

The Soulard Restorationist

VOLUME III ISSUE III

APRIL, 1978

Agenda

The tentative agenda for the SRG meeting to be held April 5, 1978 at Trinity Lutheran Church:

1. Minutes from previous meeting.
2. Minutes from board meeting.
3. Committee reports.
4. Update on SRG properties on Menard.
5. Report on Pilot Environmental Project.
6. Report on Preservation Alliance.
7. Report on Historic District Task Force.
8. Guest Speaker: Mr. Barry Horwitz, representative from Audio Central Alarm Systems, Inc. speaking about commercial and residential burglar alarms.
9. Social hour: location to be announced.

Notes from last meeting

SUMMARY OF MINUTES OF SRG MEETING HELD MARCH 1, 1978

Following a report by Hilary Clements on the proposed street and sidewalk repairs, motions were made and carried in favor of "brick" in "basketweave pattern".

Charlie Derleth reported on the progress of the Historic District Task Force. Three committees have been formed: 1. Identification Committee -- 2. Legislation Committee -- 3. Enforcement Committee.

Charlie Derleth opened discussion on the inclusion of the SRG storefront in the Housing List. Hilary Clements motioned that the Board of Directors' decision be rescinded. The motion was tabled until the next meeting.

Charlie Derleth circulated copies of the by-laws of the Preservation Alliance to the membership.

The possibility of having a Pot Luck Dinner was discussed and referred to the Social Committee.

Charlie Derleth read an article stating that one of the buildings involved in the Boys' Club case before the Board of Adjustment could be renovated profitably.

Paul Kjorlie suggested that a letter be written to the aldermen asking for speed bumps on side streets. A motion was made and carried.

Copies of the Mercantile Plan were circulated.

Charlie Derleth announced that Kathy Poe will be the new House Tour chairperson.

BOARD OF ADJUSTMENT HEARS ARGUMENTS

The St. Louis Board of Adjustment has heard arguments from both the Boys' Club of St. Louis and the Soulard Restoration Group regarding the petition by the Boys' Club to raze three structures in the 2500 block of South Tenth Street. The three buildings are all that remain of the original nine which the Boys' Club has

sought to demolish since 1975 in order to make way for a larger playing field at the Club's present facilities. One of the nine historic buildings was razed by the City of St. Louis after being extensively damaged by a fire on September 8, 1977. Five more were taken down on December 5, 1977 when the St. Louis Public Safety Director declared them an "attractive nuisance".

The case of the Boys' Club of St. Louis was presented on February 5. They argued 1) that the buildings were structurally unsound and could not be economically rehabilitated, 2) that there would be no market for the buildings once rehabilitated, 3) that the buildings had no architectural or historical significance, particularly since there was no streetscape to which the buildings related and 4) that the historic district ordinance was unconstitutional because it placed an undue burden on organizations such as the Boys' Club. In support of their arguments, the Boys' Club presented a series of witnesses, including several architects and structural engineers, a general contractor and a real estate agent. Herbert Kissel, a general contractor from Hazelwood estimated that the cost of renovation for the three buildings would be at least \$70,000 each. On cross examination, all of the structural engineers and most of the architects admitted that they had no recent experience with structures of the age and nature of the Tenth Street buildings. The real estate agent, Mr. Peter J. Weber, stated that his agency would not handle any property east of Jefferson.

The Soulard Restoration Group was permitted to present its case on February 27. The arguments of the SRG were 1) that the buildings were not structurally unsound, 2) that the buildings could be economically rehabilitated, 3) that a market did exist for the rehabilitated structures and 4) that the advanced state of deterioration of the buildings and the lack of a street scape were the direct result of the actions of the St. Louis Boys' Club. Witnesses for the SRG, including Gerhardt Kramer, the executive director of the Landmarks Association of St. Louis, and Sedg Mead, a local developer who has renovated several Soulard structures, testified that the buildings were structurally sound and that they were in better condition than other Soulard houses which have been rehabilitated. Mr. Mead went on to explain that a developer could realize an acceptable profit from the building even if the initial investment was as high as \$75,000. Other witnesses felt that the \$75,000 cost estimate was too high, and that \$60,000 would be a more reasonable estimate.

Perhaps the most damaging blow to the case of the SRG came when the Board refused to hear evidence concerning the availability of bank loans in the Soulard area. When Frank Marconi, Executive Director of Neighborhood Housing Services, attempted to testify regarding loans which his organization had obtained in Soulard, Burton M. Greenberg, lawyer for the Boys' Club objected. He contended such testimony would be "hearsay evidence" and that it would be irrelevant, since the NHS target area was two blocks west of the buildings in dispute. Much to the surprise and dismay of the SRG, Mr. Greenberg's objection was sustained.

It is expected that it will be several weeks before the St. Louis Board of Adjustment announces its decision.

THE VISUAL AND PERFORMING ARTS MAGNET SCHOOL

A recent addition to the cultural life of Soulard is the Visual and Performing Arts High School located in the old Humboldt grade school at 2516 S. Ninth St.

The high school, which opened last September is part of the St. Louis Public School District's Magnet School program. Students who are interested in the visual and performing arts apply for admittance to the program. The program is open to all students in grades 9 through 12. Presently there are 335 students enrolled in the school. The registration goal is 500.

In an interview with the RESTORATIONIST, Mr. W. S. Wilde, principal, described the recent interior renovation. The large old assembly area has been transformed into a modern theater (capacity 235) where the students perform for their classmates and the public. A library, photography lab, lunch room, showers, science lab, and lecture room are some of the additions.

The most recent production by the students was the musical "Oliver". On March 2, 3, 4, 9, 10, and 11th the students performed to a capacity crowd. On

"Your FRIENDLY
Super Market"

2400
SOUTH
12TH St.
at
BARTON

YES WE
ACCEPT
GOV'T
FOOD
STAMPS

Joe's
Super Market

ALL WE CAN SAVE YOU IS MONEY!

"COME THRU THE GATEWAY TO SAVINGS"

STORE HOURS...
9-9 DAILY
8-9 SAT.

AMERICAN
EXPRESS



When
You
SERVE
JOE'S
MEATS..
You
SERVE
THE
BEST!

For Your
Convenience
WE ACCEPT
GAS and
ELECTRIC
BILLS!

Extra Service!
CHECKS
CASHED

FAMILY OWNED, DOING BUSINESS IN SOULARD FOR OVER 33 YEARS.

Joe's Super Market 2400 South 12TH St.

HUNTER WEINERS

Buy ONE PACKAGE AT THE REGULAR PRICE &
GET THE 2ND PACKAGE
FREE.

COUPON GOOD THRU APRIL 15, 78

Joe's Super Market 2400 South 12TH ST.

TIGER SAFARI COFFEE

2 1 CAN REGOR DRIP **\$4.99**

Limit 1 Please with
\$5.00 PURCHASE

COUPON GOOD THRU APRIL 15, 78

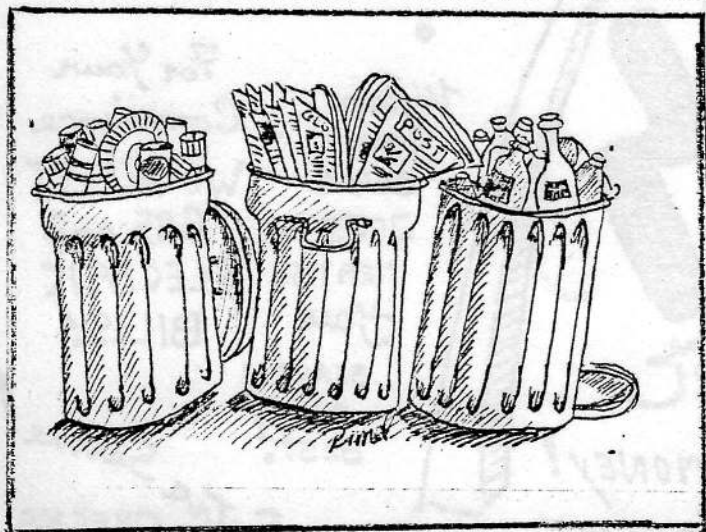
April 21st there will be a Dance Concert and on May 11th there will be an Arts Festival. Both performances will be open to the public. For ticket information, call 772-3164.

On March 10th the author had the pleasure of attending the "Oliver" performance. This ambitious production had first rate singing, dancing, acting, and direction.

The orchestra was also very professional.

It should be noted, too, that all cast photographs were taken by David Wozniak, the son of SRG members David and Majorie Wozniak.

RECYCLE...RECYCLE...RECYCLE...RECYCLE



In case you haven't noticed, you are living in the age of recycling. While you are recycling an old house, your neighborhood group is recycling glass, aluminum and now NEWSPAPERS. You know the reasons -- save energy, save money and save resources. Be an active participant -- save your newspapers and bring them along with your glass and aluminum to 2302 Menard on Saturday, April 22 from 9:00 to 10:00 A.M.

CHIEF OF POLICE DISCOVERS THE HISTORIC DISTRICT

What does the St. Louis Chief of Police have in common with restorationists?

Lots of things, it appears, including a 19th century row house, a leaky roof and peeling plaster.

Col. Eugene J. Camp, 60, is now just beginning the process of restoring a house in the LaSalle Park renewal area.

On the day the chief was contacted by the RESTORATIONIST, he had just completed taking some bids on the project. And he hopes to be fully underway with his house soon.

A widower with a married daughter and three sons, Camp purchased his vacant row house on Morrison Avenue in December after touring Soulard as part of the SRG house tour in September.

The restoration bug hit Camp hard after the Soulard tour, especially after he viewed a renovation project successfully completed by the Mead-McClellan Partnership.

"That's what whetted my appetite," Camp said from his busy office at police headquarters. "It really kindled my interest."

Camp has an architect but will act as his own general contractor. His 21 year old son, Eugene Jr., who has carpentry experience, will probably undertake at least some of the work on the late 19th century, 8-room, 3-story townhouse.

Attracting Camp to his particular house was a 3-story continuously winding staircase which somehow survived the ravages that afflicted rest of the house over the years. Camp, who grew up on the city's North Side on East Grand Boulevard and who once worked as a turnstile boy at Old Sportsman's Park, was also struck by a brick arch that provides the main support for the building in place of a wooden beam.

An employee of the Police Department for 40 years after beginning humbly as a telephone operator there, Camp currently lives in a 25-year old subdivision on Upton Court in South St. Louis.

"But you can't beat the character of the older houses," Camp said, while pointing to a lengthy list of things that must be done -- a list that is all too familiar to veteran restorationists.

One problem, though, that Camp probably won't have is police protection. He said he is now more aware of the problems facing restorationists as they progress

on their houses.

"We always give out special instructions to our men to pay particular attention to buildings under construction," Camp said.

PUBLIC IMPROVEMENTS FOR SOULARD HISTORIC DISTRICT		
1978		
PROJECT	AMOUNT	PROJECT DESCRIPTION
<u>Soulard Market</u>		
Phase I	\$100,000	Work done in 1977
Phase II	\$100,000	Repair of tile roof, sliding doors, exterior repainting (brown & cream colors), masonry cleaning and spot tuckpointing.
<u>Street Reconstruction</u>	\$421,670	Resurfacing, curbwork & brick sidewalks.
11th/Russell to Geyer 10th/Allen to Emmet Allen/9th to 11th Geyer/9th to 11th		
<u>Parks</u>		
Cherokee Park	\$15,000	Playground Equipment & Landscaping
Soulard Playground	\$94,695	Construct Plaza on vacated 8th Street
	\$10,000	Additional playground equipment for lower level of playground
Pontiac Square	\$98,688	Granite curbwork, replacement of bad sidewalk slabs, landscaping, playground equipment, basketball/volleyball court and new spray pool

ST. LOUIS PLACE AREA TO BE RESTORED!

A sleeper among the areas in the city yet to be restored is St. Louis Place Park. The park is bounded by Twenty-first Street and Rauschenbach Avenue. St. Louis Avenue, between North Florissant and Jefferson, was once known as "millionaires row". There are still many reminders of the elegance that abounded in this Near North Side neighborhood in the last quarter of the 19th century. A vestige of this elegance is the large number of carriage houses evident even today.

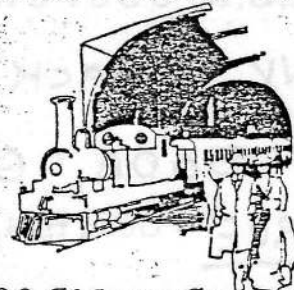
The architecture in the area is predominately Second Empire, Romanesque Revival and Federal. The homes reflect the economic and social success of their owners. As you tour the homes, you become aware of the accouterments that were included in these homes initially - the Italian marble mantels, walnut staircases, rounded windows, beautifully grained woodwork, stone steps, etc.

The park itself was gifted to the city in 1859 by John E. Miller and contains

ARAD'S 2501 S. 12th.
CONFECTIONARY

- OPEN 6:30 AM - 10:00 PM 7 DAYS
- VISIT OUR TOY & GIFT ROOM.

The Other Mother
Dine • Drink • Relax



2000 Sidney Street
7 days & nights
minutes from Downtown
776-3900

14.13 acres. It is considered one of the city's most unique parks because of its long, narrow boundaries and its uncommon beauty.

La Place Saint Louis Restoration Group, Inc. has been formed to attract middle income people to the area. Opal Meyer is President and Stormy White is Vice President. A house tour is planned for April 29th and April 30th. An information center will be opened at 2243 St. Louis Avenue in May and an antique shop in the center will help raise funds for the group. A professionally guided tour of the area will be conducted by Rob Killen, Architect, the first weekend in August.

For ticket information call La Place Saint Louis Restoration Group, Inc. at 621-1038.

CHATILLON-DEMENIL HOUSE - NATIONAL REGISTER NOMINATION

The Chatillon-DeMenil House in Soulard is one of the five sites in St. Louis and St. Louis County that have been nominated to the National Register of Historic Places by the Missouri Advisory Council on Historic Preservation.

In addition to the DeMenil House, the St. Francis De Sales Catholic Church, the Midtown Historic District -- both in St. Louis -- the Old Des Peres Presbyterian Church and the Theodore A. Pappas residence -- both in St. Louis County -- were nominated in February.

PROJECT INTERTWINE

175,000 square feet. \$6,000 a month utilities and taxes. Bigger than the average bread box. More like a castle in the air. The former St. Louis Cordage Mill, a city block in space, bounded by Lafayette, 11th and I-55 is available - yours for the upkeep. Project Intertwine is designed to use the building. Still in its incubator, the idea is nevertheless taking a definite form. Tom Cochran and Immanuel Braford, a group of architects and designers, and other interested

STORE HOURS

MONDAY THROUGH THURSDAY
8:00 A.M. to 8:00 P.M.
FRIDAY AND SATURDAY
8:00 A.M. to 9:00 P.M.

**SHOP HERE
AND SAVE!**

RUSSELL

18th & RUSSELL
SOUTH ST. LOUIS

We Reserve The Right
To Limit.

WE ACCEPT FOOD STAMPS



TRY OUR NEW COLD DELI AND SERVICE MEAT

VEAL + LAMB ~

EVERY THURS-FRI-SAT.

LOOK FOR OUR AD IN THE
WEEKLY JOURNAL + NEIGHBORHOOD
NEWS!

HOME DELIVERY

RUSSELL I.G.A. COUPON

Buy ANY 8 PACK-16oz
CARTON SODA, GET
ONE FREE - Good til 4-25-78

"SOULARD RESTORATIONIST"

persons are talking, measuring, drawing, writing, and planning to turn the old mill into a true community asset. Their dream is to house cottage industries, artists, small businesses, non-profit groups, and living space.

How real can the castle in the air become? The Small Business Administration will now support a group of 25 or more people under the Local Development Company plan. The city now has a genuinely interested and capable population moving into Souland and other districts. Together they might produce a small miracle.

If you are interested or just curious, call Immanuel (whom you may know from the Whole Wheat Grocery at Souland Market) at: (314) - 664-3913.

SECURITY

A variety of resources are available to elderly Souland residents who would like to secure old doors, install screens on basement windows, and otherwise make their homes less vulnerable to pranksters, vandals and burglars.

Although residents throughout the city are availing themselves of the programs, some Souland residents whose homes are equipped with old-fashioned, ineffective locks may find the programs particularly valuable.

Experts say that elderly persons are especially prone to break-ins and burglaries even though the area in which they live is not a high crime district.

Probably the best program available to Souland's elderly residents is the city's Senior Home Security Program directed by Steve D'Angelo.

In the last 20 months, D'Angelo has supervised burglar-proofing of close to 5,000 homes owned by elderly residents.

The program is administered by the Mayor's Office for Senior Citizens, which coordinates many programs for the elderly in St. Louis. Father Lucius Cervantes, who heads the office, said that none of the burglar-proofed homes have been burglarized.

REGISTERED • CERTIFIED • LICENSE #S 4859 - 6055 - C3354 - A2407

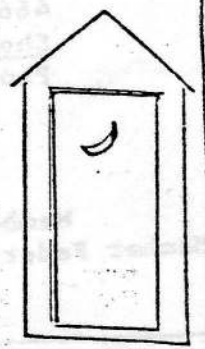
Bill Dye
PLUMBING CO.
776-1800

2712 So. 10th St.

*Specializing in Renovation
of older homes*

*Free estimates & advice
We do the finished job
or just the basics*

Member
Souland
Restoration
Group



Under the program, which is financed through a \$500,000 federal grant, \$25 locks are offered for \$13, and installation is free.

There is also free installation of smoke detectors and peep holes so the occupant can see who is at the door without opening it.

Burglar-proofed screens on basement windows and the fixing of first-floor windows so they cannot be lifted from the outside are also among the items and services available.

A smoke detector costs \$22 under the program and the door viewer is \$9. The savings on the free installation are significant.

Appropriately, 80 per cent of the electricians, carpenters and other craftsmen who work for the program are 55 or older.

Elderly persons can call D'Angelo at 772-5500 and ask either for an inspection and evaluation by the police department's burglary prevention unit, or for immediate action by D'Angelo's staff.

Officer Alfred Miller of the police department's public affairs division said experts in crime prevention are available to address groups of senior citizens. He can be contacted weekdays at 444-5606.

The Women's Crusade Against Crime also has literature and a speaking program. They may be contacted at 231-0425.

And Joseph A. Johnson, an SRG member and resident at 1828 S. 8th Street has been designated as Soulard's liaison with the police department. Any Soulard resident who has a complaint, suggestion or crime problem is urged to call Joe at 241-9729.

NEWS AND NOTES

Joe's Supermarket at 2400 South 12th is going to get a new floor this spring. This is part of Joe's plan to meet the ever changing and discriminating tastes of area shoppers. Joe's is the only supermarket located within the bounds of the Soulard Historic District...

Manufacturers Bank and Trust Company of St. Louis

1731 South Broadway (63104)
4666 Lansdowne in Venture
Shopping Center (63116)
Phone (314) 421-3200

Member Federal Reserve System
Member Federal Deposit Insurance Corporation

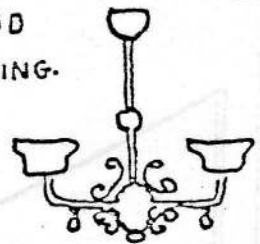
SPECIALIZING IN THE SALE AND
RESTORATION OF PERIOD LIGHTING.

SAINT LOUIS
ANTIQUUE LIGHTING CO.

GARY + GLORIA BEHM

535-9495

BY APPOINTMENT



Brendon's



1931 Park Avenue

Historic Lafayette Square

St. Louis, Mo. 63104

421-9641
LIVE MUSIC
EVERY NIGHT 7:30PM
OPEN 3PM-1AM
FOOD 'TIL
MIDNIGHT

Anyone for stained glass windows? WEW Radio at 8th & Lafayette has new stained glass windows. They are a beautiful addition to WEW's already outstanding work on the corner structure. WEW Radio began broadcasting from their new studios in Soulard on Monday, March 6, 1978. Welcome to Soulard!...

Christmas in March? Well, yes, it could only happen in Soulard. Recently the 2300 block of South 12th experienced fierce competition between the occupants of 2314a and 2309. Each tried to see whose Christmas tree could last the longest. Well, 2314a won. Now a new contest has started. Suddenly, one evening during the week of March 7th a newly decorated Christmas tree suddenly appeared in the window of 2309 along with a wreath. Well, 2314a, what are you going to do to top that?...

Dumb Award? Perhaps John Auble should pay a visit to 7th and Russell Boulevards and take a look at the newly installed street light. It sets exactly in front of the traffic light. Westbound motorists can no longer see the traffic light. Dumb!!!!...

Traffic signals are to be installed at 12th and Russell to help alleviate a traffic problem that does not exist...

The newly redone auditorium of the Visual and Performing Arts High School hosted its first stage production. Oliver, the Lionel Bart musical based on the Charles Dickens' novel, Oliver Twist, was performed for five evenings. Members of SRG attending reported the play was excellent and the auditorium was beautiful.

David Wozniak, son of SRG members Marjory and David Wozniak did photographic work of the Oliver cast and on the evenings of the play his work was displayed in the lobby. The display was well done and well received by the play goers...

COMING HOME

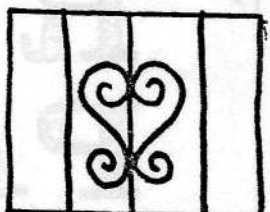
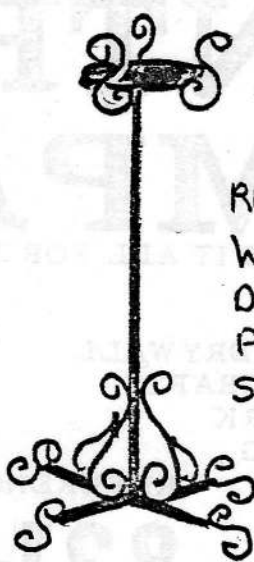
Every year more and more people are coming home to city life. Back to the "Old" neighborhoods of St. Louis. To areas where they or relatives grew up. To

RON ANZALONE
ELECTRIC
COMPANY

Electrical Contractor 176 Brilliant St. Louis, Mo. 63125 487-7589

RESIDENTIAL **** COMMERCIAL
ENVIRONMENTAL LIGHTING
RESTORATION REWIRING
FREE ESTIMATES

CLASSIC
ORNAMENTAL
IRON

ORNAMENTAL IRON
SPECIALTIES
RAILS, GATES, BALCONIES
WINDOW GUARDS
DESIGNED, REPAIRED,
PORTABLE WELDING
SERVICE.
"BROCHURE UPON
REQUEST."
JERRY EHLEN
849-0083
CONTRACTOR INQUIRIES WELCOME
R.R. 5 BOX 379, IMPERIAL, MO.

the dynamic pace and convenience of living near the cultural and sport's center of the region. To have some of the nation's greatest parks along with the city's famous zoo at their door-step.

Soulard is one of many inner city neighborhoods witnessing a rebirth of energy and growth. Reasons for movement from the suburbs to Soulard vary but one main reason is the quality of homes available for the price. The workmanship and materials employed during the 19th century were of a standard found in too few newly constructed buildings.

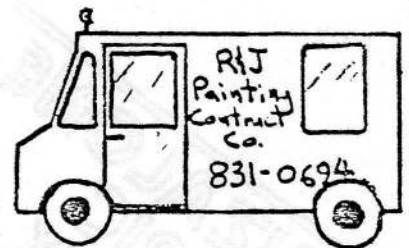
There are various types of residential buildings in the Soulard neighborhood; the town house, the row house, the half house, the alley house and the free standing structure. The row and half houses are generally considered to be of an earlier construction date than the free standing dwellings which occur primarily in the more southern and western areas of Soulard. The mystery of the half house or half flounder design may never be completely solved but one probable explanation is that the half houses were built to shed roof rainwater to one side of the property. Another explanation is taxes - half a house, half the taxes!

Generally the free standing homes in Soulard are two or three story, four bay (window) townhouses of brick construction. Many of them have mansard roofs, indicating a relatively late construction date in comparison with the simpler row and half house designs. An examination of St. Louis census tracts from 1850 to 1880 indicates that the larger homes were primarily occupied by Germans. Perhaps these larger homes nearer the brewery were occupied by employees of Anheuser-Busch.

Alley houses are an interesting type. Built of brick, they are quite small and modest in design and were constructed to provide inexpensive housing. Because of poor sanitation and the lack of lighting in the alleys, they were the less desirable residences in Soulard. Many of them have been removed or converted to garages.

For whatever reason a person decides to rediscover the joys of city living there is no better time than now. Housing information for the Soulard community is available by calling 771-4191.

R & J PAINTING CONTRACTING COMPANY



ONE CALL DOES IT ALL FOR YOUR RESTORATION NEEDS ...

PAINTING
PLASTERING & DRYWALL
CUSTOM WOODCRAFT
CONCRETE WORK
WOOD GRAINING

HEATING
PLUMBING
DAMP-PROOFING
KITCHEN REMODELING
24 hr. EMERGENCY SERVICE

REFERENCES FOR YOUR AREA

INSURED

831-0694

SATISFACTION
GUARANTEED

SLIPPING AND SLIDING IN SOULARD

By Gary Cope

Everyone knows that Soulard is built on a hill. It slopes down toward the river from Thirteenth Street to Seventh. In fact, on many winter days it is possible to drive from Thirteenth Street all the way to Broadway without ever releasing the brake.

Perhaps it is true, as some people say, that snow plows and salt trucks have a very difficult time navigating hills, and this is why they are never seen in Soulard. Or it could be that the last City map was published in 1840, and the snow plows can't find Soulard.

As a citizen of St. Louis, each year I must purchase a city sticker. This is a tax I pay to the City of St. Louis for the privilege of owning an automobile. Before I can pay this tax, I must pay my personal property tax, which is another tax on my automobile. In order to pay these taxes, I drive to City Hall, where I pay the City of St. Louis for the privilege of parking my car. It seems to me, with all of the taxes that I am paying to the City for the privilege of owning a car, I deserve to have my street plowed at least once each winter.

REVIEW OF "OLIVER"

The Soulard neighborhood provided a particularly appropriate setting for the VAP High School's production of "Oliver!". The dense housing, the grimy snow, and the steam hovering over the brewery seemed to fit right in with Dickens' descriptions of nineteenth century London. The auditorium and stage are small, but the space provides an intimacy lacking in a larger theater. This environment surrounded a vibrant performance.

Fourteen year old Paul Young as Oliver brought tears to the eyes and a lump to the throat when he sang, "Where Is Love?" He is a small person with a big, beautiful voice. The tragic Nancy, Pam Brown, also managed to move the audience with a very touching performance. The "bad guys" were also well-portrayed.

Jefferson-Gravois Bank

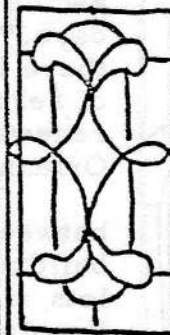
2604 S. JEFFERSON



• REPAIR + RESTORATION LOANS

• HOME LOANS

HOURS: BANK 9-5
DRIVE IN 8-6
SAT. 9-12



MITHRA GLASSWORKS INC.

LEADED + STAINED GLASS WINDOWS.
LAMPS + HANGINGS.

ORIGINAL DESIGNS + REPRODUCTIONS.
COMPLETE LINE OF HOBBY SUPPLIES.

HOURS 10-5 TUE-FRI
9:30-6 SAT.
865-3877

1304 SIDNEY

R.E.P. HEATING + AIR CONDITIONING



* COMPLETE INSTALLATION

24 HR. SERVICE 831-2731

4244 N. 21ST. ST. 534-5381

NORTHWEST

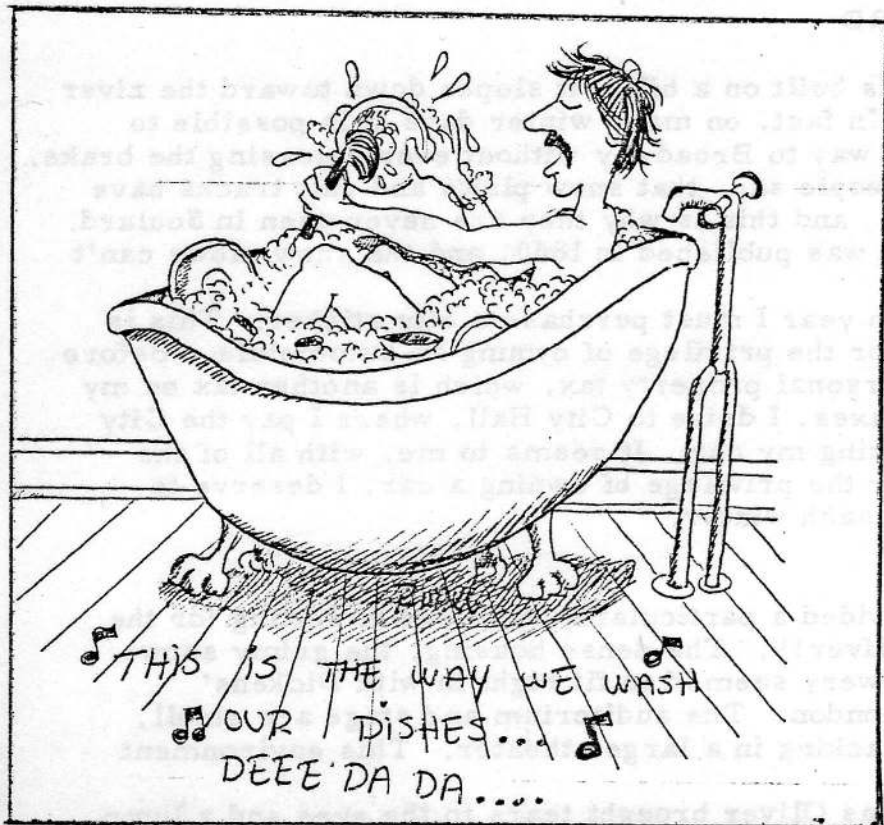


ELECTRIC COMPANY

RESIDENTIAL +
COMMERICAL WIRING

• NEW WORK • REWIRING
• SERVICE CHANGES • APPLIANCE HOOK-UPS

FREE ESTIMATES 739-9179



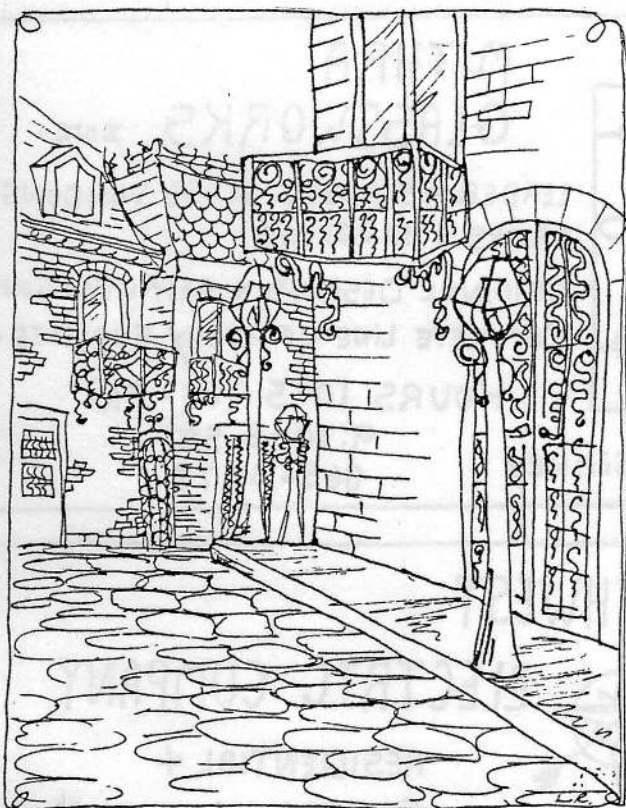
Charles Liddell played Fagin whose mannerisms suggested those of a not-too-well-off hustler. Bill Sykes, Lorenzo Jackson, was truly evil; his tread was as powerful as his deep bass voice.

Thirteen students made up the dancing chorus. As they danced and sang songs like "Pick A Pocket Or Two" the small stage grew to twice its size, thanks to Cindy Simpson, choreographer.

All the music was excellent - the high school is clearly attracting excellent musicians. The entire cast responded beautifully to their directors and related very well to each other and to the audience.

As a resident of the neighborhood, this viewer barely noticed the grimy snow walking home -- it was too exciting to know that such a program exists here in Soulard. May I recommend your attendance at future events announced in the RESTORATIONIST.

NEW ORLEANS - AN ELIXIR



Many of the restorationists have been overheard recommending, "Get away from this once in awhile - your living room woodwork can wait a few days." If you might feel guilty about the woodwork, there is a way to leave your work but not the spirit of restoration. And you may very well return with renewed energy and spirits. The prescription: New Orleans.

To capture the feeling, walk down 8th Street between Ann and Soulard. Imagine that all the buildings are occupied and in good repair. Visualize lots of plants - even in gangways and alleys. Populate the sidewalks with a Heinz 57 variety - students, artists, jet-setters, musicians, business people, children. It shouldn't be difficult to imagine; that's the special quality of New Orleans - it's Soulard as it could be. And the Soulard Market is better than the French Market in the Quarter.

So far, we have the 19th century brick buildings, the iron balconies, and the Market. New Orleans? It's very seldom that one receives rather unbelievable recommendations about a place and then discovers it is even better. But New Orleans does have something for everyone: oyster bars with live, name-band jazz, superb restaurants and quality antiques for the well-heeled;

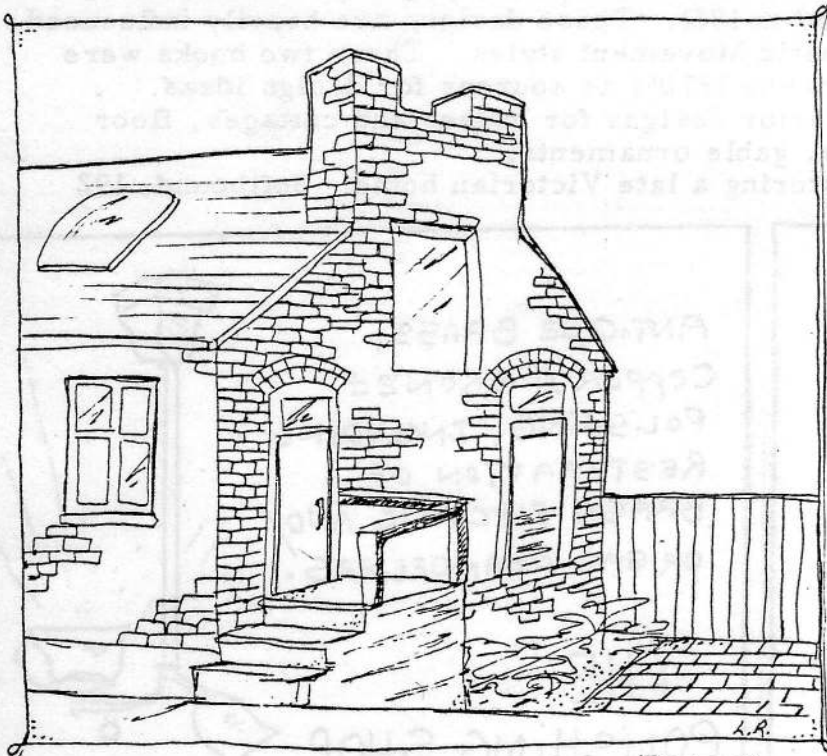
and the Cafe du Monde and long leisurely walks for those of us who must skimp to finish that woodwork. The free sights are often the best and they are endless.

New Orleans has a very busy, fascinating harbor - visible from special platforms in the French Quarter. It has shops that sell marine antiques, five-foot ropes of garlic bulbs, or incredibly accurate card readings (or crystal ball if you choose). Yet a visitor is not overwhelmed by commercialism. Many of the buildings contain apartments. Cats sun themselves on rooftops, neighbors share tea on balconies. The city handles both with ease.

If one has time, a visit to a restored ante-bellum mansion is worth the trip. Houmas House near Baton Rouge is especially appropriate for a restorationist visitor. While many mansions seem more decorated than restored, Houmas House is a genuine restoration. Nothing unnecessary has been added. To top off the tour, the guide announces that hidden in the house are five bathrooms, a modern kitchen, and an elevator - but no one had even an inkling of their existence until a wall panel was opened to reveal a lavatory. Surrounded with live oaks, blooming camellias, and an iron fence with a levee gate, one expected Scarlett O'Hara to appear on the grounds.

The total experience of New Orleans and the surrounding area was a true tonic for going back to restoration in Soulard - well worth the investment and highly recommended. That woodwork isn't at all formidable now...

La Maison



The transformation of a derelict alley house into a modern, architecturally satisfying and unique home was an endeavor that Sedgwick Mead and his wife Diana Drisko found especially challenging.

"We're probably one of only a few people in St. Louis living in an alley house, and we're sure we're the only ones with a loan on an alley house," said Sedg, the Mead of the Mead-McClellan Partnership, specialists in housing rehabilitation in the Soulard area.

Transformation of the house at 2216 Menard Street did not come easily despite the remarkable result.

The house was probably built prior to 1870 and was part of a butcher store complex on Shehandoah Street that included a slaughter house. The purpose of the alley house is unknown but outlines of horse stalls are still visible in the basement.

Sedg and Diana, an attorney in the legal department of the May Co.,

purchased the house in late 1976, and construction began in the spring of 1977. Attracting the couple to the house was its potential for compact and convenient living space as well as the prospect of living essentially in the backyard of others.

"Living in an alley house is very dense living," Sedg said. "There are a lot of people living, literally, within a few feet of here. That's what makes it interesting."

Once the loan from Jefferson-Gravois Bank had been secured, work by a crew of the Mead-McClellan Partnership began.

A new pitched roof was one of the first orders of business along with installation of new windows and doors and compatible tuckpointing.

The insides were gutted, a load bearing wall was replaced by a ceiling beam in order to make the kitchen, dining area and living room a completely open and accessible living space.

Steps that led to the attic were removed and new steps leading from the living room upstairs were constructed. Pine plank floors were repaired, and a section of the ceiling above the living room was removed so that the attic, which became the master bedroom and master bathroom, opened up over the living room.

The result is a house with a large kitchen, dining area, living room, study, spare bedroom and full bath on the first floor, and the master bedroom, master bath and storage area on the second floor. The master bedroom is essentially a balcony area overlooking the living room. Laundry facilities are provided in the basement.

Skylights, French doors and windows on all sides of the house give it a light, mint-fresh appearance. Some exposed brick and a fireplace in both the living room and the study give the home a very comfortable and earthy feeling.

All of the systems are, of course, new and the kitchen and baths are elegantly modern. The chief feature of the house, the continuous living space of kitchen, dining area and living room, allows Diana, an accomplished cook, to participate in conversation with guests while preparing goodies in the kitchen.

The house is a perfect example of a home that was renovated with the wants and needs of the occupants in mind.

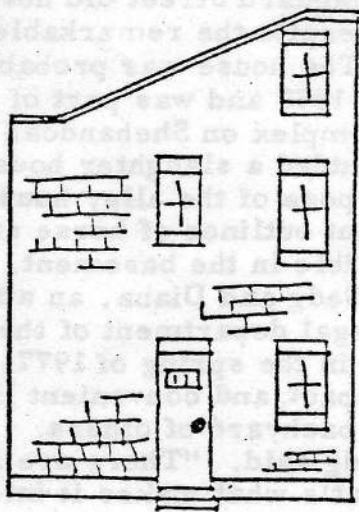
BOOK REVIEW - VICTORIAN ARCHITECTURE by A. J. Bicknell, W. T. Comstock

Actually two books in one, this volume contains Victorian architectural patterns of the 1870's. The first section is a reprint of an architectural pattern book published in 1873. Many patterns reflect the French Second Empire style. The second section contains architectural patterns published in 1881. These designs are heavily influenced by the Queen Anne, Eastlake and Aesthetic Movement styles. These two books were originally used by carpenter/builders of the 1870's as sources for design ideas.

The book includes: complete exterior designs for houses and cottages, floor plans, cornices, doors, stairs, fences, gable ornaments.

This book is ideal for anyone restoring a late Victorian home. Softbound, 192

See us for a HOME IMPROVEMENT LOAN. We can be your link with the money you need for a new kitchen, a family room a new roof you name it.

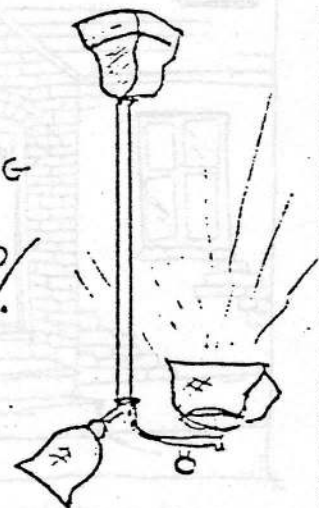


Tower Grove
a TG BANK

3134 S. GRAND AT HARTFORD / ST. LOUIS, MISSOURI 63118

(314) 664-6222

ANTIQUE BRASS,
COPPER & BRONZE
POLISHING, INCLUDING
RESTORATION OF
BRASS ELECTRIC AND
OR GAS CHANDELIERS.



THE
POLISHING SHOP
AND ANTIQUES

ANTIQUES FOR SALE - GOOD
SELECTION OF OLD LIGHT FIXTURES
READY FOR INSTALLATION!
HARDWARE, BATHROOM FIXTURES
AND MUCH MORE.

776-8363

2220 CHEROKEE 8-4 MON.-SAT.

pages, Price: \$9.50, Source: Old-House Journal, 199 Berkely Place, Brooklyn, N.Y. 11217.

BOOK REVIEW - AMERICA'S FORGOTTEN ARCHITECTURE by Tony P. Wrenn, Elizabeth D. Mulloy

A fine book of photographs showing various structures across the nation which the author considers well worth saving for future generations. Surveys highlighted by 475 photographs express the richness and variety of architecture from the 19th century which is in danger of being lost.

Ideas on how to save these structures are presented to the individual interested in this endeavor. Published by Pantheon Books; cloth, \$20.00; softbound, \$8.95; 312 pages, Source: Preservation Bookshop, National Trust for Historic Preservation, 740-748 Jackson Place, N. W., Washington, D.C. 20006.

RESIDENTIAL REUSE: A MANUAL OF DESIGN AND CONSTRUCTION METHODS AND TECHNIQUES - Reviewed by Gary Cope

In my half dozen or so reviews for the Restorationist, my endorsements have sometimes been less than enthusiastic. In fact, some of my reviews have carried no endorsement, but have merely acknowledged the existence of the book under discussion. This is clearly not the case with Residential Reuse. Anyone contemplating the renovation of a Soulard building should place this book on his or her reading list.

Residential Reuse was written by Robert C. Craycroft and Randall A. Spurr. It was prepared for and is distributed by the St. Louis Community Development Agency. It can be obtained from the CDA Librarian at a cost of \$3.00.

According to the preface, Residential Reuse was written for the developer/contractor who is involved in the rehabilitation of brick, walk-up buildings in urban neighborhoods. It is intended to guide the decisions involved in the interrelated

menu

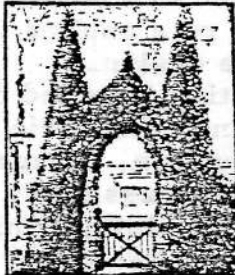
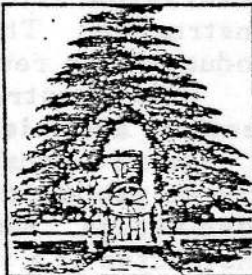
**LEMP MANSION
RESTAURANT**

3322 DEMENIL PLACE

"HOURS"

TUE-THURS 11:30 A.M.-10:30 P.M.
FRI 11:30 A.M.-2:00 A.M.
SAT 5:30 P.M.-2:00 A.M.
SUN 12:30 - 5:00

PHONE 664-8024

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

**TELL 'EM
YOU SAW IT
IN
THE RESTORATIONIST**

areas of reuse design, business and construction.

What makes Residential Reuse valuable is not so much its discussion of specific techniques as its articulation of a reuse design philosophy. It is a philosophy that has guided much of the restoration of Soulard.

According to Craycroft and Spurr, there are three types of reuse design: historic restoration, historic preservation and rehabilitation. In one sense, historic restoration and rehabilitation represent two extremes in reuse design.

Historic restoration strives to return the building to its original condition. Time and money are secondary considerations. While historic restoration has a definite place in reuse architecture, it is not appropriate for most urban buildings.

At the other end of the spectrum is rehabilitation. Rehabilitation design views the building as nothing more than a physical resource. No consideration is given to the character of the structure or to its existing detail or its relationship to the neighborhood. More often than not, rehabilitation projects have been poorly designed and short-sighted. Their long range effects have been negative.

Historic preservation represents a middle ground between historic restoration and rehabilitation. While the primary purpose of historic preservation architecture is to return the structure to an economically viable condition, the character of the building and its relationship to the neighborhood are critical elements in the reuse design.

The underlying philosophy of historic preservation architecture should be what Craycroft and Spurr call "minimum effort design". Minimum effort design does not mean that one should do sloppy work or try to make do with inadequate funds by cutting corners. It does mean that one should make only those changes to the building which are necessary to accommodate its new usage. When it comes to a decision regarding the degree to which the building should be "restored", the general rule is that the front of the building is more important than the back, the outside is more important than the inside.

Perhaps one of the most important points to remember concerning historic preservation architecture is that it cannot be judged by the same standards as new construction. This rule applies both to the renovation process and to the finished product of the reuse design.

New construction is based on standardization and predictability. These two elements are missing in historic preservation.

In new construction, the major building elements are all standardized and can often be produced in an assembly line fashion. This is almost never the case in reuse design. Most buildings which are the subject of reuse architecture were constructed at a time when many of the major elements of the structure were built on site, and there was no need for a high degree of standardization.

When building a new structure, everything which will affect the construction project is known at the outset. Since this is true, it is possible to set fairly rigid time tables for the building project. In reuse design, some of the major factors affecting the project may be hidden until the construction is actually begun. Unexpected problems may arise during the project which will impact the construction schedule and may call for a rethinking of some elements of the design.

Finally, it is important to remember that one should not strive to make an old building look like a new one. Many of the imperfections of old homes are a result of the technology under which they were built. Others have come about as a result of years of usage and reflect the history of the structure.

Perhaps the thrust of Craycroft and Spurr's arguments can be summarized in the following quotations, taken from pages 28 and 29 of Residential Reuse:

"A beginning point in a reuse design technique lies in the assumption that the existing buildings are worthwhile; their designs are well worked out, functionally, structurally and aesthetically; and they have withstood the test of time."...

"The approach and attitude being advocated here carries with it the implication that reuse design should respect that which has gone before... Many of the amenities

of older buildings are not available today at any price and certainly not at the small cost of their maintenance or restoration. These amenities...are among the desirable and marketable features of older homes. But many are very fragile and the building team must take extreme care in the design process not to destroy the most important things that older buildings have to offer."

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.

FOR SALE, TRADE OR RENT

Craftsman Tablesaw, plainer, joiner attachment -- top notch condition

and ready to run. \$445. Gary Adamson, 371-6000 days or 822-4861, evenings.

For sale, small space heater, \$15. Call Tony at 776-4926.

For sale, period ceiling medallion, \$25. Call Tony at 776-4926.

Three logs for gas fireplace, \$35. Call Tony at 776-4926.

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

Large wood fireplace mantel, painted white. Free. Call Skip at 771-4191.

FOR HIRE

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

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 Gwen Preston at 865-0242.

SERVICES

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

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

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

WANT AD

FREE - 150' of chain-link fencing. For the removal of and the promise not to re-install within the Soulard Historic District. Call 772-3084.

ROSTER UPDATE

NEW MEMBERS

Audio Central Alarms Systems, 3714 Washington Avenue, St. Louis, Mo. 63108 Phone 533-4400.

Richard Gremmler, 2310 South 13th Street, St. Louis, Mo. 63104. Phone 772-9205.

Ted Murray, 7450 Stanford, University City, Mo. 63130. Phone 863-1808 or 773-4967.

CONCERNED PRESERVATIONISTS WHO ARE NEW SUBSCRIBERS

Fr. Frank Krebs, c/o Sts. Peter and Paul Church, 1919 South 7th Blvd., St. Louis, Mo. 63104

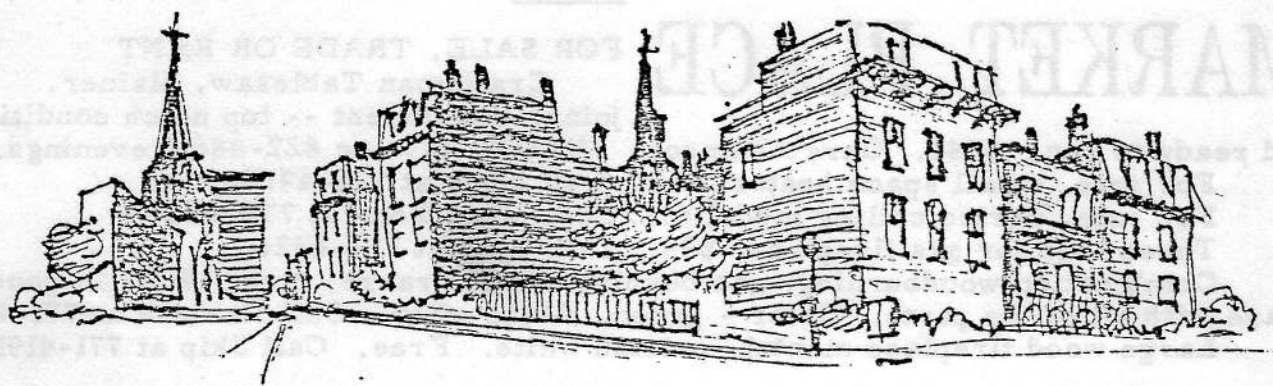
Alex Maksimovich, 2359 South 12th St., St. Louis, Mo. 63104

J. B. Simpson, 3539 Itaska St., St. Louis, Mo. 63111

Spirit of St. Louis Tours, 641 Brookhaven, St. Louis, Mo. 63122

Georgia Steudle, 3465 Broderick, San Francisco, California 94123

HISTORIC SOULARD



THE SOULARD RESTORATIONIST
Box 13312 - Soulard Station
St. Louis, Mo. 63157

GARRY L. WATERS, Editor-in-Chief
772-6183

RUTH DAY, Production Manager
865-4360

LARRY HOLLENBERG, Business Manager
664-1637

CAROL RAY, Copy Editor
664-2164

ROGER & LUANN RIMEL, Graphic Designers
664-1936

GARY COPE, Contributing Editor
241-2684

CHARLIE DERLETH, Contributing Editor
865-0670

SKIP GATERMANN, Contributing Editor
771-4191

BILL & KATHY POE, Contributing Editors
771-1566

KAREN ROWLEY, Contributing Editor
664-9195

ADDRESS CORRECTION REQUESTED

NONPROFIT ORG.
U. S. POSTAGE
PAID
ST. LOUIS, MO.
PERMIT NO. 250