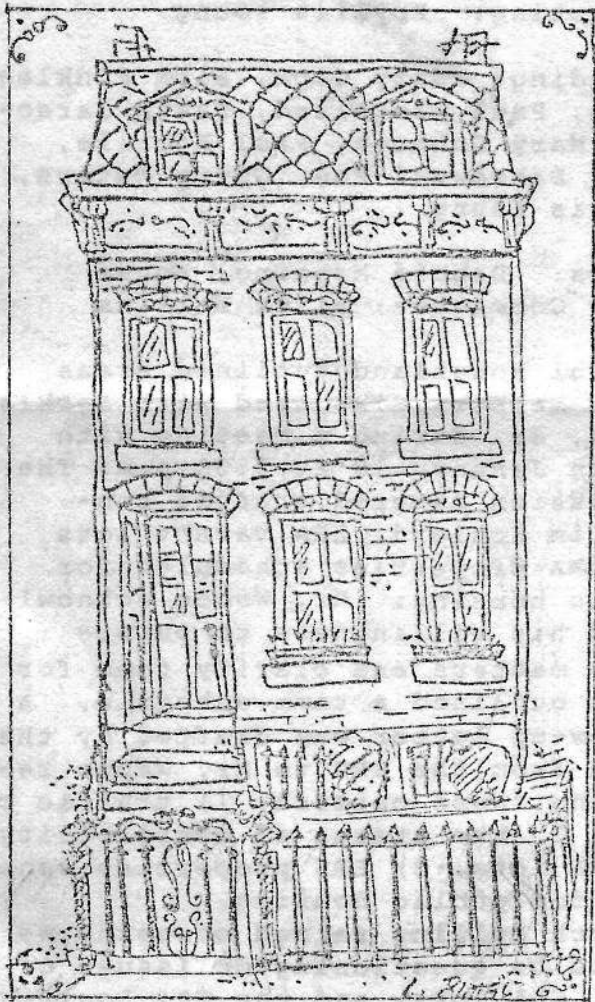


The Soulard Restorationist

VOLUME V ISSUE II

MARCH, 1979



LA MAISON

by

William and Kathy Poe

Developers and their developments are sure to be major topics in Soulard in 1979, and it is not without significance that the area we now know as Soulard was carved from Thomas Allen's various additions by late 19th Century developers.

We learned of one such developer, William Rieckmann, when researching the history of our home at 2414 S. 13th St. City Hall records showed that our French Second Empire, Eastlake Period house was constructed in 1886-1887 apparently by Rieckmann after he obtained the lot through the estate of the late Thomas Allen. The lot was technically part of Allen's second addition.

City directories of that decade listed Rieckmann as a carpenter living at 2407 S. 13th St. That appeared to be of little significance until a later conversation with Judy and Brad Washburn revealed that Rieckmann was also listed on their first deed of trust on their home at 2401 S. 13th St., across the street and a few doors down from us. Our feeling that Rieckmann may have been an early Soulard developer, at least in the western portion of the neighborhood, has been confirmed by another long-time Soulard resident, Estelle Dees, who lived in our house for many years.

Just after construction was completed, Rieckmann sold the house to Eliza Gellenbeck as a two-family structure. Mrs. Gellenbeck and her daughter, Mrs. Mathilde Mangels and her husband Henry, lived in the house from 1887 to 1917. Old St. Louis blue books, St. Louis' answer to the social register, list Henry Mangels as a middle management employee for a North St. Louis tent and awning company.

In 1915, Estelle Dees and her husband, William, moved into the

first floor apartment shortly after they were married. Mrs. Dees, who now lives at 1308 Sidney St., said Mrs. Mangels ordered the apartment redecorated and the kitchen grained when the newlyweds moved in.

The Dees purchased the house from Mangels in 1920 and were responsible for installing the modern conveniences of plumbing and wiring. (The old outhouse vault was discovered last summer several feet below grade in the backyard when digging around a sewer line.) Mrs. Dees, known as Stell to her friends at Nick's tavern, lived in the house for 40 years until deciding on a smaller neighborhood house in 1960.

It should be noted also, that according to Mrs. Dees, many of the homes on 13th Street were allowed to deteriorate in the late 1950s when initial plans for Interstate 55 indicated 13th would be paved over. Our house began its downhill slide then also.

Mrs. Dees finally sold the house she had purchased for \$2,000 to Mary and Vearle Drysdale for \$8,000 in 1960. The Drysdales had been living on Geyer. Little is known of the Drysdales or the Thomas D. Scovill's who bought the house in 1968.

The year 1975 found Larry Giles, of Larry Giles Architectural Antiques at 13th and Sidney, purchasing the house from the Scovills. Two years later we bought it.

The vestiges of the two-family layout was eliminated, a back stairway was removed and complete plumbing, wiring and mechanical systems were installed.

We have completed the first two floors, except for a second-floor guest bath. The first floor features a living room, formal dining room, half-bath and kitchen. The second floor is composed of a master bedroom with attached bath and dressing area, a second bedroom now serving as a study, a second unfinished bath and a laundry room.

On the third floor, another bathroom has been roughed-in and there will probably be another

two bedrooms there when we're finished.

David Krueel provided our architectural drawings, and the Mead-McClellan partnership was our general contractor. Conventional financing was provided by Prudential Savings and Loan Association in Clayton.

* * *

MINUTES - Soulard Restoration
Group Board of Directors Called
Meeting - January 21, 1979
Conducting: Phyllis Young

Attending: Gary Cope, Rick Finklestein, Paul Houghland, Susan Jareczek, Mary Johnson, Paul Kjorlie, Kathy Dabrowski-Poe, Garry Waters, Phyllis Young

Others: Debbie Manning, House Sales Committee; Birch Mullins

Paul Houghland outlined areas Board members discussed with Sorkis Webbe, Jr. during a meeting with him on January 18 at 5:00 p.m. The discussion covered traffic control in Soulard, LRA vacant lots and LRA properties scheduled for public housing. Mr. Webbe acknowledged his willingness to pursue these matters and clarify them for us if we outlined a time schedule. A follow-up letter was drafted by the Board from the SRG to Mr. Webbe restating these matters: 1) traffic control, 2) the status of availability of LRA lots, 3) LRS properties scheduled for public housing.

Birch Mullins raised concerns we should be questioning on issues of LRA lots, CDA lots, and the St. Louis Housing Authority's plans for Soulard.

The Board drafted a letter for Phyllis to send to the Community Development Commission concerning the Exterior Rehabilitation program in Soulard.

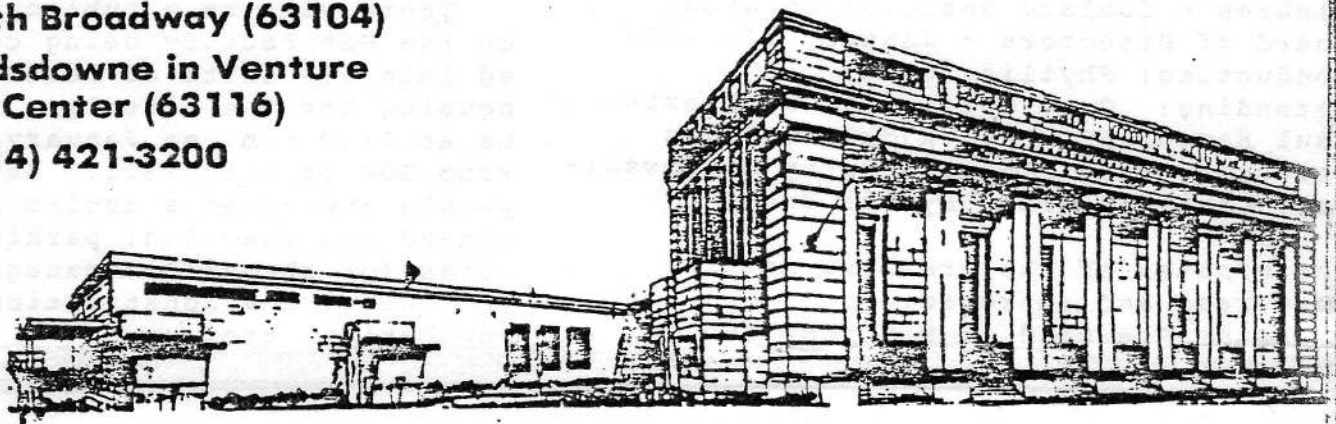
The following members agreed to attend these meetings:

- Community Development Commission
meetings held on the fourth

Manufacturers Bank and Trust Company of St. Louis

Member Federal Reserve System
Member Federal Deposit Insurance Corporation

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



* * *

IMPROVE YOUR HOME

With an FHA Improvement Loan

from

MANUFACTURERS BANK

AND TRUST COMPANY OF ST. LOUIS

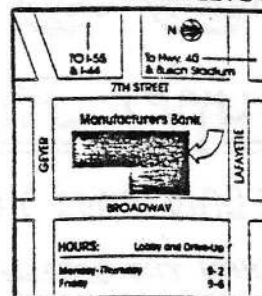
These are just a few of the
improvements to your home
that are eligible under the
FHA Title 1 Program.

HEATING . . . AIR CONDITIONING . . . PLUMBING
PAINTING . . . ROOF REPAIRS

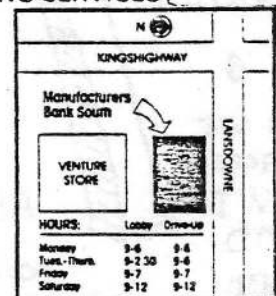
Include us in your plans
For Information Call . . .

421-3200

COMPLETE BANKING SERVICES



1731 South Broadway



4666 Landsdowne
(Venture Shopping Center)

Tuesday of the month:

January-Hilary Clemments

February-Debbie Manning

Marh-Paul Houghland

- A public hearing on the proposals for the Hat Factory on January 24 at 1:30: Neal and Susan Jareczek
- Hearing on bills proposed to change or amend the statutes of the Land Reutilization Authority on January 26 at 10:00 a.m.: Brad Washburn - Kathy Dabrowski-Poe

* * *

Minutes - Soulard Restoration Group
Board of Directors - January 17, 1979
Conducting: Phyllis Young
Attending: Gary Cope, Rick Finklestein, Paul Houghland, Paul Kjorlie, Susan Jareczek, Mary Johnson, Kathy Dabrowski-Poe, Garry Waters, Phyllis Young

The minutes of the previous meeting were read and approved.

Kathy Poe said it may cost \$75 to

have the Historic District Code printed. She has ordered the house tour plaques \$14.45 a piece or \$14 if we order more than 30. We can still get plaques at the regular price. (The SRG will buy those 11 plus 20 more.)

Birch Mullins will probably finalize the contract with the buyers of the Menard Street building sometime this week.

The new business manager of the RESTORATIONST is Randy Hector.

Paul Simon has recommended a date during the Easter holidays as a suitable time for a house tour.

There will be a public hearing on the Hat Factory being converted into 100 units of Section 8 housing for the elderly. It will be at 1:30 p.m. on January 24 in room 208 of City Hall. Several people expressed a desire to attend and question: parking facilities for the units, management of the units, the construction firm's reputation, etc.

"your FRIENDLY
Super Market"

2400

SOUTH

12th St.

at

BARTON

o

YES WE
ACCEPT
GOV'T
FOOD
STAMPS

Joe's

Super Market

ALL WE CAN SAVE YOU IS MONEY!

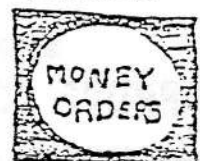
"COME THRU THE GATEWAY TO SAVINGS"

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.

Phyllis Young sent a letter to HUD expressing our concern that there is an excess of Section 8 housing planned for Soulard. The excess will exceed the 5% established by a St. Louis City ordinance. HUD responded negatively and said that the 5% limit was unconstitutional and was not a concern of theirs. We should contact CDA if we are not satisfied. Debbie Manning did contact CDA and they were also negative. They offered no help.

Discussion took place concerning various LRA lots and their status. A meeting would be called sometime in the future to discuss this situation as the Board needed to adjourn by 8:00 p.m. for Sorkis Webbe, Jr., our committee-man from the 7th Ward, would speak to us outlining what he could do to alleviate traffic problems and the LRA issues.*

*Sorkis Webbe, Jr did not appear as he had other arrangements. His message did not get through to our group to let us know.

MINUTES - Soulard Restoration Group - February 7, 1979

The minutes of the previous meeting were read and approved. The minutes of the Board meetings were read.

Karen Kozal of the Public Relations Committee reported the SRG could get free billboard space from Eller Advertising if we purchase the printing of the posters to put on the boards. Ralston Purina does bulk printing and will give us a discount if we want them to do some printing for us. A firm in Clayton can sell us a display unit for exhibits at a reasonable price when we decide to purchase one.

A treasurer's report was read, seconded, and approved.

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

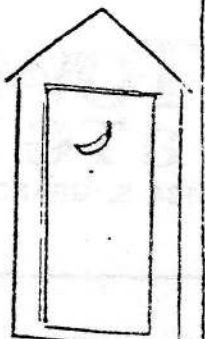
Bill Dye
PLUMBING CO.
776-1800

2712 So. 10th St.

*Specializing in Renovation
of older homes*

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

Member
Soulard
Restoration
Group



Kathy Dabrowski-Poe reported from house tours. Her committee would like the house tour for politicians to be earlier than Easter. Invites for local politicians will be encouraged as they can do more for Soulard.

Carol Ray reported from the news-letter staff.

The House Sales Committee reported that a survey is being made of all blocks in Soulard to determine their status as far as housing. Gary Cope reported from the LRA hearing. Deb Manning explained the KSD-TV interview with Chris condon.

Phyllis Young informed the group that the firm of Baron & McCormack that is redeveloping lots in Soulard and the Hat Factory.

Hilary Clements clarified the situation with the building at 8th and Russell. The work promised by the City for 10th and 11th Streets and Geyer and Allen will begin this spring. Pontiac Park will also undergo the original rejuvenation as scheduled.

Phyllis Young noted Sorkis Webbe had sent a letter stating his secretary had attended the LRA hearing.

Hilary Clements noted the Board of Adjustment had refused the Hat Factory rehab to improper zoning regulations.

* * *

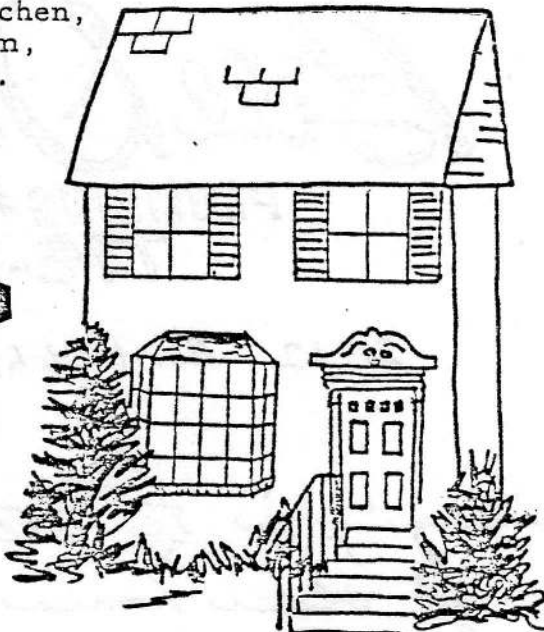
HURDLES REMAIN FOR HAT FACTORY by William Poe

Developers for the project to transform the old Mexican-American Hat Factory into 100 units of Section 8 housing for the elderly say they still face problems in getting their plan off the drawing boards.

Richard D. Baron, a local attorney and principal in the development firm of Baron-McCormack, said in an interview with the RESTORATIONIST that at least three major hurdles need to be cleared before the project becomes a reality.

Those problems include rezoning

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
664-6222

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

the property from J Industrial to residential, obtaining full tax abatement for the improved building and obtaining a variance for the number of parking places normally required, Baron said.

Meanwhile, Baron said, the U.S. Department of Housing and Urban Development is still reviewing the proposal and apparently has not given it final approval.

"We're anticipating they will process the submission with the greatest speed they can," Baron said indicating he expected no hang-ups there. "Meanwhile, we're dealing with problems with city ordinances."

Those problems are sure to at least delay the project, Baron said.

"I would say to start construction this summer is a bit optimistic," Baron said. "But we should be able to close the project by late fall if all goes well."

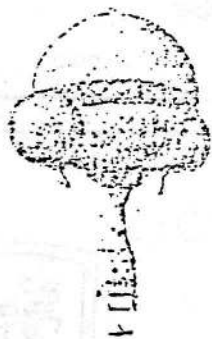
All was not going well for Baron-McCormack early in February when the city's Board of Adjustment rejected the developer's request for a variance to the J Industrial zoning and said that the Board of Aldermen would have to approve the change.

Alderman Ray Leisure has agreed to sponsor the necessary legislation in the Board of Aldermen, Baron added.

Leisure is also handling another bill that would grant Baron-McCormack a full 25 year tax abatement for the completed project. Under the state authorized tax abatement program, full taxes on improvements do not begin for 25 years.

"We need tax abatement to make the project successful," Baron said. "This is an extremely difficult rehabilitation project unlike any other attempted in this area."

Lunch and dinner



TRANS-ATLANTIC
BALLOON CO.
RESTAURANT

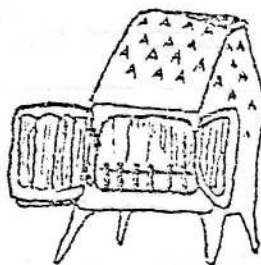
2117 So. 12th
St. Louis, Mo. 63104

314-773-8773

Entertainment...

Friday and Saturday

IF YOUR HOUSE IS DRAFTY AND
DIFFICULT TO HEAT, CONSIDER
THE MORSØ 1125



- Made in Denmark
- Cast iron
- Lined with firebrick
- Holds a fire for 12-16 hours
- Heating capacity:: 10,000 cubic ft.
- Three times more efficient than a Franklin
- Olive, black, grey porcelain finishes

Morsø 1125

**Rockwood Stove
Imports**

1021 Manchester Road
Ellisville, Missouri, 63040 227-4893

The total cost of the project, Baron said, will be "in excess of \$2 million."

As for the remaining stumbling block to the project the necessary number of parking spots Baron said, "The Board of Adjustment gave us the impression they would grant the variance once the zoning change is approved."

Although the city normally requires three parking spaces for every four units in a multi-unit structure, Baron said there is neither a need or space for that number near the hat factory.

"We're right on a major bus line, and we don't expect most of our elderly residents to own cars or drive," Baron said.

The project includes converting the hat factory into 100, one-bedroom units for the elderly (about 600 square feet per unit) and transforming a former tavern

at 12th Street and Allen Market Lane into a community building for the tenants. Market rental rates would be subsidized through the federal government's Section 8 rental assistance program.

SRT Architects and Planners designed the project, and Hercules Construction Co. would be the general contractor.

* * *

SOULARD GOES TO CHICAGO

Several Soulard residents rode the rails of AMtrak to the windy city of Chicago early in February to participate in "City House," a three-day exposition at the Navy Pier.

While over 100 exhibitors were displaying home renovation techniques and products at the exposition, SRG members were spending long hours in the Soulard booth putting our neighborhood in the forefront of St.

ARAD'S

CONFECTIONARY

2501 S. 12th.

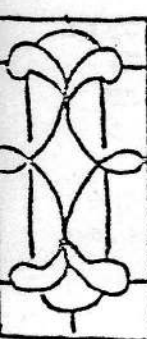
- OPEN 6:30 AM - 10:00 PM 7 DAYS
- VISIT OUR TOY & GIFT ROOM.



MILLARD FILLMORE'S

2401 South 11th Street
SOULARD

1-80



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

Jefferson-Gravois Bank

2604 S. JEFFERSON



- REPAIR & RESTORATION LOANS
- HOME LOANS

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

PROFESSIONAL REHABILITATION CONTRACTING

ARCHITECTURAL DESIGN
PROJECT CONSULTATION
RESIDENTIAL INSPECTIONS
FULL REHABILITATION PROJECTS

INDIVIDUAL BIDS AVAILABLE ON
THESE ENERGY SAVING ITEMS:

- INSULATED WOOD WINDOWS
- CUSTOM STORM WINDOWS
- BLOWN ATTIC INSULATION
- FIBERGLASS BATTS INSTALLED

CHECK OUR REASONABLE PRICES

CALL DAVID KRUEL: PHONE 241 - 4184

BRADLEY DEVELOPMENT

1815 LA SALLE HISTORIC LAFAYETTE SQUARE - SAINT LOUIS, MISSOURI 63104

Louis restoration efforts.

Passers-by were given a pictorial tour of Soulard provided by our SRG photographers and handed packets of housing information provided by the SRG's housing sales committee.

Soulard was the only St. Louis neighborhood represented at the exposition which drew people from across the country.

The event was designed to show Chicagoans how to repair, maintain and renovate older homes. A highlight of the show was a special diagnostic center staffed by experts from all areas of home rehabilitation offering free, on-the-spot consultation and displaying renovation do's and don'ts.

SRG members manning the booth reported that they recorded at least 60 inquiries about Soulard and that at least three persons, who were being transferred to St. Louis in the near future, said they were planning on talking with the SRG housing sales committee when they move here.

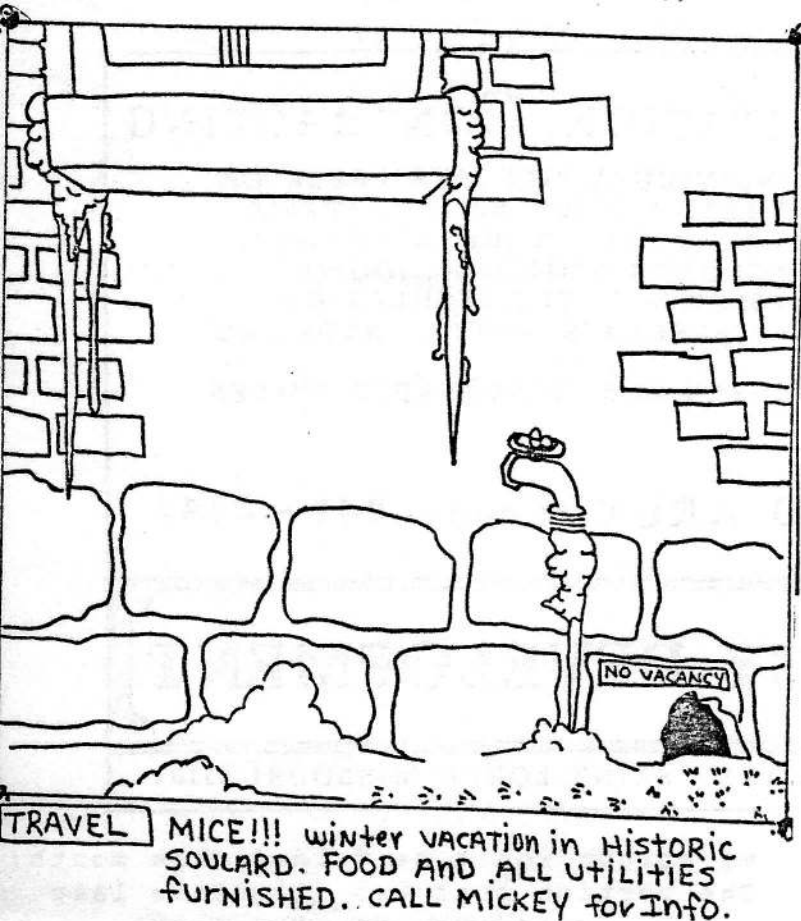
NOTES FROM THE BRICK HOUSE

Greetings again - hopefully

my column won't be folded this month: The portion that was illegible last month invited you to play a more active role in our organization. That's why the list of committee chairpeople was included. Committees are handling the workload and doing a tremendous job!

As you may have seen in the Post-Dispatch on January 25th, Steve Schrieber and I had written to Mr. Johnny Bullock, area Manager of HUD, regarding city ordinance 56167. This ordinance states: "Except to allow families or individuals to remain in their present neighborhood when they so choose, low-income public housing units shall not exceed five percent of the total stock of housing within that neighborhood."

(A Housing Program for the City of St. Louis 1970-1980, page 48, action item 4.) Our letter pointed out that Soulard will soon be at 7.3 percent if current plans are completed. In reply, Mr. Bullock recommended that I contact the city officials since he viewed this as a city concern. A letter in regard to this matter had been sent (1/24) to Mayor Conway, and as of this date (2/12) no reply has been received.



Your board of directors feels a need to provide for those who have lived for long periods of time in the neighborhood and who are facing possible displacement. If you know of someone being displaced, please call 621-8740 so that we might determine approximately how many people are facing this problem and, if possible, help find new housing for them.

On the other hand we are concerned about the possible impact of the area with federally subsidized housing. If the number of subsidized units should exceed the need of the residents of the neighborhood, what problems will we face? Will new residents feel the pride we feel in the renewal of an old neighborhood? Will they accept the responsibility for the careful maintenance required by the older buildings? We feel a sense of cooperation developing between restorationists and long-time residents and strongly wish to maintain this. We feel

community spirit is essential for the healthy growth of any neighborhood.

I'd like to know your feelings on this particular matter if you wouldn't mind mailing them to our P.O. Box 13312, Soulard Station, St. Louis, 63157. If you are interested in future developments, any member of the group is welcome to the board meetings and at monthly general meetings.

Sincerely,
Phyllis Young

At the regular monthly SRG meeting, March 7, 1979 at 7:30 p.m. at the Trinity Lutheran Church, 8th and Soulard, the guest speaker will be Joe Domzalski, Director of Residential Development for the Community Development Agency.

Following the last monthly meeting, Chris Collins was our guest. She took the time to write the following letter which will hopefully serve as some needed inspiration during these days of icy sidewalks and chilly homes:

Dear Members of Soulard Restoration Group,

Just wanted to thank you all for allowing me to show you a few of our prints.

Your group really impressed me in that they were so small and yet so powerful. I guess there are so many people I know that don't attempt anything because they feel nothing can be done. How you prove that to be so wrong. You seem to me to be at least a few of the people who heard the famous Churchill speech: Never, never, never, never never QUIT.

My very best wishes are with you, and I know you and anyone like you will not fail.

If you do have a newsletter, I would certainly like to have one sent to me. Hopefully through the people I know, and come in contact with, I could help in some small way.

RESTORATION GROUP SOFTBALL LEAGUE

An attempt is being made to organize a slow-pitch softball league composed of various restoration groups in the city. Tentative plans are for the games to be played at Pontiac Park on Saturdays. The teams can consist of male and female players but the players must live or own property in the area they play for.

The St. Louis Parks Department will furnish umpires and maintain the field free of charge. Each player will contribute \$5.00 for bats, balls etc.

Due to the large number of people in Soulard, it is possible that we could have two teams in the league. Practice will be Thursday evenings at Pontiac. Anyone interested in playing call Jerry Dempsey at 7712270 or leave a message at Millard Fillmores, 7739945.

One last thought. You people excited me because I love St. Louis, was born and raised here, and I love the city. And because you've given me the hope of showing my children someday what is possible: through perseverance, patience, common sense and love.

My sincerest wishes for a lovely Spring for you and your families,

Chris Collins

Ms Collins will be glad to give a presentation of her prints. Anyone who would be interested in seeing them, please call 771-5087.

THELMA HEMMEN RECEIVES AWARD

The Soulard Restoration Group made Sunday, February 11, 1979, their day to thank Thelma Hemmen and the Jesus Church for all the help they have given us. In a special presentation during the Church's services, Phyllis Young and Kathy Poe presented SRG plaques to the Church and Mrs. Hemmen. A group of restorationists was on hand to see the presentation, and they and the church members watched

with delight as Thelma, obviously surprised, received her plaque. Typically, she was only able to stay just long enough to receive the award and then rushed off to the Church's kitchen where she was overseeing the preparation of a birthday dinner for an eighty year old member.

Thelma is one of those special people in Soulard whose hard work and enthusiasm are helping to revitalize our neighborhood. She has lived in her home on South 13th Street for over 30 years and feels the neighborhood is once again becoming a place where neighbors know and enjoy one another. She says that "it's going to be like it used to be, when this was the best neighborhood in St. Louis to live." We're lucky to have Mrs. Hemmen as our neighbor; thank you again Thelma for being you.

WOOD STOVES II

by Larry Hollenberg

Although most wood stoves are durable, there are exceptions. Some conditions are especially wearing on particular types of stoves.

Most stoves are made of steel (plate or sheet) and/or cast iron. Both kinds have their advantages and disadvantages. Cast iron is much harder and stiffer, less susceptible to distortion which makes it better for doors and door frames where small distortions could result in significant air leakage. But due to its stiffness, it is more apt to crack. Cast iron cannot "give" very much, and if the center of a cast stove is much hotter than the rest of the stove, thermal stress can crack it.

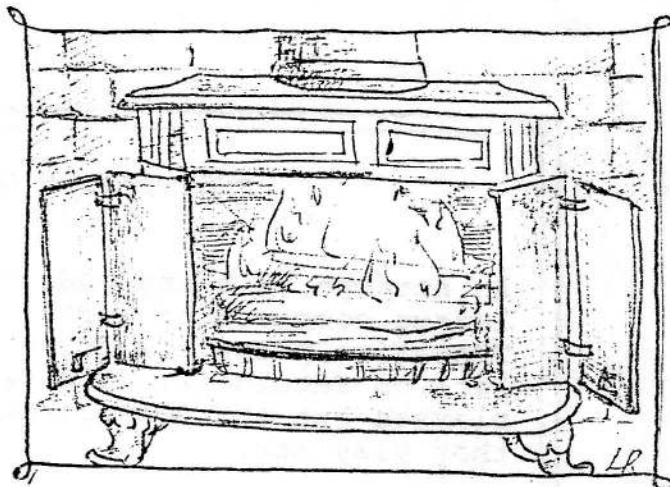
The steel stove, by contrast, is relatively soft and malleable. If stressed it bends, often permanently. Some stoves of this type develop distortions in their walls due to thermal stress; but while they can be aesthetically displeasing, the stove's functioning is rarely impaired. Cylindrical and oval shapes are more resistant to distortion than flat or rectangular stoves.

Both types are susceptible to corrosion. Some oxidation (rusting) of the stove's inside walls is unavoidable. Walled stoves operated at very high heat have been known to burn out in one season.

Firebrick or metal liners lessen all three of these stove ailments: cracking, distortion and corrosion of materials. The liners help the main body from getting too hot, and are easily replaceable.

Stainless steel is much less prone to oxidation. If there are thin metal parts inside a stove they should be made of a material such as stainless steel. With normal use and care, heat-induced oxidation is the only source of corrosion, but two kinds of carelessness can contribute to the premature demise of a stove. Storage in a damp place is a destructive fate for stoves. Another is the burning of trash inside. Plastics contain chlorine and fluorine, which can be converted by fire to extremely corrosive acids. Stove pipe may last only a year under such circumstances.

The thermal properties of steel and cast iron are almost the same. Cast iron's reputation for holding heat bet-



ter is the result of the thickness of most iron stove walls. A steel stove with walls as thick will hold heat equally as well.

Soapstone, clay tiles and other masonry materials are sometimes used in stove construction. Their thermal properties are roughly the same as firebrick. Compared to cast iron and steel, the most pronounced difference is their low thermal conductivity; they are slower to heat up and longer to cool down. Their heat peaks are a little higher than those of iron and steel, but their lower densities given them about half as much heat storage capability for the same thickness.

* * *

LETTERS TO DEAR ABNER

I recently ate two all beef patties, special sauce, lettuce, cheese, pickles and onions on a sesame seed bun and to my dismay I found additional ingredients of plaster and square nails. What is your learned opinion of this?

Ronald

Dear Ronald,

Now thats Soulard cooking Jack!

Dear Abner,

Recently I was discharged from the Army and they told me that I was section 8. Does this mean I qualify for a government subsidy?

Bureaucratically,

Herbett U. Dudd

Dear H.U.D.,

If you're 20% rehabilitated, the government may make up for the 80% you lack.

Dear Abner,

I told my wife that I wanted to restore an outhouse on our property. She replied that, apparently, lots in Soulard were not the only empty things. What do you think of my idea?

Aromatically,
Thomas Crapper

Dear Crapper,

I too think your idea stinks.

Dear Abner,

With the governmental belt tightening that is in vogue these days, what effects do you foresee for Soulard?

Concerned Citizen

Dear Concerned,

What does Soulard have to lose since it has never really received government services to begin with?

* * *

THE BAUERS OF SHENANDOAH AVENUE

From 1890 through 1895 there was quite a bit of building activity in the 1300 block of Shenandoah Avenue. A waste paper dealer, Peter Bauer, resided at 1322 Shenandoah. Bauer built most of the houses which are currently standing in this block. He is responsible for the construction of 1309, 1311-13, 1317, 1319-21, 1324-26 and 1328-30. These houses were a part of the "Allen Subdivision of the Russell Tract."

In 1895 Bauer moved into one of his newly constructed homes at 1317. In 1926 Peter Bauer died and left each of his sons one of the homes on Shenandoah. William Peter Bauer owned 1328-30 in 1928; John Bauer lived at 1324-26; Christian Bauer resided in 1322. George lived in his father's home at 1317, but he eventually lost his house through debts. Hermann Bauer was the owner of the house at 1311-13 and Anthony lived at 1307-09. A daughter, Elise Bauer Rick lived

at 1319-21.

A blue-print survey of Shenandoah Avenue between 13th and 18th Streets from 1928 still exists because of a contested will in the family.

(Information for this article was supplied by Anne M. Bauer, granddaughter of William Peter Bauer.)

* * *

USEFUL KINKS

From: The Building Mechanic's Ready Reference H.G. Richey, 1908
Modern Hot Water Heating Steam and Gas Fitting Wm. Donaldson, 1906

To Clean the Hands of Tar

Rub the hands with the outside of a fresh orange or lemon peel, and wipe dry. The volatile oil in the peel dissolves the tar so that it can be wiped off.

To Remove Paint or Grease from the Hands

Paint or grease is most readily removed from the hands by taking a handful of fine sawdust, saturating it thoroughly with kerosene, and rubbing them in it, then rubbing them dry in plenty of dry sawdust.

To Prevent Clay, etc., from sticking to the Shovel

When shoveling sticky clay or mud, if several holes are drilled through the blade of the shovel they will let air in and prevent the clay or mud from sticking, caused by the suction against the blade of the shovel.

To Extinguish Chimney Fires

A burning chimney, when the soot has been lighted from the fire in the grate, can be extinguished by shutting all the doors and windows of the room, to prevent a current of air up the chimney; then, by throwing a few handfuls of salt on the fire, the fire in the chimney will be extinguished. The salt in burning produces muriatic acid gas which extinguishes the fire.

* * *

LOAN PLAN DERAILED

Last month, your RESTORATIONST editors presented details of the St. Louis Mortgage Plan through which residents in older city neighborhoods, including Soulard, could obtain home loans with only a 10 percent down payment required.

Well, there have been some more developments.

The 30 loans that have been closed under the program have exhausted the loan guarantee limit on money deposited in Mercantile Bank by the Community Development Agency to back the project.

Under the plan, CDA funds are used to insure mortgages only until the borrower has paid off his loan to the level of a conventional down payment. That level is usually 20 percent. Mercantile is the only financial institution participating in the program although two other banks have recently expressed interest.

The problem is that CDA placed only \$200,000 in certificates of deposit at Mercantile to help insure the plan, and bank officials halted further loans until CDA could get authorization for additional funds, according to Joseph Domzalski, director of residential development for CDA.

CDA then requested another \$700,000 for the program, but the aldermanic Housing and Urban Development Committee cut the request in half to \$350,000 pending an evaluation of the program's success to be completed within 90 days.

Early in February, the Board of Aldermen approved the extra \$350,000 and the program was expected to get back into full operation again.

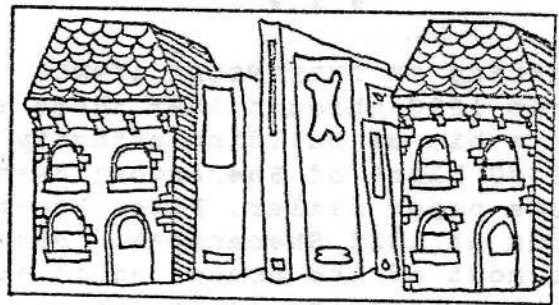
The funds sought by CDA were slashed in half when an assistant to the aldermen suggested the program was not being utilized in all areas targeted: most of the North Side, parts of the South Side and the central corridor of the city.

However, Joan Machlis, a community development officer for Mercantile, reported that borrowers seem to be scattered throughout the targeted area, rather than being concentrated in only a few neighborhoods.

* * *

THE NINE WARNING SIGNS OF SPRING

1. A ten year old boy riding his bicycle with one leg on the ice for balance.
2. Sidewalks showing up on the south side of the street.
3. Only the hughest icicles dripping from the cornices.
4. Not having to stop by the store for another 50 pounds of salt.
5. Seed catalogs arriving in the mail.
6. Standing outside to talk to a neighbor for more than 2 minutes.
7. Buying a gallon of windshield cleaner rather than de-icer.
8. Picking up samples of exterior paint chips.
9. Beginning to work out estimates for repairing the porch.



THE ST. LOUIS LIBRARY BOOKSHELF
by: Larry Hollenberg

An interesting book on nearly anything having to do with the Victorian Home is Charles Eastlake's *Hints on Household Taste*, (London 1868) and Clarence Cook's *"House Beautiful"*, (N.Y., 1877). Both books have been reproduced in one volume and redundant and superfluous comments irrelevant to the current collector have been deleted. What is left is a charming collection of hints for every room in the home and all the accessories

needed to furnish them. The new edition of these classics which are almost unobtainable on the rare book market will find new usefulness amongst students, dealers, and decorators wanting to re-capture an old mode just coming back into vogue. The title and reference number for this book is: Late Victorian Decor from Eastlake's Gothic to Cook's House Beautiful; 749.204- Art Department. Edited by Hugh Guthrie

* * *

The "Opulent Eye" is a somewhat different type of book on the same subject. This is a massive collection of photographs taken in the late 1800's and extending until 1914. Most are of extremely wealthy homes in England although a few were taken in the United States. The photos are described as Late Victorian and Edwardian taste in interior design. Although on a much grander scale than most Souland homes, the book abounds with decorating ideas that anyone could use in restoring a period look to his or her home. The photos are all 9" x 11" and of high quality, an explanation as to the decor is given in depth. The "Opulent Eye" is written by Nicholas Cooper and its reference number is 747.22. Art Department.

* * *

DOWNTOWN HISTORIC DISTRICT PROPOSAL DRAWS CHEERS AND JEERS
by: Susan Jareczek

The following are notes from the public hearing on February 3 concerning National Register designation of 67 buildings in downtown St. Louis.

Fred Lafser, Jr., a firm conservationist, chaired the panel. He is the State Historic Preservation Officer from the Missouri Department of Natural Resources. He gave opening comments.

A representative from the Department of Interior presented a

slide show of buildings around the country which had been designated to the National Register. The first slide was a Mead-McClellan Partnership building in Souland. She explained how tax incentives from National Register designation had helped save these buildings.

James C. Lanius, executive vice president of the Mayco Redevelopment Corp., spoke against the nomination. It would interfere with the May Mall as Famous-Barr will need some exterior work to blend into the Mall (which is discouraged by National Register guidelines). He warned that the Mall may be cancelled because HUD would withdraw their funds if there was a delay due to National Register designation.

Lanius added, "These buildings do not contain similar architecture or business...There is no cohesiveness."

Mayor Jim Conway spoke against the designation. The nomination should be made on an "individual case by case basis." He had "grave questions": Why weren't property owners contacted about the designation? Why hadn't Landmarks worked with the city in the planning? He requested an "impact analysis."

Rev. Lucius Cervantes, a member of Downtown St. Louis, spoke against the nomination.

Alderman Bruce Sommer, a supporter, said the residents of St. Louis wanted this nomination, and he said the cultural heritage of our city was important. He said what the residents of St. Louis want is the most important consideration--not what downtown property owners want.

Harvy Harris of Stix, Baer & Fuller said a "massive historic district is not wanted" and that the nomination was so comprehensive that more study would be needed.

Kimble Cohn, an architect at Raeder Place in Laclede's Landing, spoke for the nomination. He said that the Landmark status would give developers the necessary "tools" (tax incentives) to rehab buildings.

--Missouri Athletic Club: opposed.

--Bank of St. Louis: opposed

--Bell Telephone: opposed. Its attorney stated the building at 1010 Pine Street has "no historical or architectural significance."

--East West Gateway Coordinating Council favored the designation and stated that "economics should not be the consideration."

--Southern Real Estate which owns the American Theatre opposed to the nomination because the theatre represents "no unique nor unusual style."

--Clarence M. Turley, Jr., chairman of the Landmarks Committee of Downtown St. Louis admitted "I am not a preservationist" opposed to the nomination.

--Missouri Heritage Trust: favors the nomination

--Gail Yerges, President of Landmarks (who initiated the nomination), stated that CDA, a city organization, had been involved in the planning of the nomination.

The nomination will be reviewed by Mr. Lafser in Jefferson City and then sent on to the Department of Interior. But, if the economic aspects overwhelm him, he said he will halt the nomination. An impact analysis may then be made. The SRG board members sent a statement supporting the National Register designation to Mr. Lafser.

* * *

THE ICEMAN PASSETH

by: Michael Pfefferkorn

A recent discovery of an enigmatic brass token brought back to life a forgotten piece of Soulard history. The 23 millimeter token had the simple legend, M.F. Ice. A survey of twentieth century city directories yielded no ice merchant with the initials of M.F.

The nineteenth century directories, however, did record one such ice dealer, Michael Fey. The directories indicated that both his residence and his icehouse were

located at the following addresses:
ns. Victor bet. Columbia &
DeKalb 1864

Victor, ne. cor. Columbia 1870

313 Victor 1875-1883

167 Victor 1884

165 Victor 1885-1897

The individual ice merchant became obsolete with the electric refrigerators of the 1920's and the coin operated vending machines of the 1950's. The ice dealer, the ice box, and the eastern half of Soulard are now memories brought to mind once in a while by artifacts of the past.

* * *



STOOP SNOOP

Need domestic help??? Call Joyce, she has what you need.

Hear a 13th Street lawyer may have a promising career as a radio announcer.

Overhead at Soulard's - two suburbanites discussing the advantages of living in Soulard as described in the January editorial in the "Restorationist." Male suburbanite receives the "Restorationist" at the office.)

Modern love stories and pink cookies - all they lacked were box suppers for auction at a special celebration of Valentine's Day on 11th Street.

Who is Dear Abner?

Oh Victoria Barton Soulard, where is spring?

* * *

***** BULLETIN *****

For all of you who always wanted an empty lot to call your own and didn't know how to buy it: According to an article in the St. Louis Globe Democrat, LRA has 2,000 lots which they "hope to sell to owners of adjoining properties at the appraised value. Owners of property adjacent to vacant lots should write to LRA at 317 N. 11th St., St. Louis, Missouri 63101." If you have any further questions, call 771-5087 or 771-1566.

SPECIAL MEETING, MONDAY, MARCH 5

7:30 P.M. -- at the Trans-Atlantic Balloon Company, 2117 S. 12th
Mr. Richard Baron, of Baron-McCormack, will discuss the plans for development of the Hat Factory. All SRG members and any interested persons are invited to attend.

MARKET PLACE

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

FOR SALE, TRADE OR RENT

Windows for sale. Have arch tops and come with new frames. 72" x

36". \$30 ea. Call Skip 771-4191. Combination woodburning-gas burning kitchen range, circa 1915. In good shape with all of the parts. Color - green. Make offer. Call Darlene 771-4191.

Wanted, sliding door for standard 3'x7' door in a period 1880 townhouse. Will pay cash. Call Gary at 776-1315.

For sale claw foot bathtub, fancy small hot water radiator, wooden doors and a granite fireplace. Call Dan at 752-7521.

For sale - two square pedestal sinks. \$45 ea. Call Jeff Hicks 776-0792.

For sale - 4,012 sq. ft. dark oak panelling. \$21/sq. ft. 776-4109 after 6:00 p.m. Ask for Christ.

Elaborate mantel with hearth stones and beveled glass mirror. Has 2 column with 2 shelves and a summer screen included. Make offer. Call Bob at 423-2834.

Electric blanket for king size bed. Never used. \$45.00 - call Skip at 771-4191

mirror

Wood mantel with/59" wide x 81" high. Call Skip 771-4191

Antique, walk-in wood freezer, 7'x7'. Six year old compressor. Good condition. \$700.00. Call Patrick McKenzie at 773-1321.

Fireplace, excellent cond. beveled mirror. Beautiful carving. Iron grate with broken shield. Make offers. 618-271-8261

All slate mantle - painted to look like marble. Comes in 5 pieces. Excellent condition. \$300 - Call James Bowman at 535-4975. ALSO - Claw foot bathtub with facets - Very good cond. \$80.

FOR RENT

Unfurnished apartment - Soulard Historic

District - spacious, renovated town-house and efficiency apartments. No pets. References. \$160-\$275 per month. 776-3097, 8 a.m. to 4 p.m.

Soulard townhouse apartments, nearing completion and ready for occupancy: 1 bedroom and 3 bedrooms; spiral staircase, fenced-off street parking, patio with fountain, New Orleans wrought iron porch, all electric, burglar alarms and smoke protectors, fireplaces, and completely carpeted. \$300, \$360 and \$450. Open any weekend. 8th & Lafayette

WANTED TO RENT or BUY

One large or two small room building or portion of building suitable for studio - Marion Price - 231-7560.

FOR HIRE

In trouble with rubble? Call Jeff. Light hauling, disgustingly cheap. 772-5994.

Baby sitting, four year experience. Call Robin Medvik 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 Gwyn Preston at 865-0242.

Bugs?? Call Cecelia. Seasonal spraying, exterminating. Reasonable. 773-8188 - evenings.

ANOTHER BULLETIN: All those writing to LRA to express interest in buying lots, Please send copy to Ed Bushmeyer, 2314 S. 12th St., St. Louis, Mo. 63104

MOVING? PLEASE LET US KNOW.

BOX 13312 SOULARD STATION

ST. LOUIS, MISSOURI 63157

THE RESTORATIONIST STAFF

Carol Ray - Editor-in-Chief
Phone: 664-2164

Ruth Day - Production Manager
Phone: 865-4360

Bill Poe - Copy Editor
Phone: 771-1566

Roger & Luann Rimel, Graphic Designers
Phone: 664-1936

Charlie Derleth - Contributing Editor
Phone: 765-0670

Skip Gattermann - Contributing Editor
Phone: 771-4191

Garry Waters - Contributing Editor
Phone: 772-6183

Kathy Poe - Contributing Editor
Phone: 771-1566

Nancy Grimshaw - Typist
Phone: 771-5087

Vicki Renisch - Typist
Phone: 771-5087

Neal & Susan Jareczek - Mailing Committee
Phone: 773-6839



SUPPORT OUR
ADVERTISERS --
THEY SUPPORT US!

Please send the monthly Soulard RESTORATIONIST
Newsletter to my home. Enclosed is \$5.00 in cash
for a one year subscription.

Name _____

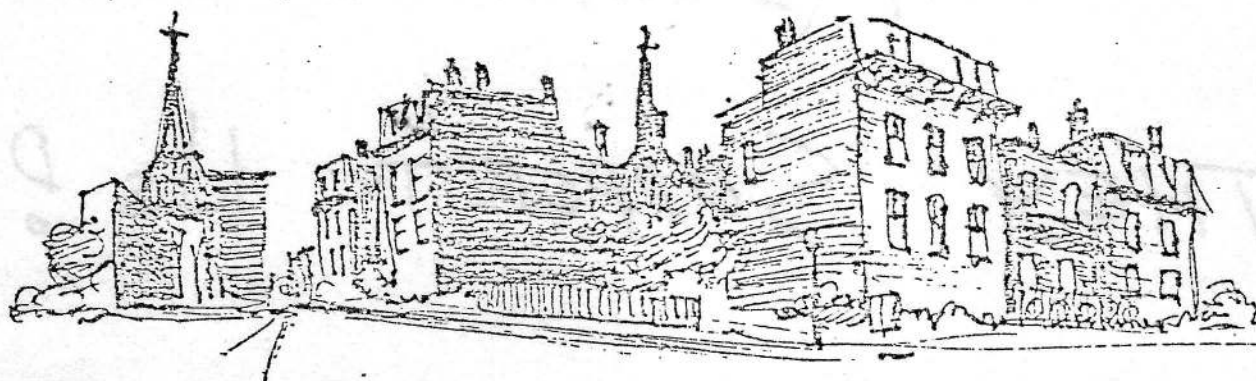
Address _____

City _____ State _____ Zip _____

Telephone _____

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

HISTORIC SOULARD



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

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

Skip Gatermann
2310 South Twelfth St.
Saint Louis, MO 63104

ADDRESS CORRECTION REQUESTED