gains much in her own life. The adults in girl scouting usually work with girls, but there are positions available for adults who primarily work with other adults. Leaders and co-leaders are out of high school and at least eighteen years old. The Girl Scout Council gives training for all volunteers.

Women and men gain many things depending on the individual. Some reasons you may have for working with Girl Scouts are:

A feeling of accomplishment, leadership ability, a sense of responsibility, a forum for expression of ideas, ideals and originality within the organizational framework, and an opportunity to work with people. You may have one of these reasons or other reasons to join the Girl Scouts. If so, call us at 241-1270, Ext. 76 to volunteer. We are looking forward to talking with you.

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EDITORIAL

Recently the St. Louis Board of Education approved a mass transfer of teachers. The reasoning behind the transfers, according to the Board, was to place teachers where they were needed due to student population shifts. The transfers were to be made in accordance with guidelines set down by the courts to improve staff racial balance and at the same time improve the quality of education. Regarding the former, this guideline was followed, however, the last was not! Examples abound!

At one southside school, a teacher had spent a year developing a special reading program to better serve her school's student needs. She was transferred and the program eliminated. So much for reading improvement.

At Cleveland High School the basketball coach was retained so that the athletic program would not be endangered. This created a situation where a teacher with more seniority was transferred. The transferred teacher was the only teacher qualified to teach a special law course he had developed. Which is more important, academics or sports? At the same school the German teacher was transferred and the German program completely destroyed.

These few examples do not demonstrate an improvement of education. The people of this community had better take notice of these happenings in their schools or fairly soon there will be no schools, let alone quality education.

RESIDENTIAL TRAFFIC FLOW

Traffic flow through a residential area is a critical aspect of the development and maintenance of a stable, viable community. A residential area created for comfortable living can only continue to exist when the traffic patterns remain as they were originally intended, to provide an atmosphere of restful tranquility for those living therein.

Soulard is a community in transition. Originally the traffic patterns were

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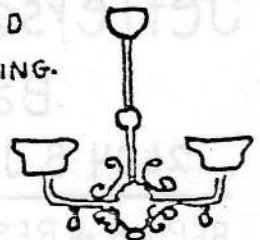
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created to provide access to homes and businesses within the immediate area. Transportation of that time consisted of foot and equestrian traffic. Today, the region is witnessing a rebirth of people acquiring residences in which to live and raise their families. These persons still require an access to and from their homes, but with the increased amount of businesses now in the community, the tranquil existence which once prevailed, has been replaced with annoying traffic noises and fumes.

Studies have been conducted which conclude that truck traffic could use 7th Street or Gravois instead of the now much used 12th and 13th Streets. In the master plan for Soulard a cul-de-sac has been proposed for 10th and Lafayette and a blocking of 13th Street between Victor and Sidney Streets. It is imperative these two streets be blocked off to assist in reducing the volume of vehicular traffic through the area. Excessive speed and noise levels from trucks would be practically eliminated with the implementation of this plan. With these alterations, a placid feeling could once again return to the redeveloping community of Soulard.

SALES TALK: PART II

By Clark Rowley

Selling houses in Soulard is not an easy task. The members of the House Sales Committee work hard to get new people into the neighborhood. Skip Gatermann, Jerry Dempsey, Mira Cope and others are constantly making presentations and talking about the area, all part of seeking new residents. In addition, a number of members have helped sell houses to friends, thereby assisting in the committee effort.

What the House Sales Committee would like is still wider participation. Everybody can help; and the task is much easier when more people are involved.

There are several reasons why group participation is essential. One is that

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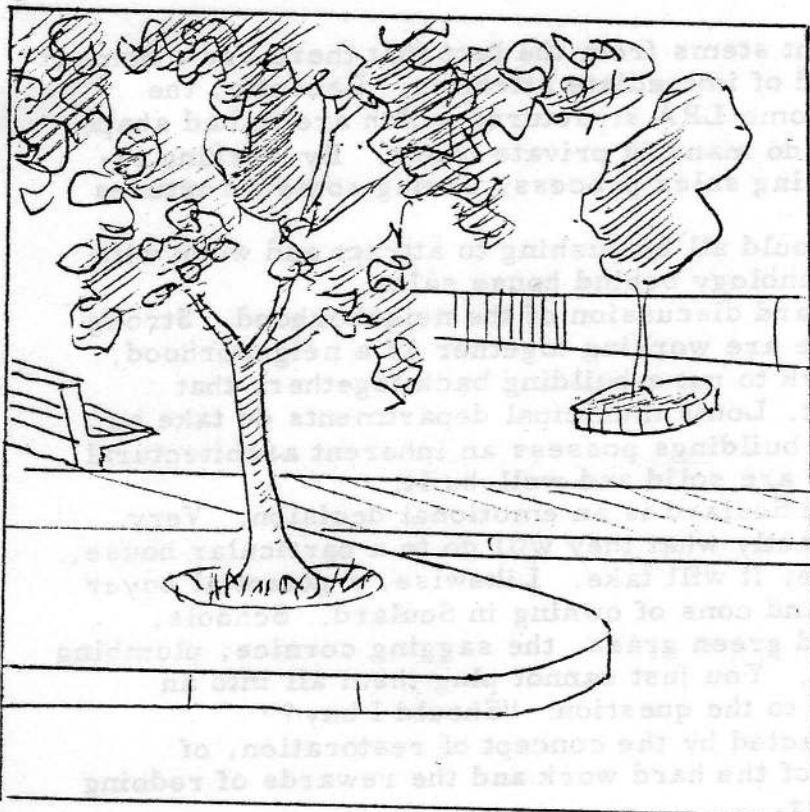


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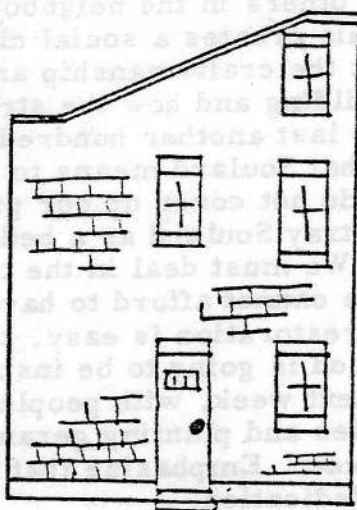
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our members are scattered throughout the district. The current housing list offers 80 to 90 structures. These buildings range from one end of Soulard to another, and we need people in all areas of the neighborhood who can speak for available houses near them.

Also, Soulard is in competition with other neighborhoods for quality buyers and new residents. The more people who are actively involved in selling houses, the greater the number of contacts we can make. Not all house hunters call the Soulard Restoration Group telephone numbers. Many simply drive into the neighborhood. Experience shows that such people often stop and talk to somebody who is working on his building. If they stop and talk to you, a friendly and helpful attitude, plus a complete sales talk, may lead to a sale. If you do not have a housing list, take them to one of the sales homes and get a list. Such a course of action results in less likelihood of potential buyers simply driving out of the neighborhood, without

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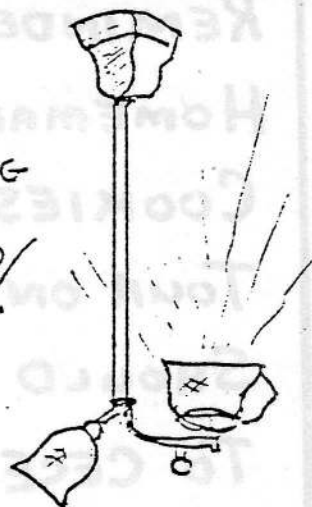
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any encouragement to stay around.

Another reason for your involvement stems from the fact that there are a number of buildings in Soulard which are in need of immediate attention. Recently, the demolition section has been looking at some LRA structures which are in bad shape. Such buildings need immediate help, as do many in private hands. By working together, maybe we can hurry up the housing sales process, saving some structures which will otherwise be demolished.

There are other reasons why we should all be pushing to attract and work with new buyers. But let's consider the psychology behind house sales.

A good sales talk is a straight forward discussion of the neighborhood. Strong selling points include the concept that we are working together as a neighborhood, that crime is low, that it takes hard work to put a building back together, that financing is available, that the City of St. Louis municipal departments do take an active interest in the area, that Soulard buildings possess an inherent architectural style and uniqueness and that the houses are solid and well-built.

Basically, a decision to purchase in Soulard is an emotional decision. Very few people can sit down and work out exactly what they will do to a particular house, nor can they calculate the time and money it will take. Likewise, a potential buyer has difficulty in evaluating all the pros and cons of owning in Soulard. Schools, police, new wiring, the lack of trees and green grass, the sagging cornice, plumbing problems and other factors go on and on. You just cannot plug them all into an equation and get a "yes" or "no" answer to the question: "Should I buy?"

Most of the people who buy are attracted by the concept of restoration, of owning an architecturally unique home, of the hard work and the rewards of redoing a house. These are all emotional factors.

Therefore, as sales personnel, it is our challenge to recognize that a purchase is emotional and to indicate to the potential purchaser what we are getting from our

project. Describe how you worked to sand your floors, and then show them the result. Display your new kitchen, and describe what a disaster it used to be. Talk about your wiring job and how well it works. Talk about how you work with others in the neighborhood, and how this creates a social climate. Talk about the craftsmanship and style of your building and how the structure is going to last another hundred years. Indicate what Soulard means to you.

But do not cover up our problems. Do not portray Soulard as a bed of roses. It is not. We must deal in the truth, because we cannot afford to have people think that restoration is easy, that the neighborhood is going to be instant suburbia next week, with people walking their poodles and planting geraniums in window boxes. Emphasize that it takes work and dedication.

The best service to the neighborhood is to project carefully and honestly the assets and needs of Soulard, while pointing out that the potential buyer can find a welcome place in the neighborhood, that the potential buyer can be a contributor to the rebirth of Soulard. If this can be done, and done well, then those of us already in Soulard will be joined by more people who can help put Soulard back on its feet.

REMINDER:

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OTHER INFORMATION-

DOLORES PHELPS-773-6298

NEWS AND NOTES

As part of the Soulard Restoration Group's educational program, Girl Scout Troop 1846 was given a brief presentation before they toured Soulard Market. Troop 1846 is from Oakville Elementary School in Oakville, Mo. The brownies and their leaders gathered in the bandstand in Market Park and listened to a talk about the history of Soulard Market and the area's houses. After the talk the girls were eager to tour the stalls and sample the "goodies" of the market. All of this took place on Friday evening, October 21. ...

Have you noticed what is going to be one of the best looking corners in all of Soulard? Well, a trip to 12th and Victor Streets will reveal the answer. The restoration of the corner began last summer when Jesus, United Church of Christ began the corner's restoration with the painting of the church. With the painting complete, the northeast corner started to take on a new look. Arad's Market is now under restoration. The store front is sporting a new paint job which is one of the most beautiful and detailed in all of Soulard. The action is now being shared by the northwest corner. David and Marjory Wozniak's storefront has been covered recently by scaffolding, an indication of good things to come. ...

At October's Landmarks and Urban Design Commission Meeting various actions were taken pertaining to Soulard properties. 1725 South Seventh Boulevard was saved from demolition. The owner of 1021-25 Lynch Street was denied permission to demolish. The problem with the denial was that the property had already been demolished the week before. Other minor decisions were made. ...

New Faces

It has been said that you can never come home again, but Randy Hector has returned to his nest in Soulard. Randy's parents lived at 9th and Barton Streets when he was a young child, and Randy attended kindergarten at Humboldt School before the family

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fled to Benton Park to escape the blight that was then threatening this neighborhood. Things have changed and Randy, along with Charlotte (Charlie) Trattner, have returned to roost in their newly-purchased three-story townhouse at 2225 South 10th Street.

While Randy most recently lived in the Shaw neighborhood, Charlie hailed from the north county area before they both were struck by the antique house fever and finally settled on their promising dwelling facing Pontiac Park.

Both said they were attracted to the ethnic charm of the Soulard neighborhood and to the contrast between the timeless quality of the area and the modern world around us.

Charlie, manager of the Libson Shop at Jamestown Mall, and Randy, a credit supervisor for Libson downtown, are planning the renovation of their home. A new furnace they installed will keep them warm this winter.

Much work remains to be done on their house but Randy and Charlie are hopeful their fellow SRG members will lend guidance, and better yet, a strong back now and again.

BOOK REVIEW - By Gary Cope

Meet Me in St. Louis: A Directory of Resources for the St. Louis Area

"The best record we have of the lives of the immigrants is the communities in which they lived and worked. St. Louisans are lucky that the Soulard area, rich in history, has survived without significant change since before the turn-of-the century. In Soulard we can visualize what life was like in a mid-19th century S. Louis."

This is one of the two mentions that Soulard receives in the new supplement to Donna Edison's book, Meet Me in St. Louis: A Directory of Resources for the St. Louis Area.

Meet Me in St. Louis is a general purpose guide to St. Louis. It covers everything from art associations to alternative schools. The book is 89 pages and is divided into 10 sections. They are The Arts, Community Services, Education, Entertainment, Getting Involved, Health Care, The Market Place, Recreation, Restaurants and St. Louis. The largest section of the book is The Market Place. It is 20 pages long and lists antiques, art glass, arts and crafts, auto repairs, cleaners, clothing, food, home furnishings, kitchenware, photography, plants, second-hand items and sporting goods.

Meet Me in St. Louis was copyrighted in 1976 and is available in most St. Louis book stores for \$3.95. The Meet Me in St. Louis Supplement sells for \$1.00 and was published in October of this year. It lists St. Louis area resources which Donna Edison has discovered since publishing the original book. One of these new found resources is the Soulard Restoration Group. Donna will be the featured speaker at the December group meeting.

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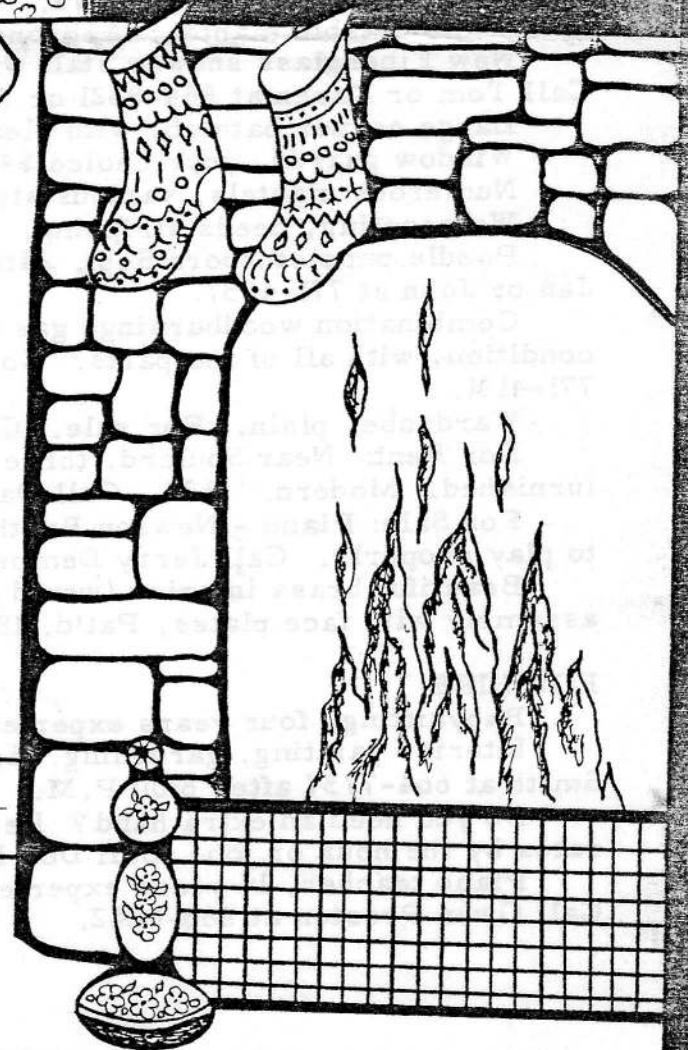
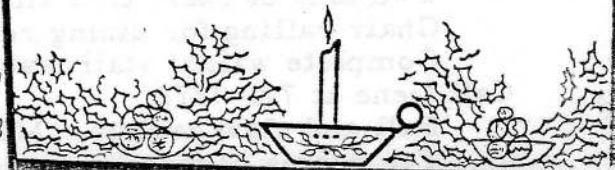
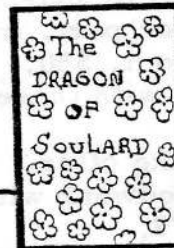
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NEWS BRIEF

The Department of Parks has recently installed 6 high-security bicycle racks on the new playground adjacent to Soulard Market. Restorationists now will be able to avoid the traffic congestion if they care to bicycle to the market on Saturdays.

THE MARKET PLACE

Members may place ads up to 20 words free. To place your ad, call Skip Gatermann at 771-4191 -- before the 12th of each month.

FOR SALE, TRADE OR RENT

For sale, prime windows, storm windows, and screens. One of each for the quantities

and sizes listed below. These are wooden windows of the period used in older homes with four inch wood used. The first dimension is width, the second dimension is height: 27-3/4 x 37-1/2 -- 54 x 63 -- 31-5/8 x 50-1/4 -- 19-1/4 x 30-5/8 -- 19-1/4 x 46-5/8 -- 19 x 30-1/4 -- 23 x 30-7/8 -- 42 x 63 -- 31 x 30-1/4 -- 31 x 30-3/4 -- 21-3/8 x 40 -- 7 windows 31-7/8 x 50-1/4 -- 2 windows 31-1/4 x 63 -- 2 windows 19-1/4 x 63 -- 2 windows 44-1/2 x 77 -- 2 windows 24 x 63 -- 4 windows 32 x 50-1/4 3 windows 18 x 41-3/4. Two other windows are available of an undetermined size. Call Lawrence Lees at 432-4044 or 821-8181.

Two tons of coal, take all or part, free to taker. Call John at 776-0454.

Chair railing for dining room, \$50. Call Gene at 771-9378.

Complete walnut staircase with three newel posts, risers, steps, etc. \$500. Call Gene at 771-9378.

Ball and claw bathtub. Make offer. Call Clark at 664-9195.

Ten rooms of matching woodwork with set of sliding doors and all hardware attached. Call Gene at 771-9378.

White marble mantel. Appropriate for Soulard house. \$20. Call Gene at 771-9378.

New Fiberglass shower stall with base. Still in box. Ready to assemble. \$125. Call Tom or Karen at 664-8321 or 776-6020.

Large corner bathtub, with plenty of leg room, free! Call Skip at 771-4191.

Window guards, your choice \$4.00 each. Call Skip at 771-4191.

Numerous mantels, various styles, sizes and materials. Call Gene at 771-9378.

Wainscoting, needs stripping. Free. Call Skip at 771-4191.

Poodle puppies, born Sept. 24th, 2 males, one female. \$40.00 each. Call Jan or John at 771-4657.

Combination woodburning, gas burning, kitchen range circa 1915. In good condition, with all of the parts. Color - green. Make offer. Call Darlene at 771-4191.

Wardrobe, plain. For sale. Call Cecelia at 773-8188.

For Rent: Near Soulard, three rooms, hot water, heat, range, refrigerator furnished. Modern. \$125. Call Dave at 865-3545.

For Sale: Piano - Newson Brothers (English 1885) \$260. Needs \$450 in repairs to play properly. Call Jerry Dempsey at 772-8479.

Beautiful brass interior (would also work exterior) key-operated door knob assembly with face plates, Pat'd. 1899. Make offer, 772-3084.

FOR HIRE

Babysitting, four years experience. Call Robin Medvik at 771-4657.

Interior painting, gardening, light labor, part time, reasonable. Call Kenneth Smith at 664-7757 after 6:00 P.M.

Do you need an extra hand? Restoration and repairs of all kinds. Reasonable rates by the hour or job. Call Don Bennett at 865-3583.

Piano teacher, 14 years experience. Beginners only. Any age. At my home. Call Gwyn Preston at 865-0242.

SERVICES

Free rent in exchange for work on townhouse, south St. Louis area. References requested. Call 991-2204.

Plumbing work wanted, all types, reasonable rates, free estimates. Call Don Pontious at 772-2186.

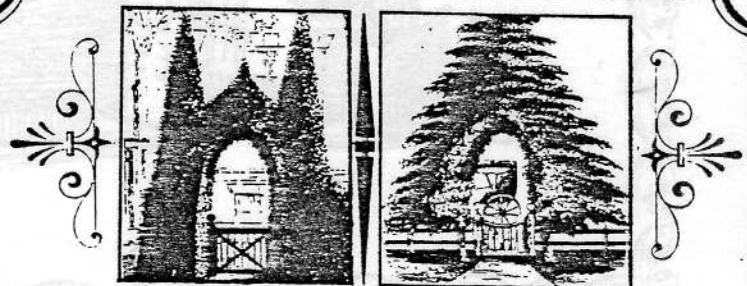
Repair and manufacture of windows, ornamental woodwork, stripping, etc. Call Mike Smith at 771-3556 or 865-2766.

Dependable, honest, hardworking, and surprisingly skilled Soulard Teenagers for hire. Embarrassingly reasonable. Call 772-3084. Excellent references available.

ROSTER UPDATE -- NEW MEMBERS

Norman Arbogast, 2225 S. Tenth Street, St., Louis, Mo. 63104. Phone 773-4042.
Michael Silverman, 2716 S. Tenth Street, St. Louis, Mo. 63118. Phone 664-0677.

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THE RESTORATIONIST



Recreating Gardens of the Past -
HISTORIC GARDENS
2307 South 11th Street 772-3084

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Name _____

Address _____

City _____ State _____ Zip _____

Telephone _____

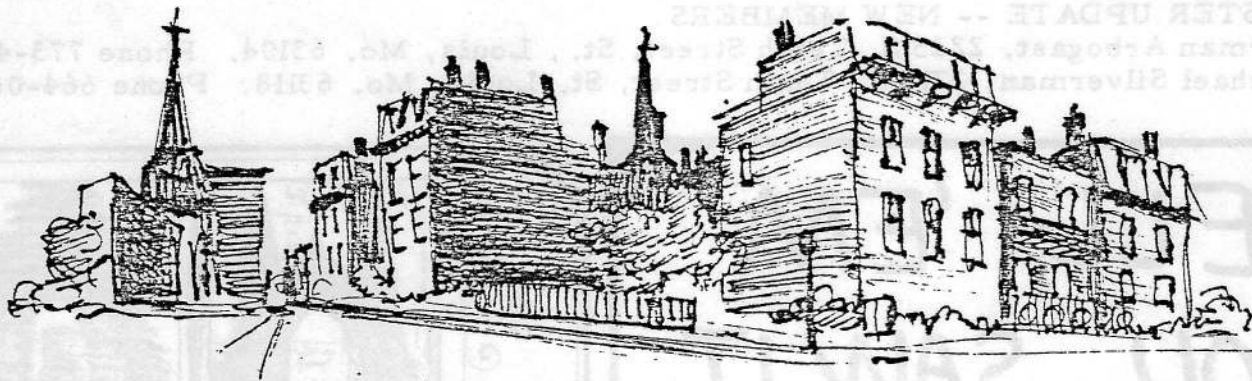
Send to: The Soulard Restorationist
Box 13312 - Soulard Station
St. Louis, Mo. 63157

REMEMBER --

THERE IS NO
JANUARY ISSUE
OF THE NEWS-
LETTER. THE
NEXT ISSUE WILL
BE THE FEBRUARY
ISSUE THE LAST
WEEK OF JANUARY.

A VERY MERRY CHRISTMAS AND A JOYOUS NEW YEAR
TO YOU AND YOURS FROM THE STAFF OF THE
SOULARD RESTORATIONIST.

HISTORIC SOULARD



THE SOULARD RESTORATIONIST
Box 13312 - Soulard Station
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