

The Soulard Restorationist

VOLUME III ISSUE I

FEBRUARY, 1978

Agenda

Tentative agenda for the SRG meeting to be held February 1, 1978 at Trinity Lutheran Church:

1. Minutes from previous meeting.
2. Minutes from board meeting.
3. Committee reports.
4. Report about Restoration and Preservation District Coalition progress.
5. Report about meeting with Senator Eagleton.
6. Mercantile plan update.
7. Introduction of new Police-Community Relations Liaison Person.
8. Election to fill board vacancy.
9. Guest speaker: Mr. Frank Marconi, Executive Director of Neighborhood Housing Services.
10. Social hour - location to be announced.

Notes from last meeting

The following is a summary of the minutes of the SRG meeting held December 7, 1977, 7:40 P.M. at Trinity Lutheran Church.

Lori Mazdra reported that full funding was awarded for the Pontiac Park improvement proposal. The improvements include fencing, lighting, ball courts and a

spray pool.

Carol Ray and Paul Houghland were nominated to run for the one existing vacancy on the SRG Board of Directors.

Soulard Restoration plaques are available from Ruth Day at \$12.45 each.

Rich Finkelstein urged members to have their Restoration Information signs changed to display the current phone exchange. Call 664-7558 for information.

Cookbooks are still selling. A new order is expected in January.

A new membership roster and Housing List will soon be available.

The Treasurer's Report revealed that the Special Account has been closed.

A motion to support Lafayette Square Restoration Group in their effort to halt the new and inappropriate proposed construction of a church on Park Avenue was passed.

A letter, written to Mayor Conway, expressing the SRG's opposition to the recent demolition of the Boys' Club buildings was read by Charlie Derleth. Members were urged to respond personally to Mayor Conway expressing their concern.

A discussion followed concerning the possibilities of future emergency demolition proceedings and the recourse of the SRG.

The meeting adjourned at 8:55 P.M., followed by a presentation of the book Meet Me In St. Louis, by Donna Edison.

The following is a summary of the minutes of the SRG meeting held January 4, 1978, 7:30 P.M. at Trinity Lutheran Church.

Charlie Derleth opened the meeting by expressing our desire for Dick Phelps quick recovery.

The Christmas Parlor House Tour added approximately \$520 to the SRG account.

The Membership Committee is in need of committee members. All interested persons please contact Skip Gatermann.

The SRG members offer their appreciation to Hilary Clements for providing an informal business meeting with St. Louis City Officials.

The Housing Referral Committee asked for cooperation in seeking accommodations for possible displaced persons in the area. Contact Marjory Wozniak.

Mary Johnson is heading the Welcoming Committee. A representative from this committee is needed on the Membership Committee.

Frank Marconi, a representative from NHS is scheduled to speak at the next meeting.

Interested persons are needed to serve on the Police Community Relations Committee.

The SRG joined the Missouri Heritage Trust for \$25 with provisions for renewing our corporate membership when financially possible.

The Neighborhood Coalition is scheduled to meet January 12 at 7:30 P.M. Representatives from Hyde Park and Lafayette Square have been invited.

Trash bags, window boxes and bird feeders are available from the Residential Betterment Section of CDA.

Board Member nominations were closed.

Charlie Derleth reported on his meeting with Mayor Conway. The meeting allowed for an exchange of views. Mayor Conway holds to the position that we should not be alarmed because this is not a precedent setting procedure, but, an elimination of a health hazard.

Help from the National Trust for Historic Preservation will be sought to investigate the use of federal funds in the demolition of the Boys' Club buildings.

An article, from the January 3 edition of the Globe-Democrat, was read concerning the assistance offered by the St. Louis Chapter of the American Institute of Architects in formulating new standards for future demolition situations.

The Board of Adjustment is scheduled to hear the case of the remaining Boys' Club buildings. Legal assistance has been furnished by Landmarks, Inc. The American Institute of Architects will be contacted for assistance as well.

Charlie Derleth stressed the importance of diligently proceeding with the restoration of our own buildings.

A discussion ensued concerning the board-up and demolition procedures and the need for more stringent code enforcement.

Hilary Clements presented the "Housing Condition List" to all the members. He asks that all members appraise threatened buildings and return the forms to him. Action will be taken to secure these buildings.

Skip Gatermann can furnish the property owner's name.

Skip and Darlene Gatermann were awarded a medal designating them as "Heroes of Restoration!" for representing SRG at the Landmarks and Urban Design meetings for the past 3 years.

Johnson Pearson spoke on air-tight, wood-burning stoves.

The meeting adjourned at 9:20 P.M.

STREET REPAIR

Soulard will be receiving an estimated \$350,000 in needed sidewalk, curb and street repairs under a citywide \$10.2 million public works program getting under way.

Lafayette Square's allocation of federal public works funds will be about \$450,000, according to Bert Hensley, director of engineering for the St. Louis Land Clearance for Redevelopment Authority.

Approximately 3,500 feet of streets are to be reconstructed to implement both Soulard and Lafayette Square neighborhood plans filed with the city.

In Soulard, Hensley said the street resurfacing, sidewalk and curb repairs will each receive about one-third of the money allocated.

Land Clearance is completing the design phase, and bids are to be received from contractors by June 1.

"Work would commence about three to four weeks after the bid dates," Hensley said. "The bulk of the money is in curb and sidewalk work."

Sidewalks will be concrete with brick impressions -- a system that has been used in Lafayette Square.

"What we're trying to do is put in a simulated brick sidewalk," Hensley said.

The public works program includes two street improvement projects totaling about \$4.2 million in neighborhoods that have extensive private housing rehabilitation work in progress.

With Soulard and Lafayette Square on the receiving end are Jeff-Vander-Lou in North St. Louis, Pershing-Waterman redevelopment area and Washington University Medical Center redevelopment area in the West End, Fountain Park in North St. Louis and Shaw-Compton in South St. Louis.

A total of 46 neighborhood parks will receive about \$4.2 million for landscaping, playgrounds, tennis courts, walk repairs and park center improvements.

Soulard, Pontiac and Lafayette Parks are all included in park development plans.

Other area projects include \$250,000 for a landscaped median along Jefferson Avenue between Lafayette and Park Avenues, \$135,000 for concentrated improvements near Jefferson and Broadway, and \$250,000 to complete the Gratiot Street reconstruction around the Ralston-Purina complex.

The public works program is financed by a grant from the Economic Development Administration of the U. S. Department of Commerce and is locally administered by the Economic Development division of the Community Development Agency.

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BOYS' CLUB -- 5, SOULARD -- ?

Early in December five buildings owned by the Boys' Club in the 1000 block of Victor Street were torn down after a year and a half's worth of the SRG's fight to save them. Within four days the site was cleaned and levelled - a glaring hole next to the chain link fence topped with barbed wire that surrounds the Boys' Club. Last minute efforts by the SRG, Landmarks Association, and members of other historic neighborhood groups to delay the demolition failed to impress Robert Volz, building commissioner, and Alphonso Jackson, director of public safety. Jackson attended a Sunday afternoon meeting at the home of Charlie Derleth, SRG president, on December 4th. Jackson answered questions from representatives of the various groups, but it became obvious that particular wording in the Historic District legislation gives him the authority to tear down any building that he considers to be an "attractive nuisance". The meeting was covered by KMOX and KSD-TV and by both newspapers.

Though no one would deny that this particular phase of the battle was lost, the impact of the demolition has had a positive impact. Members of other historic districts and neighborhoods have met to begin organizing a city-wide coalition. Winter weather and the Christmas holidays cancelled meetings planned for December, but two preliminary meetings were held in Lafayette Square during the week of January 9th. Senator Thomas Eagleton attended the second meeting as an observer. A third meeting will be held January 19th at Charlie Derleth's house.

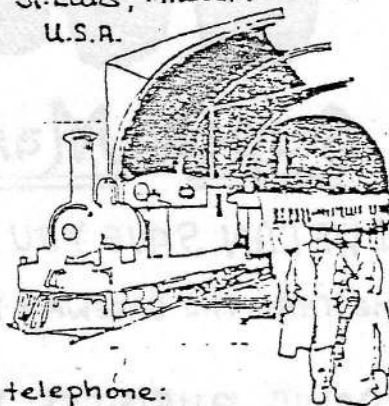
A second impact of the demolition has been the possibility of a nationally based investigation of the use of public funds by the city of St. Louis to tear down buildings designated as historic landmarks. Carolyn Toft, vice-president of the Landmarks Association, wrote to the Advisory Council on Historic Preservation in Washington, D.C. to alert them of this particular use of funds. On December 23 the city of St. Louis received a letter from the national organization requesting details on recent and proposed demolitions. Further investigation is highly probably, and potential loss of funds is a possibility.

Approximately one week later, on January 3rd, the St. Louis chapter of the American Institute of Architects made public a letter offering the Soulard district their assistance. In his letter to Mayor James Conway, Thomas M. Tebbetts of the A.I.A. expressed not only his concern for the Historic District, but also a warning that the A.I.A. feels that Conway is responsible for setting a precedent of "wholesale destruction". Tebbetts' letter asked that decisions regarding historic buildings be made by a non-political group and offered assistance in establishing new criteria for making such judgments.

The probable formation of the city-wide coalition of historic districts, the possible investigation into the use of public funds for demolition by the National Advisory Council on Historic Preservation, the support of the local chapter of the A.I.A., and the continued media coverage should certainly cause Mr. Conway, Mr. Volz, and Mr. Jackson to consider their decisions for demolition as having far greater consequence than they had anticipated. Three more Boys' Club buildings are now undergoing similar consideration. Many more organizations are now carefully watching the process.

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LANDMARKS

At 7 P.M. on Saturday the 4th of February, Landmarks will present the First Annual Historic Preservation Frolic. The Gabriel Cerre Restaurant in the Bissell Mansion at 4426 Randall Place is the location and part of the reason for this year's event. Built circa 1823, the Bissell Mansion is assumed to be the oldest house in St. Louis. The threat of its demolition for construction of the Mark Twain Expressway in 1958 was the impetus for the organization of Landmarks. Intervention by Landmarks helped save the mansion until sympathetic owners could be found.

In late 1975 a neighborhood development corporation was formed to consider acquisition and possible re-use of the Bissell Mansion. With the assistance of a loan from Mercantile Bank, the corporation purchased the property on February 1, 1976, and began the lengthy process of application to the Small Business Administration for financing the rehabilitation.

Work is finally complete and the house has been transformed. Eight of the nineteen rooms have become unique dining areas complete with antiques. The newly-installed kitchen is under the excellent supervision of Chef Robert Trudeau, a native of France, who has been persuaded to leave New Orleans! (M. Trudeau has been Chef for the United Nations in the Swiss and Austrian embassies, Executive Chef for the Exxon Corporation country club near Baton Rouge, Louisiana, and most recently, Chef at the Sheraton Lemoyne Hotel in the French Quarter.)

Chef Trudeau has designed a spectacular menu for our Frolic: Ya Ya Gumbo, Mushroom Salad, Red Fish Court Bouillon, Filet Mignon, Brabant Potatoes and Souffle Marnier. Each dish will be presented and explained before serving. Irreverent entertainment will include Landmarks "Birds of the Year" awards -- Decoy, Turkey, Dodo, Fighting Cock, etc... and "New Orleans" jazz.

Masks are desired; costumes optional. Celebrate Mardi Gras and St. Louis' French Heritage; support Landmarks and re-investment in St. Louis, \$25.00 per

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RESTRAINING ORDER

A restraining order to stop the city from demolishing a house at 1020 Mississippi Ave. in the Lafayette Square historic district has been issued by Circuit Judge Richard J. Mehan.

The city condemned the house and contracted with Bluett Wrecking Co. for its demolition last fall.

James Heidenry, who lives at 2002 Rutger Street and who owns other property in Lafayette Square and Soulard, filed suit seeking a temporary injunction against the demolition.

Mehan set a hearing on the injunction for February 2.

Heidenry contends the house can not be torn down and the city can not spend federal money for its demolition because it is in a historic district.

He also said in his suit that the house, which he called historically and architecturally significant, can be rehabilitated. The house is owned by the Land Reutilization Authority, a city agency which attempts to place property back on the tax rolls.

In a motion to quash Heidenry's suit, the city contended the court lacks jurisdiction since Heidenry did not appeal to the city's Board of Adjustment before filing the suit.

The city also stated in its motion that it is not the title holder of the property and that Heidenry did not serve notice upon the Land Reutilization Authority

SOUTH SIDE COALITION

The Near South Side Coalition of Neighborhood Associations has just filed a formal allegation with the U.S. Department of Labor asserting that the City of St. Louis is maintaining a pattern of discrimination against the south side and against white residents in the administration of its federally funded jobs and training program.

At its regular monthly meeting, the Coalition's racially mixed Board of Directors unanimously approved the filing of the allegation, alleging that an appropriate racial balance for comprehensive employment and training services in the city would be 3:2, black to white, according to available data. The St. Louis Agency on Training and Employment (SLATE), the city department which manages the approximately \$35 million dollar program, has stated their intent to operate with a 4:1 black to white ratio in Fiscal Year 1978, up from the 7:1 ratio they have used in previous years.

However, the coalition characterizes this shift as "tokenism", and has told the Department of Labor that Missouri State Employment Service projections for FY'78 simply do not warrant a 4:1 differential.

"South Side residents are just plain tired of being slighted when it comes to services," states Ralph Pellegrino, Coalition Chairman. "We took our case to SLATE, and we took our case to the Mayor. We got nowhere. This allegation seems to be the only course open to us."



The Coalition, under contract with SLATE, is a Recruitment, Coaching, and Intake (RCI) center for south St. Louis. RCI centers are the "front door" for all employment and training services. SLATE has told the Department of Labor that RCI centers "are conveniently located to maximize access of clients who are potential program participants." But there are six regular RCI centers in north St. Louis as well as three other north side centers which have performed specialized intake services. There is one serving the midtown area. And there is only one, the Coalition, mandated to serve all of south St. Louis.

"We average 150 new applications for service each month," explains Chad Graham, the Coalition's Executive Director, "and average almost exactly a 50/50 service ratio by race. However, we are the only center funded to serve any significant number of non-minority clients."

"SLATE has only so many dollars, so many resources, so many jobs, and so many training slots. They're just not being allocated equitably, and that's what the law requires."

NOTES FROM THE BRICK HOUSE

Energy. Much of America and the world has been experiencing an energy shortage, and one would think that the shortage would extend also to Souldard. At this time of the year the gas bills roll in and we are made aware that energy costs money, but there is another kind of energy that Souldard doesn't lack. Even in the dead of winter, the muffled sound of hammering and sawing floats out across the snow. Winter is the time of work indoors, preparing for the warm weather work soon to come. Since I took office as president, I am impressed with the necessity of working on two fronts in the preservation movement. One front is the political front, assuring a good climate so that restoration may proceed unhampered. Many of us have been working overtime recently to see that the climate here in St. Louis will be one which encourages the preservation of our city and neighborhoods. The

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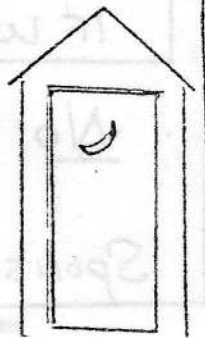
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other front is the actual, physical work of restoration, building, painting, doing the plumbing work that we need to do. It is most essential that we work on both fronts together. As your president, I again pledge my efforts to work on the political front. But all of us can join together in our work on our homes.

Perhaps there is a third

front to restoration, one that never seems to be lacking in our neighborhood, and that front is the social. We all witnessed the funeral of the late Senator Humphrey on television recently. He was fond of remarking that America was the only country in the world where the pursuit of happiness was written into our constitution as an

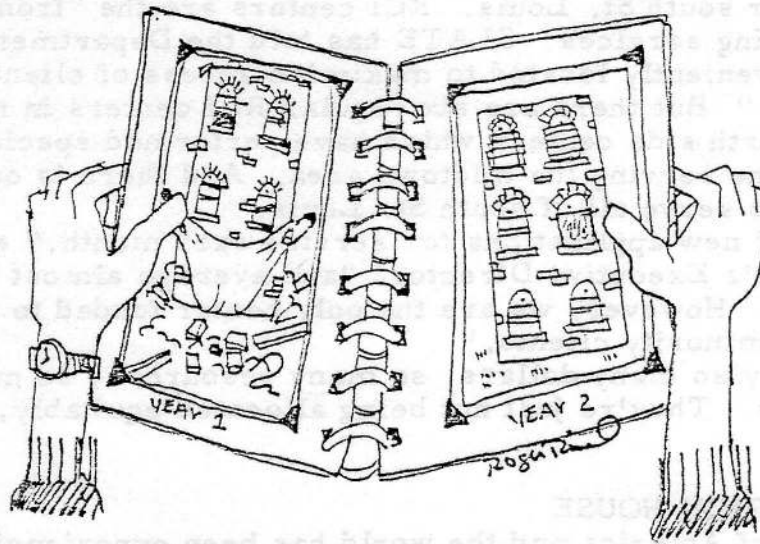
inalienable right. Happiness is a Soulard experience, the experience of building our city, our home. Enjoy!

NEWS AND NOTES

Soulard experienced a population explosion during December. The junior restorationist population increased by two. Christine Louise Gatermann was born on December 8. Chrissy weighed 6 lbs. 10 oz. and was 18 inches long. Darlene and Skip are the proud parents, and Tommy is the proud brother.

A week later the population of the St. Agatha portion of the Historic district gained a new resident restorationist. Christian Thomas Farmer was born on December 15. Christian weighed 8 lbs. 2 oz. and was 21-1/2 inches long. Karen and Tom are Christian's proud parents. It has been reported from reliable sources that both sets of parents are experiencing plenty of sleepless nights. It had been thought originally that the late night lights on meant that a lot of night-time restoration had been going on...

Rich Finkelstein, a Soulard resident living on South Twelfth Street, was recently appointed to the Board of Directors of Neighborhood Housing Services, Inc. Rick was appointed to



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fill the vacancy created by the resignation of Jim felling.

Marjory Wozniak was recently appointed to be chairperson of the new nomination committee of the SRG. Her committee had some quick work to do. When our new president was elected a vacancy was created on the Board of Directors. Paul Houghland and Carol Ray have accepted nomination to run for the position. An election is to be held at the February general membership meeting.

Gene Brunton, an SRG member, was raised in a home that is a National Historic Site. The Dr. E. M. Sheppard Home of Springfield, Missouri, was recently placed on the National Register of Historic Places. Gene spent most of his childhood in this house. Dr. Sheppard was a world renowned geologist who did extensive studies on the great New Madrid earthquake of 1810-11 in southeast Missouri. The rear portion of the home was constructed in 1850. The front of the home was constructed in 1870 and was designed in the style of a Swiss Castle.

(A reminder! If you have newsworthy little stories for the News and Notes column, call Skip at 771-4191 and report them. If you don't think a story is newsworthy, that's the first indication it is.)

PONTIAC SQUARE IMPROVEMENTS

Pontiac Square will be receiving a number of major improvements in the near future. A CDA proposal for \$50,000 has been funded with the following breakdown being observed; new playground equipment and improvements, new ball diamonds, a basketball court being converted into a volleyball court, a sprinkle area for small children, a number of shrubs and trees, new sidewalks on the perimeter of the square, and new lighting along the central walkway.

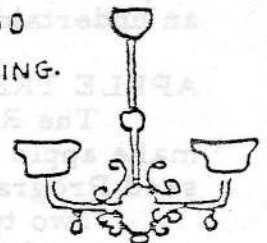
The neighborhood will be greatly enhanced by these improvements which will bring added recreational opportunities to the residents. Soulard is beginning to reclaim many of the attractions which once made this section of the city an outstanding residential area for people from all types of backgrounds and experiences.

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THE MERCANTILE PLAN

If all goes well, long term rehabilitation financing at conventional mortgage rates will soon be available for all sections of Soulard. Mercantile Trust and the Community Development Agency are working together on a joint program to provide 90% financing for the purchase and rehabilitation of homes in the City of St. Louis.

Although details are still being worked out at the time of this writing, preliminary indications are that the program would operate in a similar fashion to the Federal National Mortgage Association's program in St. Louis. The property would be appraised for its value after rehabilitation, and a 90% loan could be secured, based on this appraisal. Repayment could be made over a period of up to 25 years at conventional home mortgage rates. The program is expected to begin about the first of February. Mercantile Trust has earmarked \$3,200,000 for the first 18 months of the program's operation. Hopefully, full details will be available in time for the next issue of the Restorationist.

CHRISTMAS TOUR

The 1977 Soulard Christmas Parlor Tour was held on Sunday, December 11th between the hours of 3 and 7 P.M. The weather presented a major problem for this endeavor in that the area was extremely icy with cold temperatures throughout the day.

Approximately 200 people braved the winter chills to visit the five houses on display. Each house was decorated in a festive holiday manner with a warm fire to greet our visitors.

Comments were heard regarding the variety of homes opened and the difference in the approaches to restoration of the buildings. Questions were asked pertaining to the procedures followed in acquiring a certain effect and to the materials employed in the process.

Spin-offs from the tour included a number of people inquiring into the possibility of purchasing a home in the area and several calls desiring information on how such an undertaking could be accomplished.

APPLE TREES AVAILABLE TO AREA RESIDENTS

The Residential Betterment Section, Community Development Agency, will make apple trees available to area residents again under its annual Johnny Appleseed Program.

Two types of trees are available: Golden Delicious and Red Delicious. Trees can be ordered now by writing the Residential Betterment Section, Community Development Agency, 1015 Locust Street, Suite 1201, St. Louis, Missouri 63101. Orders should include \$3.50 in check or money order, for each tree plus a self-addressed postcard or stamped envelope so purchaser can be notified when the trees are ready for pick-up in early spring.

The semi-dwarf trees can start to bear in two years. Roots of the trees will be protected by a moss-filled bag to permit storage prior to planting.

Prepaid orders will be accepted through March 1st, 1978.

Trees must be picked up after March 15th at the Beautification Field Office, 115 N. Union Blvd. in Forest Park during the hours 8:00 A.M. and 4:30 P.M., Monday through Friday, and no personal deliveries.

For information call 367-1500.

TRAFFIC IN SOULARD (By Sheila Stuckwish)

In response to the article in the December, 1977 "Restorationist" about the flow of traffic in Soulard, I would like to point out that the plan, although it was noted by the author, is hardly complete. For any constructive changes in our traffic patterns the entire area should be considered, not just a portion of the neighborhood.

The stop signs are noticeably absent on 13th Street and that alone would make the traffic heavy and dangerous. It is not imperative that ANY street be blocked off without at least first considering the alternatives. To begin with --

where is the altered flow of traffic going to spill? It would be appropriate to check with other communities that have tried blocking off streets. I lived in such a neighborhood - Shaw Neighborhood - and found it ill-planned and confusing. It was a plan formulated to protect the value of a few houses and proved inconvenient to the vast majority of residents.

There are many areas in Soulard that should be considered dangerous - not just hassled by noise and volume of traffic. One such corner is 8th and Geyer. There is a two way stop for the north/south bound traffic. Our home is on the northeast corner. In April 1976, after leaving the scene of an accident eastbound on Geyer, a man totalled our 1970 V.W. squareback which was parked in front of our house. In July 1977 we were finally able to replace that car with a 1969 V.W. squareback. On September 9, 1977 this car was struck broadside and totalled while traveling west on Geyer at Menard. There was no stop sign at the corner. Those two cars lasted a total of four months.

I propose that we petition the city to install all missing stop signs. And where needed, they should install speed bumps. I also propose that all trucks be banned from our neighborhood; except for delivery, and that travel be limited to two through streets: one north/south and one east/west. The logical street for this would be 12th because it is a direct route from Busch and goes straight downtown. Or traffic could be routed onto Highway 55 from 12th. Broadway is, of course, used for much the same purpose; both streets are wide and well paved. Russell travelling east/west is also wide and well-paved and could bear much traffic with minimum hassle to the Soulard Neighborhood. Lafayette would be a better possible choice, but the Market accounts for an already large volume of traffic.

In addition, we should also include pedestrian and bicycle paths to accommodate the local residents. There are enough vacant lots that a series of pedestrian walkways could be easily formed. We need to allow for bicycle paths in our quiet neighborhood and lower speed limits.

Soulard is well into restoration now, and our taxes should be used to make this area safe and quiet.

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SETTING SIGHTS ON SOULARD SITES

2310 South Thirteenth has a brand new mansard complete with paint job and new windows.

Note the beautifully painted cornice adorning 2317-19-21 Menard Street. Two shades of green accent the rear mansard of 2322 S. 12th Street very nicely in the early morning sunlight.

A recently cleaned brick sidewalk in front of 2402 S. 13th Street reveals the original brick pattern.

One of the most beautifully painted mansard roofs in all of Soulard is that at 1319 Shenandoah Ave.

The painting of 910 Soulard Street really puts the finishing touches to the total restoration of the "former shell".

Walking Soulard can be a discovery. On what new Soulard site can you set your sights?

SOULARD SOUNDS

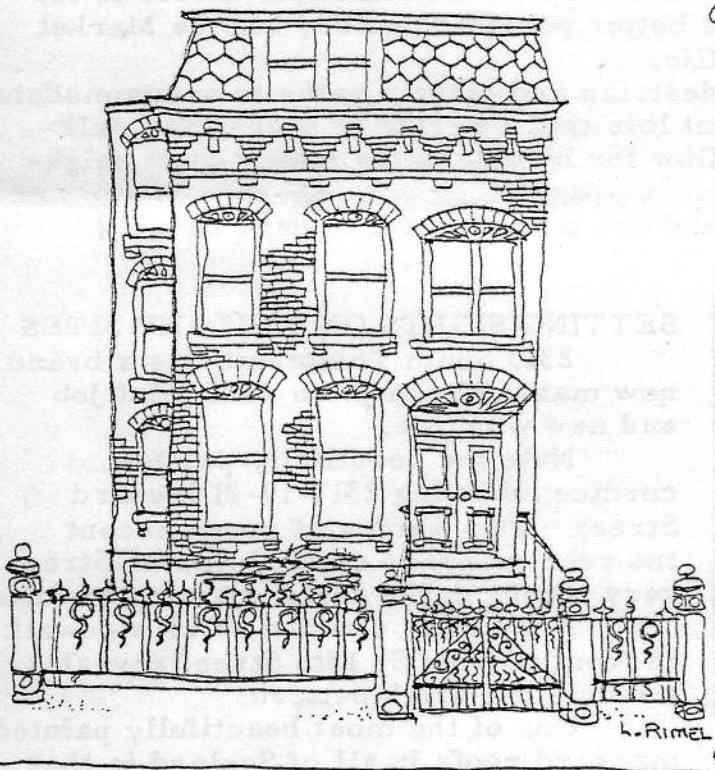
A community is composed of many diverse elements all blending together to produce a composite environment for people living within the region. Soulard is a community of such elements.

One aspect of our neighborhood which is pleasing to most residents is the numerous sounds which comprise the community. On Sunday mornings the church bells are heard with the irregular last swing of the clapper sounding at the end of the toll, adding the human touch lacking in the recorded bell sounds employed in many contemporary churches.

Being located on the banks of the Mississippi yields river sounds which can not be duplicated. At 11:20 P.M. each weekday evening three low blasts of a tow boat's horn may be heard as it plys its slow way up the river. On summer nights the sound of the steam calliope drifts from the top deck of the Admiral up the bank to the western boundaries of Souldard. Various and sundry other boat sounds appear and disappear throughout the day and night.

Metal hooped wheels may still be heard on cobble stone as the paper boy pulls his wood wheeled cart up the sides of many Souldard streets. Calls for rags and old paper still echo through the back alleys and off the ash pits of long ago. The pop and crackle of good oak logs burning in a fireplace, the sputter of coal in a stove, and the hiss of a gas jet are all sounds indigenous to the community called Souldard.

La Maison



The townhouse at 2219 South 12th Street is the home of Rick and Pat Finkelstein. It was built in 1885 by William T. Koken, of Koken Graydon & Company, also known as Enterprise Architectural Iron Works. Mr. Koken was born in Germany in 1850 and came to this country when he was about five years old.

At the time when the house was built, the foundry was located at Eighth Street and Park Avenue. In 1888 the company moved to an approximately six acre plant located at Old Manchester Road (Vandeventer) and Chouteau. This plant was considered to be the most extensive of its type this side of Pennsylvania. At this time the name of the company was changed to Scherpe & Koken Architectural Iron Company. In 1893 the company became Koken Iron Works. Mr. Koken was then President of the firm. By this time the foundry employed approximately 400 people and produced columns, cast iron store fronts, beams, girders, roof trusses, doors, shutters, cornices, arches, railings, area and sky lights,

balconies, straps and bolts.

This company did the iron work on the Jefferson Avenue Bridge, Connecticut Mutual Life Building, U. S. Customs House Building, Globe-Decocrat Printing Building, Houser Building, Boatmen's Bank Building, and the Laclede Building.

In 1894 the house was sold to Henry Lutz who sold it to Charles Barth in 1895. Mr. Barth was a wholesale butcher, that is, he took meat from packing houses and distributed it to butcher shops. The 38 foot square garage behind 2219 was once a stable where Mr. Barth kept his horses. He also smoked and boiled hams there. The Barth family lived in the house until 1939.

The Finkelsteins were able to discover the history of their house by first looking up all of the previous owners in the Recorder of Deeds Office. Then they were able to locate a copy of the original building permit in the Building Commissioner's

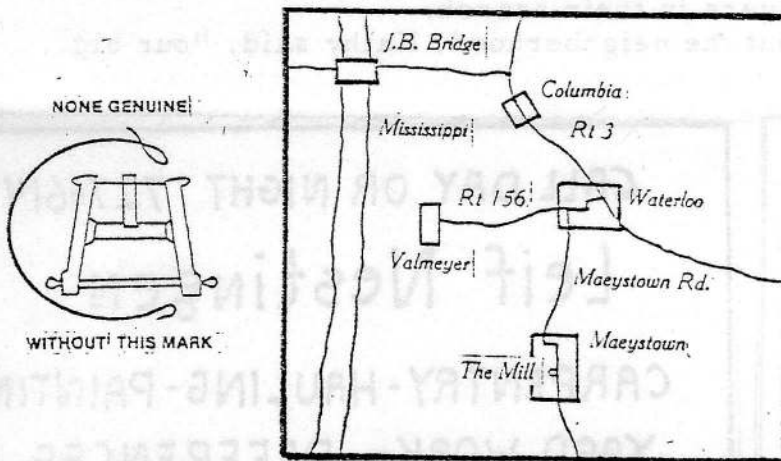
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Douglas J. Clements respectfully informs his friends and the public in general that he has taken up a shop in Maeystown Illinois - in the old Mill House - where he makes all kinds of custom and replica furniture, such as side boards, secretaries, chests, bureaux, desks and tables of all kinds.

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Office. The owners were then traced through Gould's St. Louis Directory which goes back to the 1860's and can be found in the St. Louis Public Library.

Rick and Pat were also able to contact Mr. William T. Koken III, President of Banner Iron Works. He supplied much of the information they have about his grandfather. He also has an original Scherpe & Koken catalogue which includes the fence in front of the house. The Finkelsteins are very grateful to him for his help.

Also, they were able to find the last of the Barth's seven children. Rich and Pat invited Miss Barth to visit her old home. She did visit them one Saturday afternoon, along with her nephew, who also remembers the house from when he was a child. They were able to describe the house as it used to be, including some missing architectural details. The Finkelsteins were also treated to some very interesting anecdotes about life in Souard as the Barths remember it.

The house itself is somewhat unusual for the Souard area in that the floor plan is a departure from the traditional "Shotgun" arrangement. The front stairway turns 90 degrees and ends at a small balcony on the second floor. This balcony leads to a hallway which runs down the center of the second floor. Fireplace mantels in the house are made of cast iron.

The Finkelsteins hope to preserve as much of the original character of the house as possible. So far they have made repairs to the roof and chimneys and the exterior woodwork. They have also reconstructed the front doorway. Future plans include chemical removal of paint from the brickwork. Much of the interior work will involve stripping and re-finishing woodwork, removing misguided improvements, and reconstructing missing architectural details.

100 YEARS AGO ---

"Probably no where in the world is the art of horse trading got down to a finer point than in St. Louis. A countryman who trusts himself among the sharks in horse flesh who infest the stables in the neighborhood of Broadway and Fifth street comes out minus his horses, wagons, harness and some money, without having the compensating reflection that he stands any chance of convicting the men who have robbed him."

From the St. Louis Evening Post, February 8, 1878.

New Faces

A new face in Souard is 20 year old Charlie Berger. A native of Webster Groves, Charlie recently purchased the four family flat at 2413-15 S. 13th St.

Charlie graduated from Webster Groves High School and has attended Meramec Community College. A painter and plasterer, Charlie has been putting his trade to good use lately.

Many a night, he can be seen with his father, architect Ted Berger, working until the early morning hours getting his property in shape for its upcoming appraisal.

Charlie plans to secure a construction loan for the complete renovation of the attractive building.

It was through the Mead-McClellan Partnership that Charlie became interested in Soulard and learned that the 13th Street property was for sale. In November, Charlie became owner.

Like so many others, Charlie looked in Lafayette Square and LaSalle Park before investing in Soulard. Once again, the charm of the neighborhood won him over.

A not quite so new family in Soulard are the Boyers who live at 1228 Victor St. Jerry and Kathy and their two children, Eric and Athena, moved to Soulard last June. Since then, they've been going to town on their home.

Built as a four-family structure around the turn of the century, the interior is being renovated to suit their needs. Last summer they installed two new furnaces and air conditioning units. One unit is on the third floor, and one in the basement. Long-range plans for the Boyers are to have a four bedroom home with two baths, a living room, family room and combination kitchen-dining room.

Kathy and Jerry are not strangers to the city. They both grew up in South St. Louis and attended Roosevelt High School. They most recently lived in the Mehlville area and had looked for a home in South County. But when they did not find a house that met their needs, they began to look in Soulard. Some good friends already living in Soulard, the Dempseys, helped the Boyers in their search.

When asked what they like best about the neighborhood, Kathy said, "our big yard and that we own our own home."

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"I FEEL I SHOULD WARN YOU...": HISTORIC PRESERVATION CARTOONS

Reviewed by Gary Cope

"The cartoon, like folk music, is light and heavy at the same time and provides a way to lighten the preservationists' burden. It is possible immediately to enjoy the art and the humor and then to accept the pain from a deeper message." (From the introduction by Jerry Morton)

Urban Pioneering can be a grim business. Particularly for those who are constantly involved in the day-to-day business of promoting and defending a neighborhood like Soulard, life can sometimes become tedious and very, very frustrating. Often we tend to take ourselves too seriously, to confuse our own rhetoric with reality, and to see our latest victory or defeat as apocalyptic. This disease can be fatal. Since the ailment is nearly irreversible in its latter stages, the best treatment is preventive medicine and the best medicine is the ability to laugh, at ourselves; at our enemies and at the situation. For this reason, I Feel I Should Warn You should be a welcome addition to the book shelves of any restorationist.

"I Feel I should Warn You ...": Historic Preservation Cartoons is edited by Terry B. Morton and published by the National Trust for Historic Preservation. It is an 86 page collection of preservationist cartoons and essays, gathered from publications all over the U.S. and England and covering a time span of nearly 150 years. No group is immune from the cartoonist's pen.

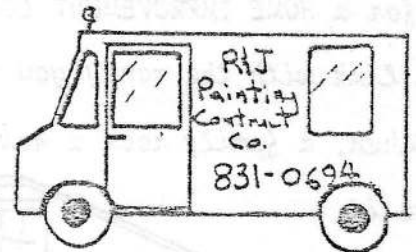
The city fathers: "The city has the utmost respect for its historical shrines -- The whole demolition will be carried out by fully trained craftsmen."

The urban planners: "But it's the key to successful urban planning, ladies!... We tear down the eyesores before they become historic!"

The demolition contractors: "Famous Old Landmarks Demolition Co."

The preservationists themselves: "Cleared with the state, cleared with the county, cleared with the zoning boys, the building boys, the historical society, the ecology groups, and now the little old lady changes her mind about selling the farm."

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The cartoons are drawn from the Architectural Record, the Chicago Sun Times, the Dayton Daily News, Look, the Minneapolis Tribune, the National Observer, the New Yorker, Parade, Preservation News, Punch, the Saint Louis Post Dispatch, the Saturday Evening Post, Saturday Review and the Washington Post.

I Feel I Should Warn You sells for \$4.50 and is available locally at the St. Louis Office of the American Institute of Architects at 919 Olive.

A DECEMBER REFLECTION

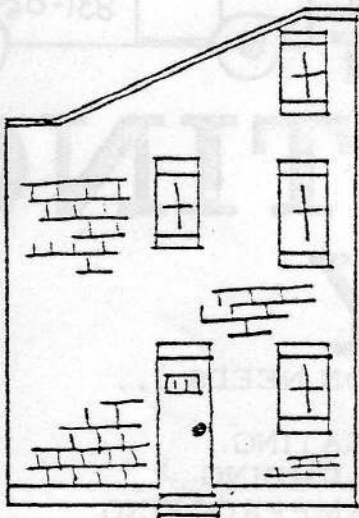
With Christmas and New Years behind us once again, I began to think about why the holidays in Soulard are so much more different and enjoyable here than perhaps they are in suburbia. One difference, for certain, is that your Christmas tree lasts much longer in a Soulard living room. The reason for this is obvious: Soulard living rooms have such "invigorating" temperature levels. Also, the tree naturally looks better in an older, more traditional living room, at least I think so.

Another lovely experience this past Christmas was walking along the streets of Soulard after dark. It seems most Soulard residents place their trees in front of the living room window. With Soulard houses built so close to the sidewalks, the trees are a royal treat for the eyes.

A great advantage of Soulard houses is that they afford plenty of opportunities for Santa to get into your house on Christmas Eve. They have chimneys in every room and, as everyone knows, Santa always comes down the chimney. This does, however, present the Soulard home owner with a slight problem. Which fireplace do you hang your stocking on? Well, the best bet is to hang a stocking on each one so that you don't have to take a chance. Besides, Santa may fill all of them and wouldn't that be nice?

Now, some of you are thinking, "I don't have all those chimneys!" Well, that probably means you don't live in Soulard. Don't let this upset you! See one of our housing people and they will be glad to give you a long list of chimneys for

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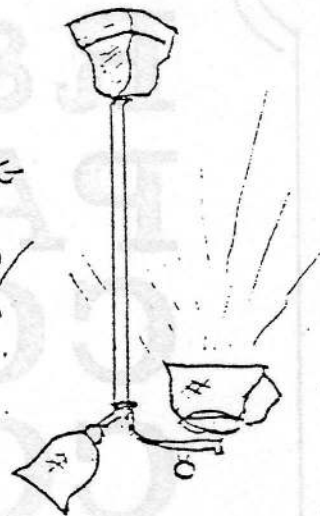


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sale. (They all come with houses.) Then next Christmas you'll have all those wonderful stockings to hang. With all of these stockings to fill, you'll have to make a longer Christmas list to send to Santa Claus. Come to think of it, I have four chimneys, I better get started on mine! Let's see, insulation, 12 gauge wire, storm windows, new plumbing, new roof, ...

THE MARKET PLACE

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

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- 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 771-8188.
- Window guard - 29" tall x 27" wide. \$2.00. Call Skip at 771-4191.
- For sale: Piano - Newson Brothers (English 1885) \$260. Needs \$450 in repairs to play perfectly. Call Jerry Dempsey at 772-8749.
- Beautiful brass interior (would also work exterior) key operated door knob assembly with face plates, Pat'd. 1899. Make offer, 772-3084.
- For rent near Soulard, three rooms, hot water, heat, range, refrigerator furnished. Modern. \$125. Call Dave at 865-3545.
- Large wood fireplace mantel, painted white. Free. Call Skip at 771-4191.
- New fiberglass shower stall with base. Still in box ready to assemble. \$125. Call Tom or Karen at 776-6020.

menu



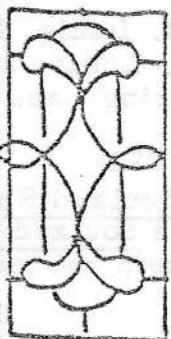
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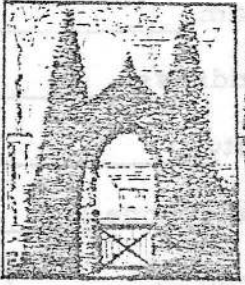
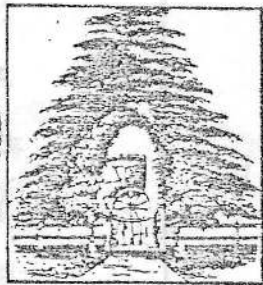


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Free rent in exchange for work on townhouse in South St. Louis area. References requested. Call 991-2204.

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

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

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Ruth Hines, 1225R Lami St., St. Louis, Mo. 63104 - Phone 771-0949

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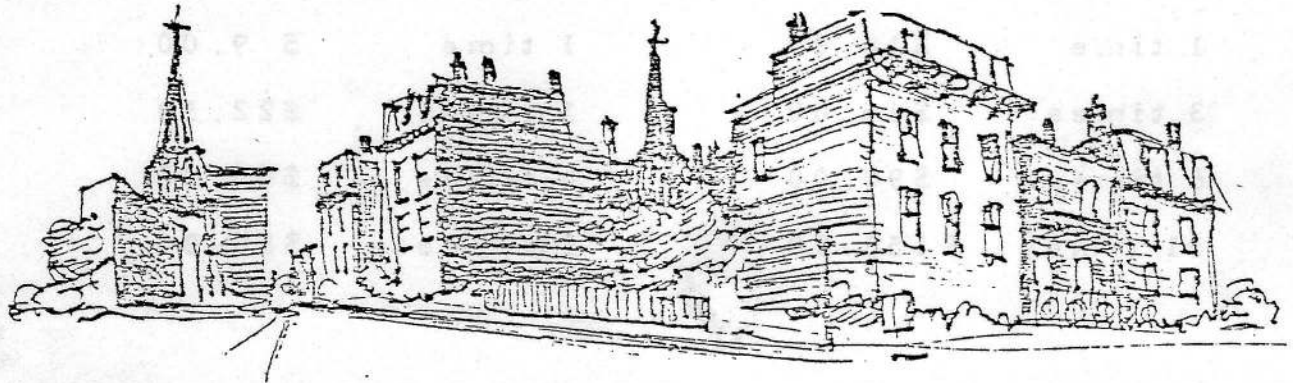
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