

The Soulard Restorationist

VOLUME IV ISSUE IV

APRIL, 1979

RICHARD BARON COMES TO SOULARD

by William Poe

For those SRG members who were unable to attend the meeting March 5 at the Trans-Atlantic Balloon Company Restaurant, here is an unbiased blow-by-blow account of the discussion with Richard D. Baron, of Baron-McCormack and Associates, and Andrew Trivers, an architect with SRT Associates.

The first item on the agenda was Baron's proposal to construct Section 235 infill structures on Land Reutilization Authority lots, twenty-five of which LRA has optioned to Baron and McCormack.

Under the revised Section 235 Homeownership Assistance Program, mortgage insurance and interest subsidies are made for low- and moderate-income home buyers.

To enable eligible families to afford new homes that meet HUD standards, the Federal Housing Administration (FHA) insures mortgages and makes monthly payments to lenders to reduce interest to as low as four percent. The homeowner must contribute 20 percent of adjusted income to monthly mortgage payments and must make a downpayment of three percent of the total cost of buying the home. The income limit for initial occupancy is 95 percent of the area median income.

Prior to 1976, this program provided larger subsidies to lower-income households and required a substantially smaller investment from them.

Baron, an attorney, said 9th and Ann would be the site for a pilot 235 development and would accomodate

six units.

The initial six units would be a mix of subsidized units and market rate units in a ratio of four subsidized to two market rate units. Baron said the pilot program would be helpful in determining the demand for market rate units in Soulard.

"Some of the units will not be subsidized," Trivers said.

"We have a commitment to the middle-income buyer," Baron added.

"If market rate units take off, we'll do that. If 235 goes, we'll do that. We're prepared to move into a program to do both."

The units would be two-story and have a total area of 1,200 square feet, Trivers said. Plans displayed by Trivers showed a living room, kitchen and a half-bath on the first floor with four bedrooms and a bath on the second floor.

The small size of the units drew jeers from the SRG audience as did the fact that there would be no basements. Trivers said the buildings' exterior facades would be compatible with existing Soulard architecture, but the audience clearly was not won over by what Trivers described as "an entirely brick front" with windows characteristic of the neighborhood.

Trivers said the units would sell for between \$45,000 and \$55,000 each.

Baron said his firm, which would open a sales office in the neighborhood, would be looking for persons with steady jobs and increasing incomes so they could

eventually take on a full, non-subsidized mortgage. He stressed that numerous Souldard families would qualify for the 235 program.

A maintenance escrow fund might be established to insure maintenance of the units and the grounds, Baron said.

Baron admitted under questioning that the 235 program "was a disaster" in North St. Louis but said many improvements have since been made in the program and added that the mortgage subsidy "has been tightened up."

SRG members indicated they saw little need for new construction when there are still so many vacant and deteriorating buildings remaining that could be rehabilitated. Baron replied that most of the existing structures in Souldard are tied-up.

Baron also said he currently sees little market in the neighborhood for expensive, newly constructed townhouses. That statement did not sit well with those in attendance. In response to other questions, Baron said the marketing approach would be geared to qualified families whether they now live in Souldard or not.

Phyllis Young closed the 235 section of the program by saying that the SRG should be part of the planning process.

Baron's plans for converting the Mexican-American Hat Factory into 100 Section 8 units for the elderly was better received despite concerns expressed over the lack of parking, alterations to Allen Market Lane and treatment of exterior windows.

CAPITOL VIEW

by Representative Ed Bushmeyer
The current session of the Missouri State Legislature is now over two months old and the legislative process is in full swing. In accordance with my request, I was assigned to the Consumer Protection, Urban Affairs, and Social Services and Medicaid Committees of the House of Representatives. It is my feeling that the legisla-

tion assigned to these three committees has the greatest impact upon the residents of the 83rd District.

Thus far, these committees have studied such problems as mortgage red-lining, LRA, utility costs and welfare reform. At my request the Urban Affairs Committee held a hearing in St. Louis on January 26 at which members of the SRG and others testified on the problems with LRA and mortgage red-lining. One piece of legislation considered at the hearing was House Bill 301, which I sponsored, which seeks to reform LRA. After the hearing, I redrafted portions of the bill to incorporate some of the suggestions stated in the testimony. This redraft was passed by the Urban Affairs Committee and is currently awaiting action by the full House.

I have opened a district office at 1206 Russell. The office will be open from 10 AM to 2PM, Monday through Friday. The office is staffed by Mrs. Laura Lange, who has prior job experience as both a social worker and a legislative aide. The office phone number is 771-4476.

My Jefferson City address is Room 116-D, State Capitol Building, Jefferson City, Missouri 65101. The phone number is (314) 751-3474. On weekends, I can be reached at home. If I can be of any assistance, feel free to contact me.

HOME INSURANCE UPDATE

Allstate Insurance, the largest insurance company operating in the State, recently introduced a new homeowner's policy based on the market value of residences instead of their replacement cost.

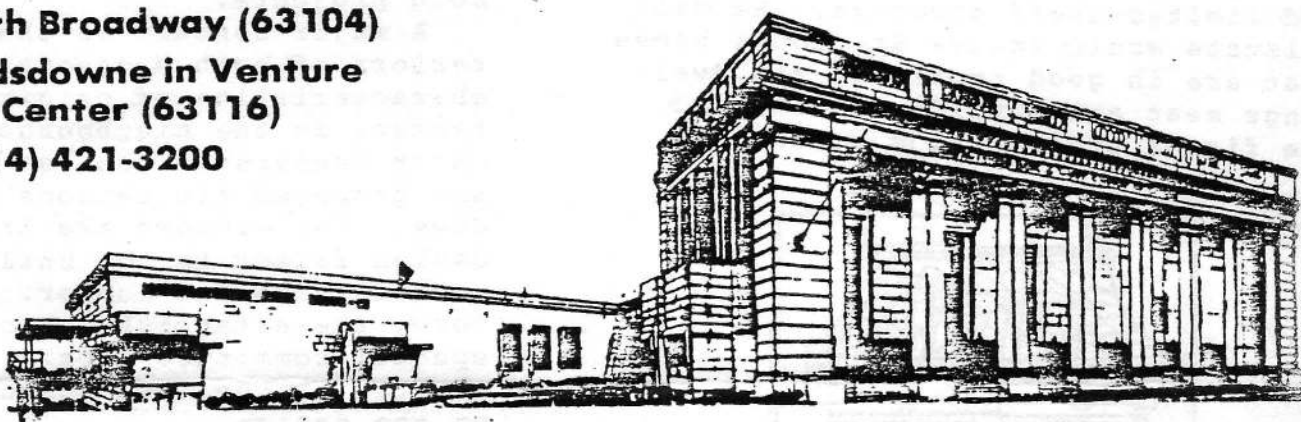
An Allstate spokesman said the new market value policies are tailored for urban areas like Souldard where the replacement cost of dwellings often exceeds their market value.

Residents who have been unable to obtain a homeowner's policy solely because of the large disparity between replacement cost and market value may be considered for the new policy, the spokesman said.

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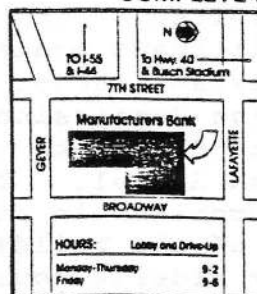
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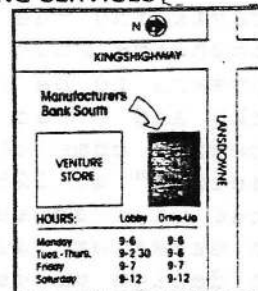
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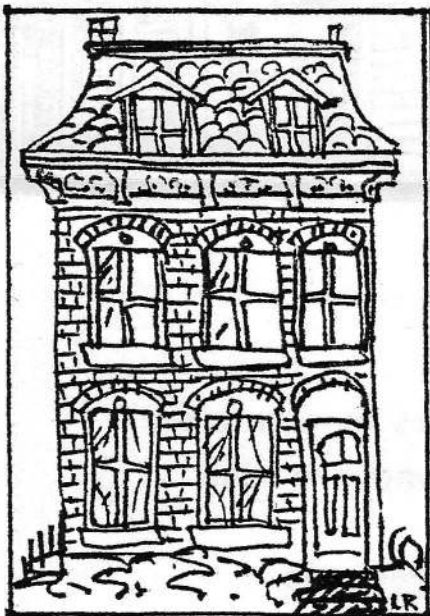


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The plan, known as the Basic Home Protection Policy, was put into effect in February after meetings between Allstate officers, state insurance officials and the Missouri Coalition for Housing, a consumer group that asked Allstate to make the policy available in Missouri.

Jerry B. Buxton, director of the Missouri Division of Insurance, said he will be watching Allstate to see if more urban residents can get insurance under the market value plan.

The Allstate spokesman said the new policy includes personal liability, fire and limited theft coverage. He said Allstate would insure St. Louis homes that are in good repair if the dwellings meet area building codes and the firm's underwriting standards.



NOTES FROM THE BRICK HOUSE by Phyllis Young

In reviewing the activities of the past month the most significant achievement appears to be the establishment by Landmarks and Urban Design Commission of a special committee to deal with the "Hat Factory" at 12th and Russell. This committee will address problems in adjusting the exterior facade of the building to meet design needs for elderly housing, parking facilities for the buildings' tenants and visitors, and landscaping of that particular area. Don Bennett is serving as our representative on this committee.

Special thanks are extended to Skip Gattermann and Clark Rowley who presented the concerns of SRG before the Commission.

On March 5th Richard Baron of McCormack and Baron and Andrew Trivers of SRT Associates presented exterior plans for both the "Hat Factory" and proposed infill housing in the area. Mr. Baron has optioned lots from LRA on which he plans to build new housing. Neighborhood people through their questions and comments expressed concern for both projects.

A major concern is that exteriors of both projects retain characteristics of original architecture in the neighborhood. Of major concern on the Hat Factory are proposed alterations of windows. The windows are the major design factor in the building due to both size and number. Therefore, the establishment of the special committee should provide a vital channel for communication on the design.

In comparison the plans for in-fill housing did not appear at this time to be consistent with or complimentary to historic characteristics of the neighborhood. The plans presented a six-family rowhouse type of structure which included no interesting brickwork or cornice detail. These plans called for two-story dwellings which were not on the scale of current neighborhood buildings. Windows appeared to be standard subdivision sizes. Few aspects were comparable or characteristic of present buildings.

The present rowhouses in our neighborhood stand as "grand old ladies." The windows are large to catch every ray of sun. Their dormers project from great heights as if they are dainty hats perched on elegant heads. The cornices display master craftsmanship. And finally these buildings have survived a great length of time.

Although I totally agree that

our buildings cannot be duplicated I do strongly feel that new buildings can be designed such that they are in and of themselves architecturally significant. Only when both the old and new can stand on their own merits and enhance one another can new housing be acceptable in Soulard. Infill housing will be the great debate of the next few years.

EDITORIAL. Support Your Local....

What is it that is more frustrating that restoring your own house? Opening up a small business. The attrition rates are frightening. Naturally a small business does not survive on neighborhood support alone. We benefit more than they. The friendly hello from a manager imparts a sense of security. Rugged individualists that most restorationists are, we often set a pattern for ourselves and trade with a set group of merchants. Feeling ignored one day we decide never to go back. But we do have a stake in the

whole neighborhood - commerce as well as houses. Why not declare the month of May as "Bring a Friend to Soulard" month. Check out a new specialty shop, have lunch and stop in for a drink. Even places that have been open for less than a year have shown a constant effort to upgrade services. The competition has inspired older establishments to do the same. The editors have thoroughly enjoyed visits with merchants and hope the information in this and forthcoming issues will inspire our readers to do the same.

FIRST RESTORATIONIST PUB CRAWL

The concept was noble, the intent was public-spirited and the event required only the stout-hearted. Eight individuals managed the full evening. Here is their report.

Without a doubt - the pubs in Soulard offer unprecedented variety and hospitality for such a small area. The balmy evening wafted memories of the French Quarter, Old

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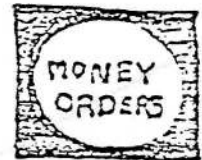
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Dublin, Monmartre. The Crawl covered only six establishments - another such evening is in the plans.

J.D. McGirk's Irish Pub, Southwest corner of 12th and Russell. One of the newest establishments, J.D. McGirk's features a recently uncovered tin ceiling, beautiful wooden ceiling fans and Michelob at fifty cents a draught. Happy Hour is from 5-7; ladies can drink for half-price on Thursday nights. Owners Nick Carter and Jim Holloran also provide soups and sandwiches and are looking forward to celebrating the homecoming of J.D. McGirk, an I.R.A. hero. They also plan to open special meeting rooms.

Mike and Min's - Northeast corner of 10th and Geyer. Mike and Min's has been a neighborhood bar for several years. The clientele represents long-time residents as well as new ones. Healthy plants thrive in the front

windows ... at first glance this could be a florist's shop. The specialty here is live music. The proprietors' interest in what they call country blues is reflected in a variety of performers. Regulars are The Geyer Street Sheiks on Friday nights and Charlie Pfeffer, blues guitar, on Saturday nights. Minnesota musician Bob Bovee was featured during March for three performances. Bovee plays guitar, auto-harp, harmonica, and banjo. Mike and Min's hopes to continue to bring in quality country blues performers.

Clementine's, Southwest corner of Menard and Allen

Though it caters to a less heterogeneous group, Clementine's was crowded and friendly. Owner Wally Thomas has received a "Soulard brick" for civic contributions from a local neighborhood organization. On July 14th, Bastille

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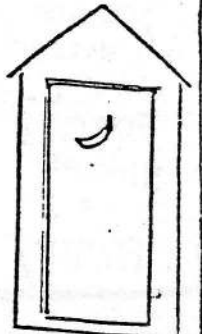
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Day, Clementine's will sponsor a block party. One special event will be motorcycle rides - an 86 year old neighbor can't wait. Also in the future is a shop in the building for custom levi's and leathers. Thomas also hopes to expand his parking area to a nearby vacant lot. An outside wall will soon feature a mural. Nick's, the Southeast corner of 11th and Sydney.

Owned by the same person for fifteen years, Nick's will change hands this summer. The new owner, a good cook, is contemplating week-end barbeques. Passing by the building you may have noticed the Star of David on the corner facade. The building was a synagogue in 1886. No one remembers when it became a grocery store, but they do remember that it was turned into a bar in 1954. The friendly new owner has lived in Soulard all of her life and is delighted with the revitalization of the neighborhood. Millard Fillmore's, the Southwest corner of 11th and Barton.

Millard Fillmore's is the place to go for twenty-five cent beer during the TV "game of the week."

It's also a good place for pinball, foosball and darts. Specializing in "this sporting life," Fillmore's sponsors four softball teams and would like to sponsor two teams from Soulard to play other neighborhood group teams. Fillmore's would like to have live entertainment and welcomes inquiries. Recently restored, Millard Fillmore's has opened two large rooms for their patrons as well as a game area.

The Transatlantic Balloon Company, 2117 South 12th.

Though the Balloon Company is a restaurant, it has a beautiful, well-stocked bar and the friendly atmosphere of a pub. Whether you go for food or drinks you'll find live entertainment on Friday and Saturday nights, open-mike on Thursday night, Happy Hour on Wednesdays from 4-7. During lunch, 11-7, drinks go two for the price of one. And you can treat yourself for lunch and dinner along with the regular menu to the special qualities of Pabst dark. Daily specials are featured for lunch and dinner. The owners have provided space for special meetings on occasions for neighborhood groups. The balloon theme is carried out in stained glass, wallpaper and some amazing brass ceiling lamps.

Persons interested in participating in the next RESTORATIONIST Pub Crawl, please call the editor-in-chief. Support your neighborhood!

YOUR CAT ON THE STREET

by Soulard F. Domesticus

In this milieu of restoration, displacement, neighborhood organizations and other human activities, few of you realize that your neighborhood cats also become involved in these events.

As their representative, I Soulard F. Domesticus, have gathered a group or clouder (as we say) of neighborhood cats who are willing to speak on behalf of their kind.

SFD - Mr. K. Cat, I understand you had a rough go of it when you first moved to Soulard from the West End. Perhaps you'd like to talk about your displacement from one of the finer neighborhoods of the city. K. Cat - Well, as a matter of fact I did. When I first moved to Soulard I lived in the south-central part of town. What a shock. The first day I moved in ol' Shep M-Mc-D chased me around my new apartment until I swatted him on the nose and

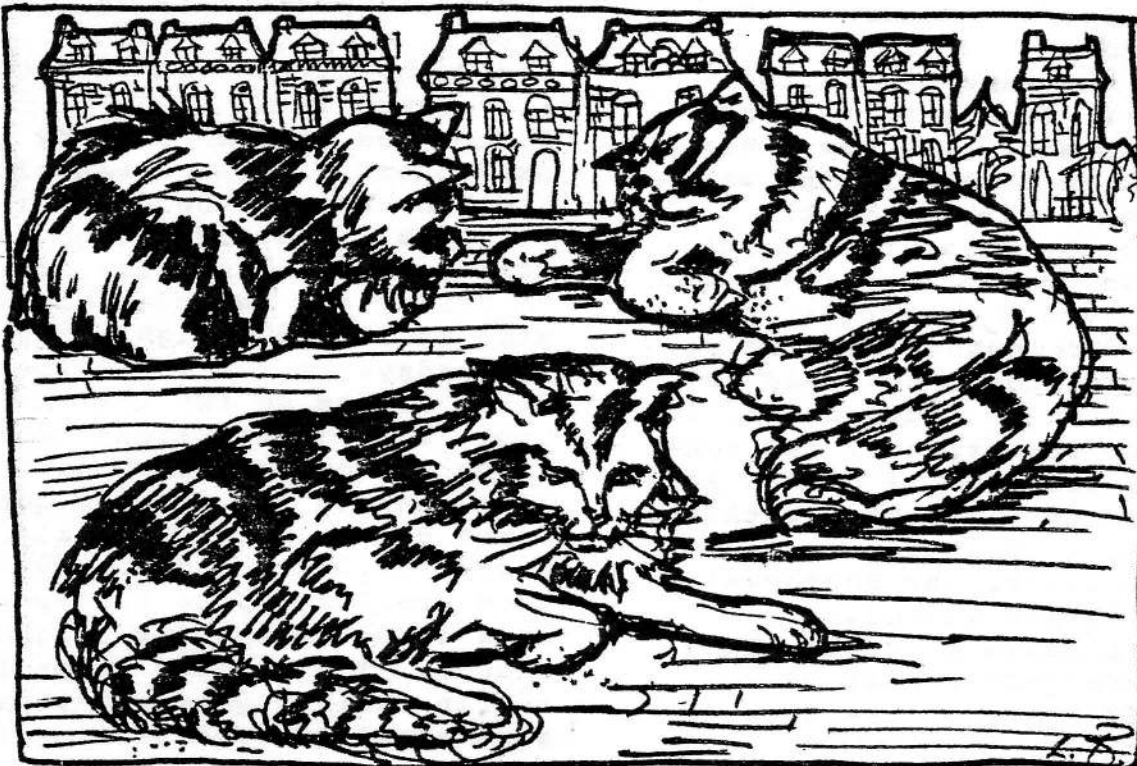
let him know who the boss was. But, back to my traumatic beginnings in Soulard. The first day I roamed Soulard I got lost. Yes, I couldn't make up my mind which red brick house was mine. I finally ended up in a neighbor's yard until my mistress rescued me that evening. After that I decided it was too much of a challenge to go outside. Why, all those dogs and cars with loud mufflers - there was nothing like that in the West End.

SFD - Hmmm...would you like to tell me more?

K.C. - Yes. It was that trip east that finally changed my mind about Soulard. I realized that if I could run around and have fun there I certainly could do it in Soulard. Yest SFD, I was a changed man when I returned.

SFD - How?

K.C. - I started enjoying Soulard; really got into the sights and sounds. And I also realized I would never move back to the West End because my mistress and master had purchased a home in west Soulard. So, I adjusted and am I ever glad. I live in a nice house and have lots of friends who visit me everyday.



Like 'ol Water over there/
SFD - Ah yes, Walter, Our Man of the Street. How did "you" end up friends with Mr. K. Cat?
Ya know man, it was just one of those chance meetings. One day after a particularly hard night on the town I decided to catch a few rays on the sidewalk near my mistress to be's apartment, next door to K.Cat's digs. K. Cat has this thing about his territory, ya known, and he strutted over and started beating the hell out of me. Well, I was just about to pounce back, because after all, I lived her first---I mean man, I've seen the neighborhood go from worse to better, when two lovely restorationists came out and chased K. Cat away. I've been in kitty heaven ever since. I was adopted and fed and given a name. Did you know that I was named after an uncle of my mistress. Evidently he and I have a lot in common -- getting in squabbles, staying out late: man, you know the scene.

SFD - yes, I belive I do. But tell me, where do you live now?
I have a winter home near the highway, but now that spring is coming I'm spending more time down around K. Cat's crib. Ya known man, there's more action down there. K. Cat gets such a kick out of chasing cats off his turf that I like to give him a run for his money. Now don't get me wrong. I'm real happy with my new home and I have two sisters and a brother there, but I also like to roam. Good for the soul.
SFD - Taking time out from his latest effort as Head of Mouse Patrol in Southwest Soulard is The Whiz - a neighborhood organizer. During his first eight months in Soulard, The Whiz served as an advisor to the President. He attended regular meetings and supervised the restoration of a young cat brought to the Brick House'. The Whiz was born in downtown St.

Lunch and dinner



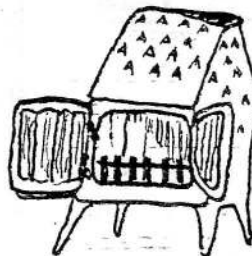
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Louis, but he has returned to the city after several years in the county. Are you glad to be back in the city, Whiz?

TW - Definitely. Dis is a real friendly neighborhood, ya know? People listen to a guy, dey take de time.

SFD - What activities for you now?

TW - supahivisn' the area Mouse Patrol takes a lotta time - we're really gettin' the numbahs down. And I been sittin' in wit' da news-lettah people - dey're da ones let us have dis time ta speak out.

SFD - Thanks, Whiz, you may be the next Aldercat. And now Victoria, a young cat who claims to have been restored.

V - Oh yes - if it hadn't been for a restorationist it's doubtful whether I'd be here today. My person found me in an abandoned hearse, how symbolic!

SFD - I gather you support these restorationist activities.

V - Wholeheartedly! It wasn't easy at first to accept the new ways - going to the vet and getting shots. And that surgery! But I'm a happy cat now - no complaints. I'm even on the Mouse Patrol.

SFD - Thanks, Victoria, I can see you're a happy, healthy cat with true civic pride. And now our friend known to us by the mysterious initials, F.B. We understand you're into a scientific study of local entomology.

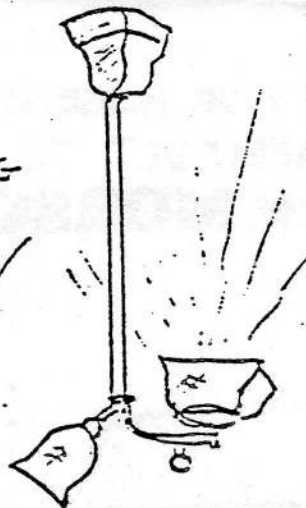
F.B. - That's true. I'm really looking forward to spring - cicadas are my specialty. The Whiz and I are working to get more trees planted in order to improve the ecosystem for insects. Even our smallest animals are valuable!

SFD - That's true, I find them delicious myself. I understand you're a Benton Park man.

FB - Yes indeed, I was born just across the highway. I'm delighted to be here - didn't want to leave the

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neighborhood.
 SFD - Well, you add a lot of class to the group, F.B. I hope our neighbors realize the important role we cats play in Soulard. We all agree that this is going to be a real quality place and we're happy to be in on the renaissance of the neighborhood. Meow for now.

FLAGG STEEL COMPANY PICKS SOULARD FOR NEW PLANT

Bob Flagg, owner of the Flagg Steel Company, 2030 South Broadway, loves to look out his office window these days. He can watch a parade of the lifeblood of his company, trucks, streaming in front of him. As Mr. Flagg sees it, "this area is at the hub of all major modes of industrial transportation; three interstate highways connect only a mile from here, and the Miller Street Rail

Station is several blocks from our front door."
 About a year ago, Mr. Flagg began looking for a new site and, as can be expected, the choices were many. Considering traffic problems of other areas, however, and the proximity to this customers as well as the means to deliver the goods, he decided the land at the edge of the Soulard Restoration Area was the perfect location.
 Mr. Flagg likes to tell how when he first approached the Regional Commerce and Growth Association about building a plant, they were somewhat skeptical. "A steel company?" He guesses that "visions of smoke stacks and piled girders danced through their heads." Once he explained that his was a speciality steel company, he was given the red carpet treatment. The handsome brick building which now houses his

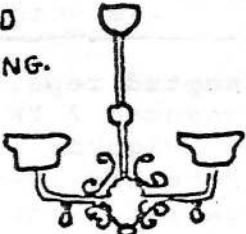
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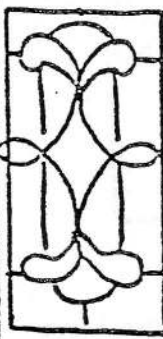
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company, catering to tool and dye and other metal fabricator companies, has 12,700 square feet. There is enough room for expansion of another 10,000 square feet.

The company has been at its new address since the first day of this year. According to Mr. Flagg, he and his employees "couldn't be happier" with their new neighborhood. Along with the convenience of restaurants and downtown shopping, they are particularly excited about the rejuvenation of the surrounding area. Mr. Flagg's only remaining problem is that his 17 year old daughter, Laura, has become so enchanted with the Soulard neighborhood, she is resorting to bribery. She had planned to go away to college, but, says her father, "She told me that if I buy a house in Soulard and help her restore it, she'll attend a college in St. Louis." It sounds like the Flagg company and family have found a new home.

creditors and the I.R.S. Do you think I have any cause of action against the group?

Signed,
John Repose

Dear John

Quit trying to pull the wool over people's eyes.

Dear Abner,

This past week my sewer smelled of gasoline which got there from an overturned tanker spilling into the sewer. I wanted to turn my home into a filling station, but the city won't let me because the use is none-conforming.

Signed,
Tex A. Co

Dear Tex

I've been in contact with a certain deposed shah who has indicated his willingness to develop the oil rights to Soulard, if he can modernize the society.

Dear Abner,

There is a pothole in front of my house which has grown enormously since winter. The city has not attempted repairs. To date, it has consumed 2 VW's and a motorcycle. My neighbor is even afraid to drive his 18-wheelrig near it. How can I get the city to fix it?

Signed
Chuch A. Whole

Dear Chuck,

The pothole to which you refer was recently declared a historic landmark, as the remains of Pierre Laclède were found in the bottom of it. Therefore, it is up to Landmarks and Urban Design Commission to o.k. plans for its restoration.

Dear Abner,

The other day, a disparaged restorationist neighbor committed restorationicide by throwing himself off his carriage step. The problem is the city refuses to clean him out of the gutter, and local winos have joined him there. How can we clean up this mess?

Signed
Rosie O'Grady

Dear Rosie,

Obviously you are not in the spirit of things. Don't give



LETTERS TO DEAR ABNER

Dear Abner,

Recently, my name was published on a roster of our neighborhood organization. This placed me in a terrible predicament as I've been on the lamb from three wives, several

up, even dated Tuesday will soon be here.

SOULARD TRIVIA QUIZ

1. DeMenil Place was known by two other names originally. What were they?
2. 1832 S. 8th Street was originally the home of "Granite" Schneider who supplied granite for the construction of the Eads Bridge. For what famous building in Springfield, Ill. did he supply granite when it was constructed?
3. Name the shortest street in length in the Soulard Historic District.
4. The building complex on the northeast corner of Menard & Shenandoah was originally the home of a type of business. Name the business.
5. The Gravois Avenue Church of God at 13th & Allen streets was originally the home of a Lutheran congregation. What was the original name?
6. The building at 1804-06 S. 8th Street has a Mansard roof. The building should not have a Mansard roof because the building's use predates the use of Mansard roofs on American houses. What event caused the Mansard roof to be added?
7. The Visual & Performing Arts High School at 9th and Victor Streets was originally named for Alexander Von Humbolt. There is a statue of him in one of St. Louis'

parks. Which park is it?

8. Lafayette School is named for the famous general from France who helped our country in the American Revolution. What was his title of nobility?

9. The neighborhood to the east of Soulard is industrial. What is the name of this neighborhood?

10. A Spanish Surveyer General, a President and a western guide once lived in Soulard. Name the three men.

Send your answers to the RESTORATIONIST or drop them off to any editor. Grand prize for the most correct answers, a plant from Auntie Carol.

PONTIAC SQUARE IMPROVEMENTS UPDATE

Wachter Construction Co. was the low-bidder for this year's (actually 1978 funds) improvements to Pontiac Square. Work will include: timber playground equipment, resurfacing and color coding of the basketball court, stone wall repairs, concrete step patching, bench repairs, a concrete brick-imprinted walkway through the park's center, red sealing of the existing playground asphalt and a water spray pool.

Since the firm's original bid was \$74,383., the following items were cut in order to keep the project near the \$45,000 originally budgeted: drinking fountain, fencing around the basketball court and a second playground area. The Park Department has agreed to install the drinking fountain with their own personnel. Community Development Block Grant Funds were supplemented by Heritage Conservation Recreation Service Funds to finance this project.

Last year's improvements totaled \$48,688 and included new granite curbs, concrete sidewalk slab replacement and landscaping.

The SRG through the efforts of our members has secured over \$240,000 in park improvements for the historic district. Hats off to us!

ARAD'S 2501 S. 12th.
CONFECTIONARY

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

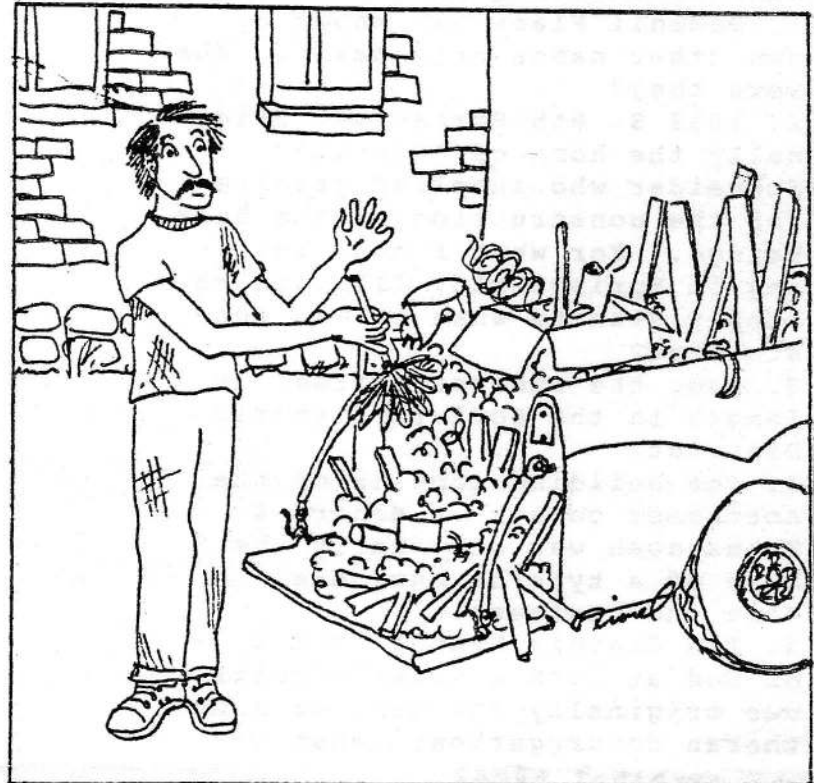
DEMOLITION AND HAT FACTORY PLANS UNPOPULAR AT LANDMARKS

by Skip Gatermann

Architectural plans for the renovation of the Mexican-American Hat Factory building were presented to the Landmarks and Urban Design Commission at its regular monthly meeting in February. Preliminary approval was being sought by SRT, the firm in charge of the factory design. Concern centered around parking problems which would be created by the 100-apartment unit development. HUD and city requirements differ as to the number of parking spaces needed to handle parking adequately at the proposed apartment building. Forty spaces were determined as sufficient by a study done by YEHS. There was some speculation as to whether or not YEHS was qualified to conduct such a study. SRT was basing their plans on the YEHS study. Neighborhood residents and commission members expressed concern over demolition plans to provide adequate space. Landscaping plans were not warmly received, either. Commission members felt they were inappropriate because they destroyed the unique character of Allen Market Lane. Window treatments caused a great degree of alarm when the SRT representative said plans were to reduce the size of the windows by the use of panels. Dr. Donald Royce, Chairperson of the commission, appointed a committee to monitor plans and progress on the building. Building Commissioner Robert Volz along with three commissioners, a CDA rep and Don Bennett of SRG were made members of the committee.

Ten demolitions in Soulard were also brought before the commission. Volz said he was unaware of the planned demolitions until the day before the meeting. He made a personal inspection of the buildings and stated he disapproved of all of the

demolitions but two. These two were minor structures. The commission denied the requests.



SPRING cleaning gets EASTER Every year!

LITTER IS PICKING UP IN SOULARD

Soulard vacant lots will not be maintained by the Weed Control Section of the City of St. Louis' Division of Forestry at all this year. Due to limited funds and manpower, only six neighborhoods in the city will receive these services this year (Benton and Hyde Park are included). Last year, Soulard was one of these target areas. Only if a lot is declared a "health hazard" by the Environmental Health Services Agency (622-3381) will a lot be cleaned. But the Land Reutilization Agency will soon begin spraying city-owned lots with a weed killer. It is apparent that Soulard will look a little worse this year unless we all combat our own and our neighbor's trash. One restorationist recently cleaned up this winter's accumulation on both sides of one block and filled eight trash bags with beer cans, newspapers, and

miscellaneous junk.

The City of St. Louis' litter ordinance sets a \$25-50 fine for any litterer.

It will take a special effort by all of us this year if Soulard is to present a civilized appearance to visitors and potential buyers.

Cleanup brigades may be organized in September before the Fall House Tour if necessary.

DARST-WEBBE HOUSING PROJECT TO REMAIN

Our May guest speaker will be a representative of the St. Louis Housing Authority to explain recently announced rehabilitation plans for the Darst-Webbe Housing Project. Seeking to avoid the same fate that befell the Pruitt-Igoe project the authority recently prepared an application for \$20 million worth of improvements to Darst-Webbe. The federal government reduced this amount to \$9 million and this amount will be augmented with \$1 million per year in Community Development Block Grant Funds.

Plans call for the creation of an "elderly campus" at the north end of the site. Lower density, two-level apartments and extensive site improvements are two projects for the remaining buildings. The Housing Authorities proposal stated, "The improvement of the Darst-Webbe Development will remove a significant disincentive to the revitalization of Soulard, Lafayette Square, and LaSalle Park."

Plan on attending the May meeting to hear the details about the profound impact these improvements could have on the future of the Soulard Historic District.

SOULARD PLAQUES ON SALE

Soulard Restoration Plaques are again on sale. The executive board of the Soulard Restoration Group has unanimously passed a motion to sell Soulard Restoration plaques for \$10. each. Plaques cost the group \$14.45 each but to make them more available to our members the board decided to offer them for \$10.

If desired by the purchaser, for an additional \$5 the plaque will be installed on the front of the purchaser's building. The plaques are made from light-weight, weather resistant metal that can be attached by three screws.

Plaques will be sold at each general membership meeting.

OPEN HOUSE TO BE HELD

On April 29, 1979 Trinity Lutheran School at 1809 South Eighth will hold an open house for parents and prospective students for next year. The entire facilities will be open from 2 p.m. until 4 p.m. principal Robert C. Freymark said. "The open house will give prospective parents and potential students an opportunity to inspect our facilities and discuss with the faculty and parents of current students our program."

Trinity is the Mother Church of the Lutheran Church Missouri Synod, the largest group with the Lutheran Church. In 1864, to meet the growing needs of the ever increasing congregation, Trinity built a new church at 812 Soulard Street, its present location. The tornado of 1896 destroyed the major portion of the church and the congregation set about building a new edifice, while retaining as much of the previous building as possible.

Trinity's current program of instruction includes a pre-school, kindergarten and grades one through eight. The school also provides a breakfast and lunch program. ~~The open house will be held in conjunction with the 140th Anniversary celebration of the Trinity Congregation.~~ For information on Trinity Lutheran School call 621-0228. Trinity Lutheran School is open to children of any religious preference.

ST. LOUIS GROWTH DURING THE 1890's

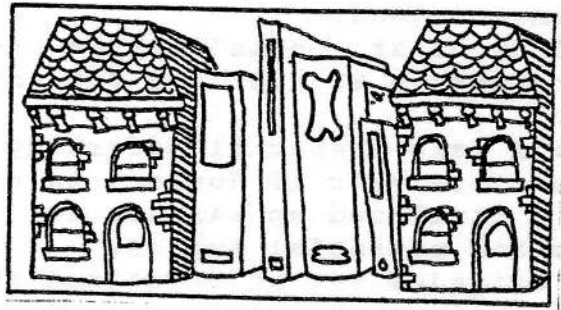
St. Louis grew at a leisurely pace in the last two decades of the 19th Century although subdivision activity continued at a healthy rate during the 1890's. In the 1890 census, St.

Louis regained fourth place among American cities with a population of 451,770, and the number of telephone subscribers climbed to 2,885.

An aid to the establishment of a major street system occurred in 1891 when the state legislature passed an enabling act authorizing St. Louis to establish boulevards by ordinance. Among those later designated were Lindell, Delmar, Washington, Page, Forest Park and Union Boulevards. This legal definition aided the westward growth of the city by providing these streets with the importance necessary for the development as major thoroughfares.

The north-south axis of the downtown district during the 1880's and 1890's was Broadway. It was during this period that the first so-called "skyscrapers" were erected along Broadway and Sixth Street. The relocation of Barr's store to Sixth and Olive in 1880 and of Scruggs-Vandervoort and Barney to the corner of Broadway and Locust in 1888 were indications of continued westward movement. A wave of multi-level building construction began about 1890 and continued into the 20th century. With the widespread use of the elevator, structures of ten or more stories became common in downtown St. Louis. One of the tall buildings built during this period was the Wainwright Building, designed by Louis Sullivan in 1891 as one of the first steel frame structures built in the nation.

Two other large buildings erected about that time were the 15-story building at 705 Olive Street in 1893 and the 16th story Chemical Building in 1896. The old Federal Building at Eight and Olive Streets, which was completed in 1884, was one of the first large buildings erected in what is now the center of the business district. During the late 1890's the wholesale district on Washington Avenue began to take form. In 1893 the new Planter's Hotel was opened on the same site as the old Planter's House, which had been a leading hostelry since 1841.



HISTORIC BOOKSHELF

by Skip Gattermann

What's available at the Barr Branch Library? For those of our readers who have stayed awake nights tossing and turning with this unanswered question, driving them into chronic insomnia, here is the answer. The Barr Branch has a restorationist's corner in the south wing. The shelves have periodicals and books covering everything from wallpapering to histories. A sample list of periodicals available include American Preservation, The Victorian Society in America Bulletin, The Soulard Restorationist, Antique Magazine and The Lafayette Square Marquis.

Most of the books available are of the how-to-do-it variety and include topics such as wallpapaering, restoration fo wood surfaces, landscaping, rehabbing systems and brick work patterns. There are hundreds of topics too numerous to list here. The best part is that all this information is free. A library card is free to city residents and applications are available at Barr Branch at the southwest corner of Jefferson and Lafayette Avenues. So, what are you waiting for? Get a solution to some of those restoration problems; and make tracks to the Barr Branch.

WHAT IS SOULARD?

The following responses are from a fifth grade class who were asked "What is Soulard?"

1. A very famous place in St. Louis.
2. A Soulard is a thing that comes from the solar system.
3. A chemical
4. Soulard is the eclipse of the sun.
5. A city or state.
6. A food.
7. A kind of fat.

8. Meat.
9. The fat on a pig.
10. Something to et like a meat.
11. It's an animal.
12. I think it is coal.
13. A person.
14. It is a city.



STOOP SNOOP

Corporate headquarters in Soulard?? You bet---the Mead-McClellan Partnership is about to begin renovating their building at Menard and Shenandoah. Another first for Soulard.

Congratulations(?) to Lavern and Snep on their family of ten Soulard specials.

A message to Dear Abner---you certainly outdid yourself this month.

The Chicago 11 is alive and well after a hairraising trip to the Windy City. Sources say they survived a three-hour delay getting into Union Station, sub-zero temperatures,

and even a trip to a hospital to have a stuck ring cut off the finger of one restorationist.

". . .morally reprehensible." That's a new one to me.

We're sure everyone recognized that "unidentified" St. Pats Day reveler from Soulard who made the cover of the Post Dispatch Calendar section March 15. We're also sure he wishes it had been a centerfold!

SOULARD RESTORATION GROUP

March - New Members

Joseph Diamantini
1922A S. 12th St.
St. Louis, Mo. 63104
621-6072

Nancy & Russell Farber
6105 Pershing 1W
St. Louis, Mo. 63112

Ralph Lake
3327 S. 7th St.
St. Louis, Mo. 63118

Duncan L. Meek-Reinstatement
P.O. Box 253
Bonne Terre, Mo 63628
231-7348 or 843-3983

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"x36". \$30 ea. Call Skip 771-4191. Combination woodburning-gass burning kitchen range, circa 1915. In good shape with all of the parts. Color-green. Make offer. Call Darlene 771-4191.

Two square pedestal sinks. \$45 each. Call Jeff Hicks 776-0792.

4,012 sq. ft. dark oak paneling. \$21. per sq ft. 776-4109 after 6 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. call Skip 771-4191.

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

Antique, walk-in wood freezer, 7'x7'. Six year old compressor. Good condition. \$700. Call Patrick McKenzie at 773-1321.

Fireplace, excellent cond. Beveled mirror. Beautiful carving. Iron grate with broken shield. Make offer. 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 faucets - Very good Cond. \$80.

Claw foot bathtub, bathroom sink, stool with faucets. Kitchen sink. Free or very low price. Call 773-5997.

New fisher brand wood burning stoves, Bob Griffin 645-8649.

Wanted: Sliding door for standard 3'x7' door in a period 1800 townhouse. Will pay cash. Call Gary at 776-1315.

FOR RENT

Unfurnished apartment - Souldard Historic District - spacious, renovated townhouse and efficiency apartments. No pets. References \$160-275 per month. 776-3097, 8 a.m. to 4 p.m.

Souldard 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.

FOR HIRE

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

Baby sitting, four years 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.

WANTED TO RENT OR BUY

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

ONE FINAL NOTE:

As you are undoubtedly aware, a study of displacement is currently being done in the City of St. Louis. Please call Gary Slemmons at 776-1315 and let him know if anyone was displaced when you bought your building.

ONE MORE FINAL NOTE:

There are four free puppies of medium size and shaggy-ness available by calling 773-4042.

Writers for the RESTORATIONIST are needed. Call Carol Ray at 664-2164.

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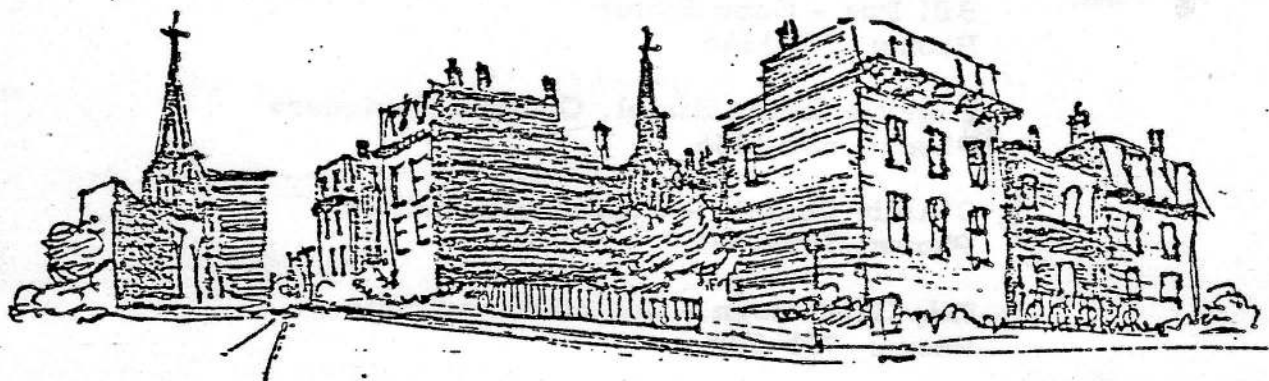
Neal & Susan Jareczek - Mailing Committee
Phone: 773-6839

MOVING? PLEASE LET US KNOW.

BOX 13312 SOULARD STATION

ST. LOUIS, MISSOURI 63157

HISTORIC SOULARD



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St. Louis, Mo. 63157

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