

The Soulard Restorationist

VOLUME 7 ISSUE 11

FEBRUARY 1980

EDITOR'S CORNER

Some changes have been made in the RESTORATIONIST Staff. Carol Ray has resigned as editor, but she will continue on as a contributing editor. Jim Mazdra is the new editor-in-chief.

The staff will continue efforts to deliver the best possible newsletter in St. Louis. To do that we need your help. All interested persons are invited to air their comments, opinions, gripes, and suggestions about the newsletter to the editor. If anyone has an idea for a story or wishes to contribute to the newsletter they are encouraged to contact the editor.

All correspondence should be addressed to: Jim Mazdra, 1847 S. 10th Street, St. Louis, MO 63104.

* * *

PRESIDENT'S COLUMN, FEBRUARY 1980 ISSUE OF RESTORATIONIST

We're All In This Together

The 1970s saw Soulard swing from the pits to an exciting place in which to live. And the change was due to the personal involvement of individuals willing to take a risk and accept a new challenge. The 1980s and 1980 in particular offer more challenges. There is a great deal yet to accomplish -- improved streets and sidewalks, more restored residences, additional businesses, better services to name a few.

Obviously, the key to success of Soulard as a viable part of St. Louis lies in the efforts of the private investor. The individual willing to risk his money and time to improve the community. In order for Soulard to continue to prosper and develop an increased effort must be made to interest and attract new restorationists.

The Soulard Restoration Group was organized to foster and promote the development of the Soulard Historic District. And through the house sales, public relations, code and other committees we work toward that end. It takes a concentrated effort on the part of a lot of people.

So, if you have not yet been approached to serve on a committee, step up and volunteer. If you have not been attending the monthly meetings, come out and participate.

Now is the time to get involved. What happens in Soulard effects each of us. We're all in this together. Through the good graces of Joseph Diamawtini we now have office space. Joe, who operates Memo Printing, has agreed to lease SRG the store front at 1928 S. 12th Street. It is a corner location and affords the visibility we have needed and wanted.

The office will be used for meetings, board meetings and as a beacon to harried souls seeking the bliss experienced by Restorationists.

The next time you see Joe Diamawtini tell him thank you.

DONATIONS APPRECIATED

We have been the recipient of several items which put us a large step towards the realization of an office for the SRG.

Thanks to the help of Peter Sortino, his employer, Urban Programming Inc., has donated a copy machine and a multilith machine to the SRG. Mike Sargent was instrumental also in a large donation from Manufacturers Bank. Having recently redecorated their offices, the bank was left with several desks, chairs and other pieces of office furniture. The furniture was donated to the SRG.

The SRG is appreciative of the donations, and they will go towards helping us better promote house sales and the neighborhood.

* * *

BUILDING CASTLES OUT OF SAND?

By: Judy Cunio Marquis

If you've driven past the corner of 11th & Russell lately, you've seen a sign announcing work being done by Sandcastles and have probably wondered who and what is Sandcastles.

The "who" are John and Cindy Ward, Dave Wise and Jim Jones - property owners and current residents of Soulard. The "what" is an architectural, building firm unique in its ability to handle the entire restoration/renovation project from the structural evaluation of the shell, to the complete architectural planning, through the construction, to the finished product. This eliminates the rivalry which often exists between the architect and the general contractor and insures the proper execution of the architectural plans.

Sandcastles was formed in May 1979; however, the principals have been working together in construction in this and similar neighborhoods for the past three years, and their construction experience goes back even further.

Projects currently underway include the building at 11th & Russell which, beginning March 1st, will house the new offices of Sandcastles, 2406-08 and 2409-11 S. 11th Street and 1808-10 S. 8th Street. The buildings on 11th Street between Barton and Victor will be one-bedroom and two-bedroom, townhouse apartments. The apartments will include features such as large, modern kitchens, some fireplaces, decks, laundry hook-up and skylights. Rentals will begin at \$295/month.

The Sandcastle office is currently located at 2111 Menard, telephone 664-4277.

CITY HOUSE

Again this year a group of SRG members will attend City House, a home improvement fair for older homes, being held in Chicago March 21st through the 23rd.

These members will man an SRG booth where a photographic display of Soulard will be presented and literature will be available to the public.

Last year there were more than 100 exhibitors. At least 200 exhibitors and attendance of 50,000 is anticipated this year.

* * *

MINUTES SOULARD RESTORATION GROUP
BOARD OF DIRECTORS - November
28, 1979
Conducting: Paul Houghland

Attending: Kathy Poe, Debbie Manning, Phyllis Young, Thelma Hemmen Gale & John Hendrickson

The minutes of the Oct. 17th meeting were read and approved. Debbie Manning took over the books with a balance of \$2,566.06. The Board decided to stay with the same depository. Authorized signatures will be any 2 of the 4 officers. The budget was read and approved.

Copies of a status report of the Soulard Survey from Peter Sortino along with the survey results were given to board members.

The membership party on Nov. 17 broke even except for \$200 for music.

Kathy Poe gave a report on the Christmas House Tour - Posters and handbills will be handed out. Estimated cost of Tour is \$300. Estimated income is \$1500. The use of kerosene lanterns and our liability was discussed. Lanterns will not be used.

Phyllis Young reported that the owners of 1815 S. 8th revised plans to replace roof but remove dormer. The Board decided to rescind the appeal to Landmarks feeling our energies could be directed toward larger infractions than this.

Paul Houghland read a letter to be sent to LRA asking that SRG be allowed to help market certain properties that previously were to be developed by CDA funds.

Paul Houghland handed out copies of Committee Appointments, Director Assignments and committee responsibilities. Debbie Manning thought that bumper stickers, t-shirts and balloons might be more appropriately placed on another committee. Public relations will take care of them except during house tours and then house sales will. Kathy Poe asked if a complimentary copy of newsletter be sent to House and Garden. The Board will discuss who gets complimentary copies at another time.

A request from Peter Sortino for a survey of SRG members on Neighborhood Housing Development and Displacement at a cost of \$32 was read and approved.

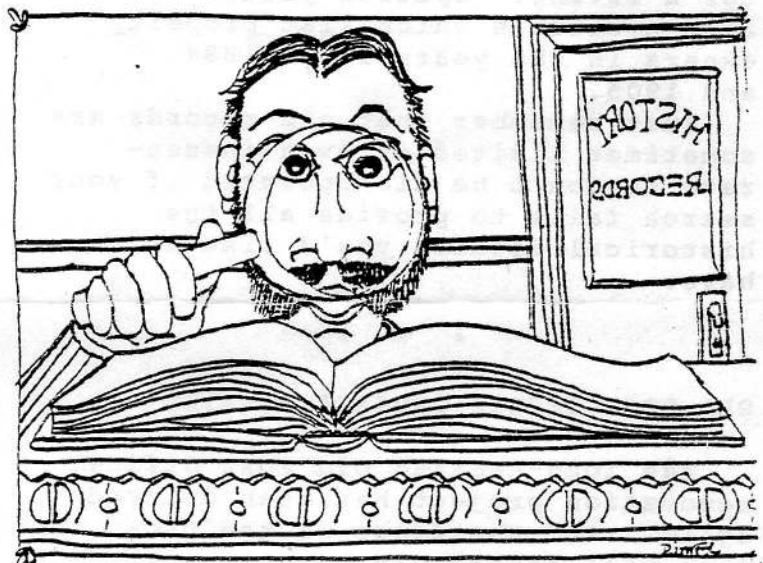
A request from Peter Sortino for approval to accept a donation of office equipment from Urban Programming Corp. of America was read and accepted.

A list of board members and officers, their addresses and numbers were given out. Future dates and places of Board meetings were decided.

Kathy Poe moved that SRG attend Chicago City House in Feb. if cost does not exceed \$100 and enough people are willing to staff the booth. Board approved.

Gale Hendrickson attended the Landmarks meeting. Gale will try to get a draft of the proposed ordinance change of the Landmark Commission.

The meeting was adjourned.



PLAYING HISTORIC SLEUTH

This article was originally published in the March, 1976 issue of the RESTORATIONIST. Many new Soulard home owners have requested a reprint so they could play historic sleuth.

Gathering historical data on your house demands a bit of investigation downtown. First stop is the real estate section of the assessor's office at City Hall. Present your city block number and lot number and the staff of the assessor's office will give you a list of all previous owners. Most of the records go back to 1885, and some going back as far as the 1860's.

Next stop is the City Archives Office in Room One of City Hall. By presenting the same block number and lot information, the Archives staff may be able to provide information on the age of your house as well as old floor plans, past real estate values, cost of past improvements, construction information and other interesting facts.

Final stop will be the history room of the main branch of the public library. With the information obtained at City Hall, Gould's City Director will reveal what the past owners of your property did for a living. Special plates are also available which list property owners in the years 1883, 1884 and 1905.

Just remember that old records are sometimes limited or even inaccurate so don't be disappointed if your search fails to provide all the historical details you'd like to have.

* * *

OLD POST OFFICE PROJECT DELAYED

The long-awaited Old Post Office renovation project has been delayed again. And the scope of the project will apparently be cut back.

That was the word from the General Services Administration which recently rejected all six bids for renovation work that had been planned for completion by December 1981. Major work is now targeted for completion by March 1982. The first phase of the project, gutting the interior, was finished over a month ago.

The apparent low bid for the project, about \$15.7 million, was about 25 percent higher than the government had estimated, and Harold Mack, a GSA spokesman, said the scope of the work will probably have to be trimmed. Specifications for the Old Post Office, built in 1884, will be redrawn, and new bids will be sought.

Restoration plans include office space for some 600 federal workers and 50,000 square feet of commercial space for restaurants, shops and other uses.

* * *

ONE - TWO - THREE

One intent of Historic District designation is to preserve the architectural integrity of the buildings within the area. There is a building code for the Souldard Historic District and, unfortunately, this code has not always been observed or enforced. The fault lies with the city and with us, the residents.

It is the stated position of the SRG Board of Directors to maintain a more consistent vigil on property improvements within Souldard, and, when necessary, to take the actions necessary to stop code infractions.

To accomplish this will take a concentrated effort on the part of all SRG members. We need to do three things: 1) Become familiar with the Souldard Historic District Code. 2) Observe construction in the neighborhood. 3) Notify the Code Committee or the Board of SRG of infractions. Simple as one - two - three.

INSULATION PROBLEMS?

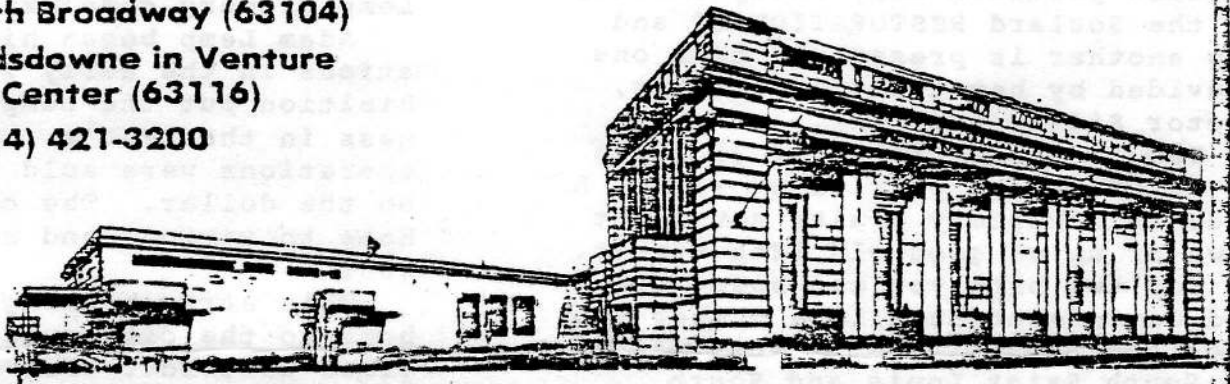
Everything you always wanted to know about insulating your house but were afraid to ask will be explained at the Wednesday, Feb. 6 SRG meeting by Bill Vierling, District Sales Representative for Owens-Corning Fiberglas Corp.

Mr. Vierling will present a slide show, dispense literature and will field questions from the audience. If you have a specific insulation problem, bring it to the meeting.

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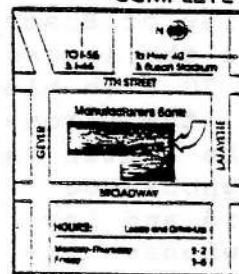
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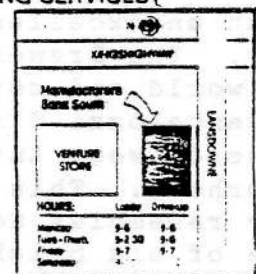
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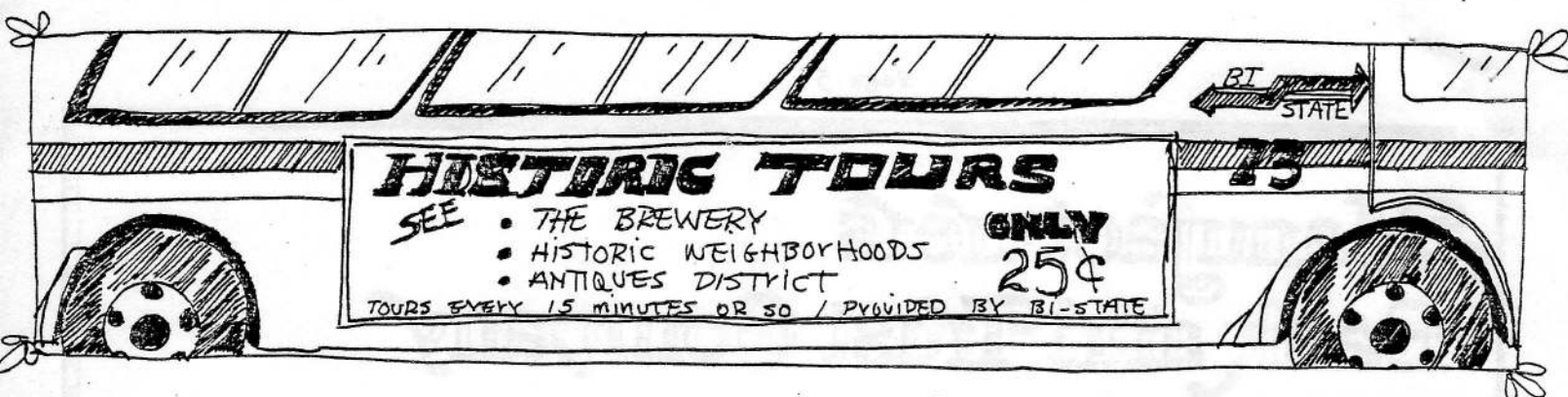
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ANOTHER CHEAP THRILL - RIDING NO. 73

By: Skip Gattermann

Last year, Virginia Barton Soulard provided many cheap thrills in the Soulard RESTORATIONIST and now another is presented; this one provided by her thrifty neighbor, Victor Sidney Lami III.

Yes, a thrill for only 25 cents is literally at your front yard. A ride into history awaits you right down or up on good old 12th Street.

For two bits you can board the old Carondelet Bus, line number 73, and ride south into the vast wilds of South Saint Louis and South Saint Louis County. You can catch the bus at most cross streets, drop the quarter into the fare box and settle down in one of Bi-State's plush vinyl seats beside a picture window with a view of some of the greatest scenery the Mound City can provide.

As the bus travels south on 12th, the bus leaves Soulard as it passes by the Art Deco Lynch Street Police Station.

The Carondelet moves onto 13th next to Interstate 55 to provide you with an excellent view of Busch Brewery. The Brewery is the largest in the world and covers 70 city blocks.

At Pestalozzi Street, the Carondelet heads west into the Benton Park Neighborhood. This neighborhood closely resembles Soulard and its mixture of old brick rowhouses interspersed with stately brick townhouses displays architecture with a strong European background. If you look to the east down the side-streets, the brewery looms above like a mighty fortress.

The bus is now traveling south on Lemp Avenue. Passing by Cherokee Park you catch a last glimpse of Soulard with the spires of St. Agatha Church as the skyline.

As your bus turns west onto Cherokee Street a view of the immense Lemp Brewery complex comes up.

Adam Lemp began his brewery operations in the early 1800's and prohibition put the Lemps out of business in the 1920's. The Brewery operations were sold for ten cents on the dollar. The complex today is home to various and sundry businesses.

This stretch along Cherokee is home to the city's best known antique district. For a half dozen blocks, quaint shops offer anything and everything an "antiquer" could desire. When the Carondelet crosses Jefferson Avenue you pass through the famous Cherokee Strip Shopping Area. Behind these approximately 100 old storefronts you can buy anything from discount wallpaper, hunting supplies and jewelry to some of the best bakery goods in town. St. Clair Square: Eat your heart out!

Number 73 heads south now along California Avenue and passes by many well kept turn-of-the-century brick flats and townhouses until you arrive at Meramec Street where once again you go west.

Now called the Dutchtown South Neighborhood this part of town was once called the Wild Hunters Area and was the last part of the city to be settled. It was situated between the City of Saint Louis and the former town of Carondelet. Meramec Street provides many interesting sights for the rider.

At Nebraska Avenue, the bus runs along the stone wall with its ornate iron fence that once surrounded the original home of Maryville College. Later on, it became Augustinian Academy and today houses a senior citizens community and postal complex. On the port side of the bus St. Anthony of Padua Church is visible. The church was built in 1908 by monks and is frequently referred to as the Monks' Church.

At Virginia Avenue, the bus makes a left turn in front of the Dutch-town South Neighborhood offices. Our next sight is Cleveland High School or as it is called by its students and faculty members, "The Castle." Built in the Tudor Gothic style and opened in 1916, it really does resemble a castle. Unfortunately the bus passes it from behind and only wets your appetite to view its magnificent front facade. Virginia Avenue running at a slight angle here crisscrosses the other state-named streets. This angling creates a special need to design buildings to fit on Virginia Avenue corners. These buildings are referred to as "wedge building." The first can be seen on the right side as the bus passes by the corner of Idaho. It is the Kraut Haus. The second is also on the right at the corner of Vermont. This is perhaps the most unusual of all. It once housed a movie theatre, and one area resident said it was called the Dakota. Today it houses the Victory Chapel. The last "wedge building" is at Bates on a triangular piece of ground bounded by Bates, Compton and Virginia. Appropriately named, it's called The Wedge Bar.

#73 now passes under I-55 and you enter Carondelet proper.

Carondelet was once thought to be a good sight for the nation's capitol. Just imagine Carondelet, D.C. and Saint Louis as a suburb. Carondelet was founded by Clement

De Lore Treget in 1770 and is home to some of the oldest homes in Saint Louis: everything from frame Victorians to stone cottages. The bus turns at Fillmore Street to go one block to Virginia Avenue again and then continues south. At Loughborough you pass Blow School named for William T. Blow, once Ambassador to Columbia and father of famous Susan Blow.

The bus continues south on Ivory Streets and Alabama Avenue. At this point you pass the famous Carondelet horse trough.

At River Des Peres you leave the city. River Des Peres is named for the Jesuit Fathers who established the Mission of Saint Francis Xavier in 1700 at the mouth of the river. It is the site of the first white settlement within the city limits of Saint Louis.

From this point the bus works its way along Lemay Ferry Road (named for the Le Mas family which once operated a ferry across the Meramec River) through Lemay and Mehlville to South County Shopping Center.

On the return trip there is just as much to see. A few points of interest not visible going south should be noted. At River Des Peres on the north bank and just to the west is a big hill. This hill at one time was home to 13 dairy farms. Area residents over the years have affectionately termed this neighborhood "Cowshit Hill." Also, through the Carondelet Neighborhood the route follows Michigan Avenue north. At Iron Street is the warehouse of Cook's Market. This building was originally Des Peres Public Elementary School and was the site of the first public elementary school kindergarten in the United States, taught by Susan Blow.

Hope you find your trip as exciting as I did. Happy riding

LETTERS TO ABNER

Dear Readers,

I had such an overwhelming response to my mailing address I am deleting temporarily the inclusion of that address in my column until I can catch up on all of my mail.

Signed,

Abner



Dear Abner,

I recently purchased a deluxe pizza from Rudolph's Pizza Parlor and was very pleased with the pizza itself, but upon examination of the menu I discovered that if I had ordered the items separately it would be cheaper than ordering the deluxe, what do you think of this form of capitalism?

Signed,
Jeno Imo

Dear Jeno,

Ah! Soulard enterprise at its best!

Dear Abner,

I recently requested a report on displacement, from a prominent attorney, who shall remain unnamed. I was informed by his office that said report had been displaced. Abner! What do you suggest I do?

Signed,

Seeking the Truth

Dear Seeking,

Get lost!

Dear Abner,

I've been told a certain newspaper delivery service and the city administration are at odds as to who should repair the badly deteriorated pavement of a certain street. Can you confirm this?

Signed,

Weary Traveller

Dear Weary,

The city and the delivery service are actually developing the world's largest pothole testing range.

Dear Abner,

I've adored your picture at the top of your column and have admired your writing style. I realize that you do not normally run personals in your column, but I long to meet you.

Signed,

Where, When & How

Dear Where,

Tie a yellow ribbon 'round your
old newel post.

Dear Abner,

Is it true that a restaurant on
South 12th Street which catered to
businessmen took a trans-Atlantic
flight and has not been sighted
again?

Signed,

Amelia Erhardt

Dear Amelia,

Yes, apparently the balloon has
been pricked.

Dear Abner,

It's been rumored recently that
Beamer Bratwurst will oppose the
beloved Ted Treehouse for historical
representative of the Soulard Dis-
trict. Can you confirm or deny
this?

Signed,

Harrison Gallop

Dear Harrison,

I cannot confirm nor deny the
rumor. I can only advise that if
Mr. Bratwurst should successfully
challenge Mr. Treehouse the name of
the office would have to be changed
to hysterical representative.

* * *

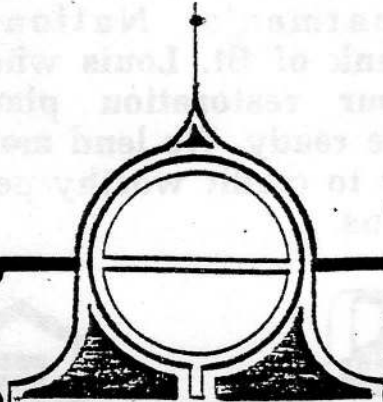
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NEW SRG DIRECTOR NAMED

Mike Sargent has accepted an appointment to serve as a director of SRG. He will complete the term of office vacated by the resignation of Garry Waters. Mike has been assigned the Membership and Newsletter Committees.

The appointment was approved by phone contact with Board members and will be confirmed at the January 1980 Board Meeting. (1/16/80 at the Poe residence).

1979-1980 BOARD OF DIRECTORS

President, Paul Houghland, Jr.
1848 S. 10th St. 63104

Vice President,
Peter Sortino
2218A Menard 63104

Secretary, Janet Juno-Brown
2630 S. 12th 63118

Treasurer, Debra Manning
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Director, Kathy Poe
2414 S. 13th 63104

Director, Mike Sargent
1212 Victor 63104

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905 Lami 63104

Director, Thelma Hemmen
2402 S. 13th St. 63104

1979-1980 COMMITTEE CHAIRPERSONS

House Sales, Vicki Renish
Membership, Phyllis Young &
Amy Dawson

Code, Jerry Dempsey
House Tours, Doug Junker
Proposal, Russell Farber
Newsletter, Jim Mazdra
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* * *

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Neal & Susan Jaraczek, Mailing
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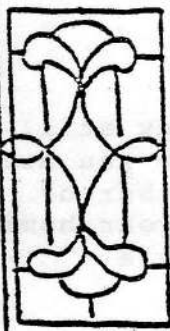
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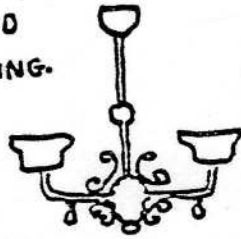


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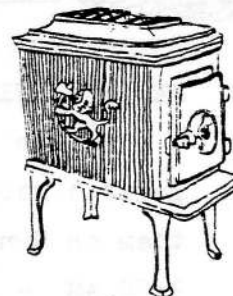
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home - call Gwyn Preston 865-0242.

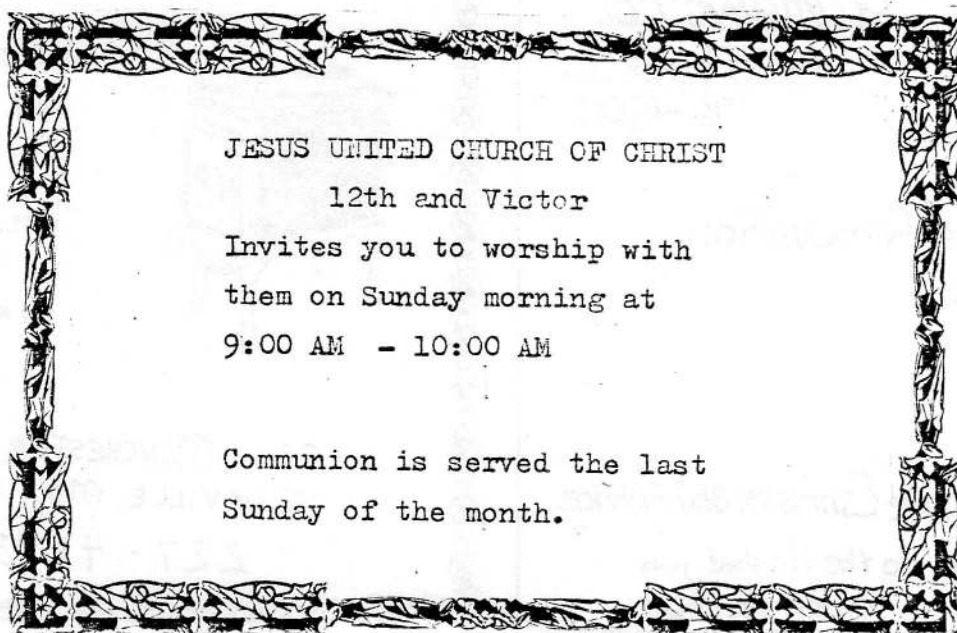
Bugs?? Call Cecelia. Seasonal spray-
ing, exterminating. Reasonable -
773-8188 - evenings.

Steam rug cleaning at its finest. Call
Murphy & Sons Carpet Cleaning Co.
Harry, David, Glenn Murphy - 638-6608

Harry Murphy - professional interior
painter - if in need of that professional
look.

FOR COPIES OF THE HISTORIC CODE - contact
Gail Hendrickson at 664-0917.

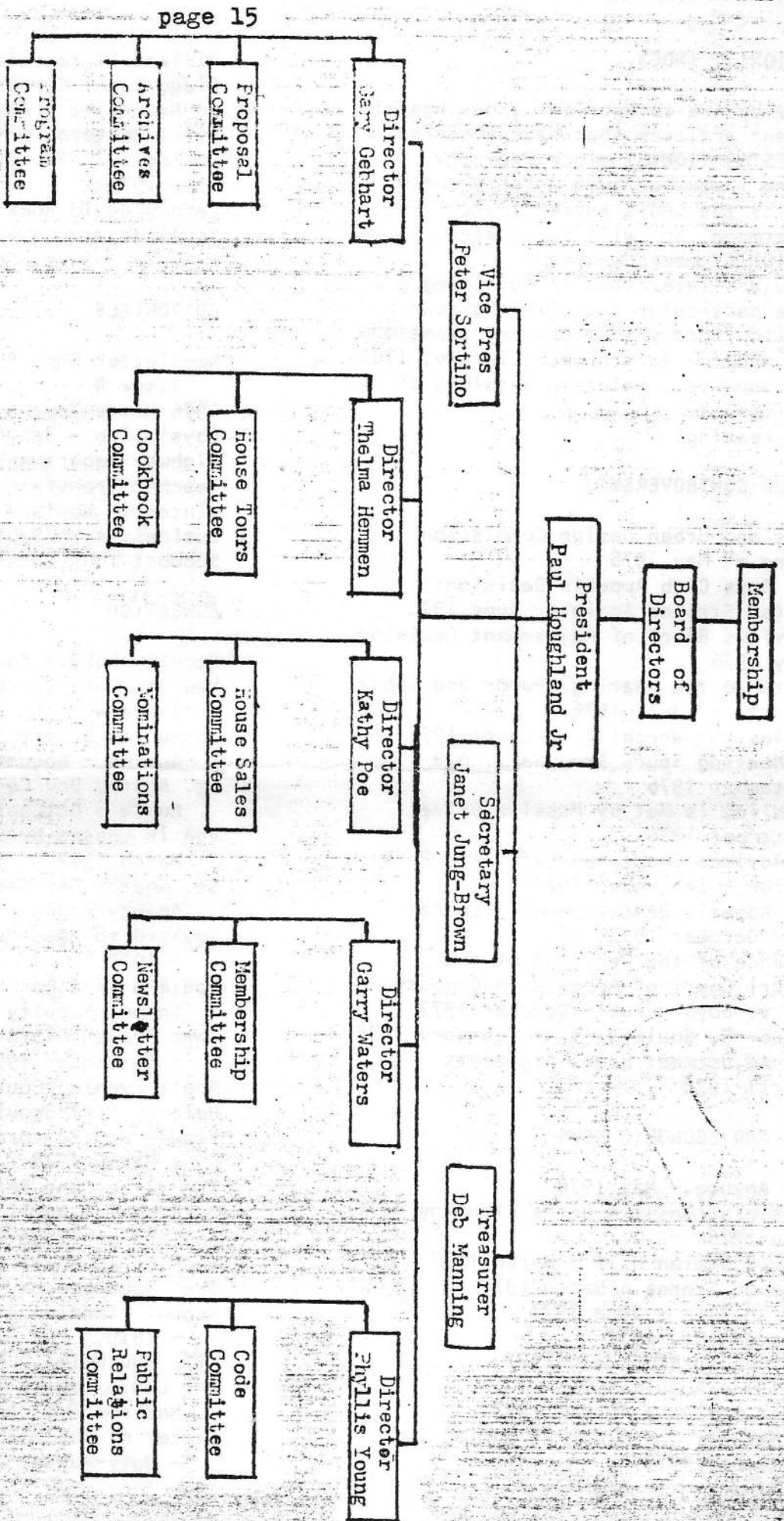
Empty lots next door to you may still
be available for purchase. If you are
interested in finding out whether or
not the vacant lot adjoining your home
is available to buy, call Debbie
Manning at 664 9181.



JESUS UNITED CHURCH OF CHRIST
12th and Victor
Invites you to worship with
them on Sunday morning at
9:00 AM - 10:00 AM

Communion is served the last
Sunday of the month.

SCULARD RESTORATION GROUP, INC.
1979-80



RESTORATIONIST INDEX

Following are categorical groupings of significant articles that have appeared in the RESTORATIONIST since February, 1976. The index has been painstakingly compiled by the SRG's resident archivist, Skip Gattermann, and will be updated in the RESTORATIONIST each January.

If you are interested in obtaining a copy of a particular article, the downtown public library (history and genealogy section) and the Barr Branch Library, 1701 S. Jefferson Ave., maintain catalogs of all back issues.

Happy reading!

BOYS' CLUB CONTROVERSY

Landmarks and Urban Design Commission Meeting - May 1976
 Update: Boys Club Appeals Decision; Arsonist Strikes Again - June 1976
 Court Reviews Board of Adjustment Decision - July 1976
 Sidelights to the Hearing: Humor and Sport in Court - July 1976
 Bloom Rules for Wrecking - August 1976
 Special Meeting Spurs Fund Raising - September 1976
 Bond Deadline is Met by Massive Drive - September 1976
 Schmitz Advises Court Re: Lafayette Park Decision - September 1977
 Court of Appeals Denies Demolition Permits - October 1977
 Significance of the Decision of the Missouri Court of Appeals in Dempsey et al v. Boys' Club - October 1977
 Boys' Club--5, Souland--? - February 1978
 Board of Adjustment Hears Arguments - April 1978

BUSINESS AND ECONOMIC NEWS

T-Shirts Anyone - May 1976
 Local Restorationist Acquires Planning Mill - June 1976
 Luxury on Bohemian Hill - March 1977
 Neighborhood Stores - March 1977
 The Other Mother - June 1977
 L'Hermitage - May 1977
 Mithra Glass Works - July 1977
 Souland Inn - August 1977
 Restaurant Review - August 1977
 Souland Market: The Cider Is Coming - September 1977
 The New Restaurants Open in Souland - July

Millard Fillmore's Opens - September 1978
 Flagg Steel Company Picks Souland for New Plant - April 1979
 First Restorationist Pub Crawl - April 1979
 Business in Souland, Part II - May-June - 1979
 Carnegies to Rock Souland - Sept.-Oct. 1979
 Souland Antique Auto Show Plaques Available - Sept.-Oct. 1979

EDITORIALS

Newsletter Copy Policy - April 1976, Issue 4
 1976 House Tour - May 1976
 Boys' Club - July 1976
 Highway Department - July 1977
 Teacher Transfers - December 1977
 Winter in Souland - January 1979
 Businesses in Souland - February 1979
 Support Your Local Business - April 1979

EDUCATION

Stokley Labels for Red Wagons - March 1976
 New Day Care Center to Open - April 1976
 Issue 4
 Community Effort: Painting Party at St. Agatha - August 1976
 St. Agatha Day Care Center to Hold Open House - October 1976
 Van is Leased by 2 Community Groups - March 1977
 St. Agatha Day Care Becomes A United Way Agency - June 1977
 Souland to Have Magnet High School - June - 1977
 Souland Welcomes Visual and Performing Arts School Faculty - July 1977
 Barr Branch Library Reading Program - September 1977
 Adult Evening Courses - December 1977
 Help!!! Girl Scouts Need You - December 1977
 Visual and Performing Arts High School - March 1978
 The Visual and Performing Arts Magnet School - April 1978
 Souland Heritage Walk - June 1978
 Larking in Souland - August 1978
 Open House to be Held - April 1979
 School Planning Dinner-Auction - May-June - 1979
 Will You Help? - May-June 1979
 St. Louis Public Schools: Elementary at Madison Explore Careers - July-Aug. 1979
 Letter of Thanks-Trinity Lutheran School - July-August 1979
 Will You Help?

FOOD/KITCHENS

From The Range - October 1976
 From The Range - November 1976
 From The Range - January 1977
 From The Range - March 1977
 From The Range - April 1977
 From The Range - June 1977
 From The Range - July 1977
 Cookbook - August 1977
 Gastronomic Souland? - September 1977
 From The Range - September 1977
 Recipes From Historic Souland
 - October 1977
 Recipes From Historic Souland - November 1977
 Souland Cookbook Offers A Variety of
 Treats - November 1977
 The Kitchens of Souland (2310 S. 12th)
 - May 1978
 The Kitchens of Souland (1000 Victor)
 - June 1978
 The Kitchens of Souland (2418 S. 13th)
 - July 1978
 The Kitchens of Souland (2117 S. 12th)
 - August 1978
 The Kitchens of Souland (1224 Victor)
 - January 1979
 The Kitchens of Souland (1226 Victor)
 - July-August 1979
 The Kitchens of Souland (2414 S. 13th)
 - September-October 1979

FUND RAISING

World's Largest Garage Sale - May 1977
 Garage Sale Donations - June 1977
 World's Largest Garage Sale in
 Bonanza For SRG - July 1977
 Street Fair to be Held in Souland
 - April 1978
 Street Market - June 1978
 The Souland Street Market - July 1978
 World's Largest Garage Sale - August
 - 1978
 Souland T Shirts - July-August 1979

GARDENS AND PLANTS

How To Care For Spring Flowering Bulbs
 - March 1976
 Bicentennial Trees for Souland - March
 1976
 Heritage Trees - April 1976, Issue 4
 A Tree Grows in Souland - August 1976
 Some Thoughts on Spring Planting -
 March 1977

Shrubs and Trees Available - April 1977
 We'll Have To Do It Ourselves, Folks! -
 September 1977
 Apple Trees Available to Area Residents -
 February 1978
 Auntie Carol's Emporium of Gardening Advice -
 June 1978
 Auntie Carol's Emporium of Gardening Advice -
 July 1978 - August 1978 - September 1978 -
 October 1978 - November 1978 - January 1979
 Trees - January 1979
 Uncle Randolph's Jewelbox - September-October
 - 1979

HISTORY AND ARCHITECTURE

Playing Historical Sleuth - May 1976
 Bits and Pieces of Souland History - March 1976
 New History Column - April 1976, Issue 3
 The Victorian Deltiologist (Part I)
 Landmarks' Bicentennial Center to Open -
 June 1976
 La Maison: 2359 S. 13th Street - June 1976
 The Victorian Deltiologist (Part II) - June
 - 1976
 La Maison: 2219 South 11th Street - July 1976
 Serving Souland: St. Agatha Church - July 1976
 Trinity Lutheran: A Community Church -
 August 1976
 La Maison: 2346 South 13th Street - August 1976
 Historical Note - August 1976
 Souland Market and How it Began - September 1976
 La Maison: 2322 South 12th Street - September
 - 1976
 La Maison: 2310 South 12th Street - October
 - 1976
 Pavements From the Past - October 1976
 Jesus Evangelical Church - October 1976
 La Maison: 2337 South 13th Street - November 1976
 Souland Fences - November 1976
 souland and the Flicks - November 1976
 Did You Know? - November 1976
 La Maison: 2212 Menard Street - January 1977
 The Greening of Souland Way Back in 1912 and
 1977 - March 1977
 El Camino Real - March 1977
 La Maison: 1126 Sidney Street - March 1977
 Barton Street - Man Behind the Name - March
 - 1977
 Did You Know? - March 1977
 Did You Know? - April 1977
 One Hundred Years Ago This Month: "Let St.
 Louis Be Warned" - April 1977
 So What Else Is New - May 1977
 The Little Flounder That Was Found - May 1977
 Speaking of Important Issues - June 1977

La Maison: 3306 S. 9th Street - June
- 1977
A History of St. Peter and St. Paul
Parish - July 1977
La Maison: 911 Soulard Street - July
- 1977
Shot Any Tornadoes Lately - July 1977
Life in St. Louis - August 1977
Tour Highlight: Lemp Masion -
September 1977
The Greening of Soulard - September
- 1977
Various Town Topics - September 1977
New Life for an Old Alleyhouse -
September 1977
Odd Notes - October 1977
Other Odd Notes - October 1977
Little Known Facts - October 1977
New Building To Be Erected in St.
Agatha - November 1977
Noted Architect to Speak - November
- 1977
WEW Comes to Soulard - November 1977
Ead's Dream - November 1977
Did You Know That... - November 1977
La Maison: 2219 S. 12th St - February
- 1978
100 Years Ago - February 1978
100 Years Ago - March 1978
A Small House With A Large History -
March 1978
Hear That Whistle Blow? - March 1978
Chatillion-DeMenil House - National
Register Nomination - April 1978
New Orleans-An Elixir - April 1978
La Maison: 2214R Menard Street -
April 1978
Speaking of Important Court Cases
- May 1978
100 Years Ago - May 1978
100 Years Ago - May 1978
La Maison: 2401 S. 11th Street -
June 1978
A Trivial Soulard Quiz - July 1978
Lyon Park - July 1978
La Maison: 2356-58 South 11th St -
July 1978
The Winners in Soulard Are... -
September 1978
Black Tuesday - September 1978
The Parlor Phonograph - September
- 1978
A Token of Soulard Society -
October 1978

Slice of Life: 1904 - October 1978
Anheuser Busch Starts New Building
Within Historic Guidelines -
November 1978
The Great Tornado of '96 - November
- 1978
St. Louis Manufacturing at the Turn-
of-the-Century - January 1979
Historic Tavern Serves Big Macs -
January 1979
Developer Identified for Hat Fac-
tory - February 1979
St. Louis Winters - February 1979
Architecture Course Offered -
February 1979
La Maison: 2307R South 11th Street -
February 1979
La Maison: 2414 South 13th Street -
March 1979
Hurdles Remain for Hat Factory -
March 1979
The Bauers of Shenandoah Avenue -
March 1979
The Iceman Passeth - March 1979
Richard Baron Comes to Soulard - April 1979
Soulard Trivia Quiz - April 1979
Demolition and Hat Factory Plans Unpopular
at Landmarks - April 1979
Saint Louis Growth During the 1890's -
April 1979
La Maison: 2355 South 11th Street - May-
June 1979
Answers to Quiz - May-June 1979
La Maison: 2620 South 11th Street -
September-October 1979

HOMES SALES, MORTGAGES, INSURANCE

Insurance - May 1976
Residential Burglary Insurance - June 1976
Red Signs Still Sell Soulard - October 1976
FNMA Focuses On St. Louis - April 1977
The SRG Library Now Has FNMA Materials on
File - May 1977
FNMA Comes to Soulard - June 1977
FNMA Committee Begins Work - September 1977
Who Is Interested in Soulard? - September
- 1977
Selling Soulard - November 1977
Sign Language - November 1977
Sales Talk (Part II) - December 1977
The Mercantile Plan - February 1978
Mercantile Plan Update - March 1978
coming Home - April 1978
Is This The Soulard Restoration Group?
- June 1978

Conservation in a Landmark - September 1978
 New Home Loan Program - January 1979
 Victory for Homeowners!! - February 1979
 Loan Plan Derailed - March 1979
 Home Insurance Update - April 1979
 One Final Note - April 1979
 Fannie Mae: Meet Ginnie - May-June 1979
 The Square Goes Greene - May-June 1979
 One Final Note - May-June 1979
 Carondelet and Jeff-Gravois Join Forces
 - June-August 1979
 House Sales Report - September-October
 - 1979

HOW*TO*DO*IT ARTICLES

Wall Talk - April 1976, Issue 3
 Problems and Perspectives in Restoration
 - April 1976, Issue 3
 Interior Decorating Course - April 1976,
 Issue 3
 Paint Discount - April 1976, Issue 3
 What You Don't Do Hurts - April 1976,
 Issue 4
 Not Just A House - April 1976, Issue 4
 Taking It All Off - May 1976
 Care and Feeding Of A Wood Range - June
 - 1976
 Window on 12th Street - July 1976
 Bell News - July 1976
 Try A Little Or A Lot of Wallpapering -
 July 1976
 Storm Windows - August 1976
 Keeping Out Jack Frost While Preserving
 History - January 1977
 Energy Saving - January 1977
 Class In Practical Restoration Skill Pro-
 posed - April 1977
 Community School Replays Upholstery Course
 - April 1977
 To Strip Or Not To Strip, That Is The
 Question - April 1977
 Decorative Stenciling - April 1977
 Refinishing Wood Floors (Part I) - May 1977
 Cheap Air - June 1977
 Refinishing Wood Floors (Part II) - June
 - 1977
 Iron Fencing - July 1977
 Sprucing Up Spruce Doors - September 1977
 Some Notes On The Philosophy of Heating
 With Wood - October 1977
 Paints (Part I) - July 1978
 Latticework Trim - August 1978
 Paints (Part II) - August 1978
 Wood Stove Safety - January 1979

Wood Stoves II - March 1979
 Useful Kinks - March 1979
 Useful Kinks 1907-08 - May-June 1979
 New Color Collection Created For Soulard -
 May-June 1979
 Framing Old Woodwork - July-August 1979
 Concrete Ain't What It's Cracked Up To Be -
 September-October 1979
 Wine Cellar Renewed - September-October
 - 1979

LETTERS TO DEAR ABNER

October 1978
 January 1979
 March 1979
 April 1979
 May-June 1979
 July-August 1979
 September-October 1979

LETTERS TO THE EDITOR

Boys' Club - July 1976
 Historic District Ordinance - September
 - 1977
 Boys' Club - January 1977
 Restoration - March 1977
 FNMA - June 1977
 Lafayette School Park - January 1979

MEETING AGENDAS

February 4, 1976 - Feb. 1976
 March 3, 1976 - Mar. 1976
 April 7, 1976 - Apr. 1976, Issue 3
 May 5, 1976 - April 1976, Issue 4
 June 2, 1976 - May 1976
 July 7, 1976 - June 1976
 August 4, 1976 - Jul. 1976
 September 1, 1976 - Aug. 1976
 October 6, 1976 - Sept. 1976
 November 3, 1976 - Oct. 1976
 December 1, 1976 - Nov. 1976
 February 2, 1977 - Jan. 1977
 March 2, 1977 - Mar. 1977
 April 6, 1977 - Apr. 1977
 May 4, 1977 - May 1977
 June 1, 1977 - Jun. 1977
 July 6, 1977 - Jul. 1977
 August 3, 1977 - Aug. 1977
 September 7, 1977 - Sep. 1977
 October 7, 1977 - Oct. 1977
 November 2, 1977 - Nv. 1977
 December 7, 1977 - Dec. 1977
 February 1, 1978 - Feb. 1978
 March 1, 1978 - Mar. 1978
 April 5, 1978 - Apr. 1978
 May 3, 1978 - May 1978

July 5, 1978 - Jul. 1978
 August 2, 1978 - Aug. 78
 February 7, 1979 - Feb. 1979
 March 7, 1979 - Mar. 1979
 July 4, 1979 - May-June 1979

MEETING MINUTES

December 3, 1975 - Feb. 1976
 February 4, 1976 - Mar. 1976
 March 4, 1976 - Apr. 1976, Issue 3
 April 7, 1976 - Apr. 1976, Issue 4
 May 5, 1976 - May 1976
 June 2, 1976 - Jun. 1976
 July 7, 1976 - Jul. 1976
 August 4, 1976 - Aug. 1976
 September 1, 1976 - Sep. 1976
 October 6, 1976 - Oct. 1976
 November 3, 1976 - Nov. 1976
 December 1, 1976 - Jan. 1977
 February 2, 1977 - Mar. 1977
 March 2, 1977 - Apr. 1977
 April 6, 1977 - May 1977
 May 4, 1977 - Jun. 1977
 June 1, 1977 - Jul. 1977
 July 6, 1977 - Aug. 1977
 August 3, 1977 - Sep. 1977
 September 7, 1977 - Oct. 1977
 October 5, 1977 - Nov. 1977
 November 2, 1977 - Dec. 1977
 December 7, 1977 - Feb. 1978
 Jan. 4 1978 - Feb. 1978
 February 1, 1978 - Mar. 1978
 March 1, 1978 - Apr. 1978
 April 5, 1978 - May 1978
 May 3, 1978 - June 1978
 June 7, 1978 - July 1978
 July 5, 1978 - Aug. 1978
 January 3, 1979 - Feb. 1979
 February 7, 1979 - Mar. 1979
 April 4, 1979 - May-June 1979
 June 6, 1979 - Jul.-Aug. 1979
 September 5, 1979 - Sep.-Oct. 1979

MEETING MINUTES (Board of Directors)

November 15, 1978 - Feb. 1979
 December 20, 1978 - Feb. 1979
 January 17, 1979 - Mar. 1979
 January 21, 1979 - Mar. 1979
 June 20, 1979 - Jul.-Aug. 1979

MEETING MINUTES (Special Meetings)

March 5, 1979 - Mar. 1979

NATIONAL NEWS

Back to the City - June 1977
 MBA Issues Redlining Report - July 1977
 National Trust Grants - December 1977
 13 Publishing Projects Awarded Matching Grants
 By Preservation Press - May 1978
 Movement to Preserve History Growing - May 1978
 Renovation Creates More Jobs Than New Construction - May 1978
 Preservationists Pledge Support For Carter Urban Revitalization Plan - July 1978
 Federal Mortgage Insurance Proposed To Buy, Repair Historic Buildings - July 1978
 German Village - July 1978
 U.S. Supreme Court Upholds Landmarks Law in Grand Central Terminal Case - August 1978
 Preservations "Disappointes" With Pace of U.S. Efforts to Use Old Buildings - Aug. 1978
 Blair House, Restoration in Small Towns - August 1978
 The Past As A Prelude: Historic Preservation - August 1978
 Historic Preservation Loans - August 1978
 Government Preservation Agency Finds New Home In Old Building - September 1978
 House Subcommittee Hears Supporters of \$100 Million Preservation Fund - September 1978
 Primer on Theatre Preservation Published by National Trust - September 1978
 Housing Rehabilitation May Exceed New Construction Trade Group Says - October 1978
 Chicago To Host 1978 National Trust Meeting, Expected to be Biggest Ever - October 1978
 New Office Buildings Use 72% More Energy Than Old Ones, Study Finds - October 1978
 New 10-Cent Postcard Salutes Preserved Cincinnati Music Hall - October 1978
 1979 Decisions for Preservation - January 1979
 Three National Trust Low Interest Loans To Help Old Neighborhoods - January 1979

NEW FACES

Cindy & Mike Silverman - February 1976
 Randy Huelsbusch - February 1976
 Garry Waters - March 1976
 Richard Pointer - March 1976
 Tony & Sally O'Connell - April 1976, Issue 3
 Jim & July Walla - April 1976, Issue 3
 Larry Hollenberg - April 1976, Issue 4
 Bob Hughes - April 1976, Issue 4
 Karen & Tom Farmer - April 1976, Issue 4
 Mary Ann Keitel - April 1976, Issue 4
 Joel Robert Lewis - April 1976, Issue 4

The Bartletts - May 1976
 Elliot & Lou Ann Zirkle - June 1976
 Dwight Cross - June 1976
 The Copes - July 1976
 The Fenwicks - July 1976
 The Potts - August 1976
 The Doelgers - August 1976
 Paul Kjorlie - August 1976
 Charles Derleth - August 1976
 John Ward - August 1976
 Al Swenson - September 1976
 The Rieckens - September 1976
 Rick Phelps - September 1976
 The Filippis - October 1976
 The McMillens - October 1976
 Gene Brunton - October 1976
 The Mazdras - October 1976
 The Adamsons - November 1976
 The Betts - January 1977
 The Dyes - January 1977
 Rev. Heman - January 1977
 Ruth Hines - January 1977
 Kevin David Dempsey - January 1977
 The Sansones - March 1977
 Judy Johnson - April 1977
 Helen Grotz - April 1977
 Gwyn & Dale Preston - April 1977
 Pat & Rick Finkelstein - June 1977
 Gene Bond - June 1977
 Tony Lipinski - June 1977
 Art & Sue Knobel - June 1977
 Dan & Debbie Kenily - July 1977
 Paxson & Jerilyn King - July 1977
 Carol Ray - August 1977
 Roger & LuAnne Rimmel - August 1977
 Mark Couch - October 1977
 Neal & Susan Jareczek - October 1977
 Randy Hector - November 1977
 Charlotte Trattner - November 1977
 Charlie Berger - February 1978
 Jerry & Kathy Boyer - February 1978
 Joe Mulitsch - March 1978
 Shiela May - March 1978
 Celeste Beller - May 1978
 Gary Gebhardt - May 1978
 Richard Gremmler - July 1978

NEWS & NOTES

March, April, May, June, July, August,
 September, October, December -- 1977
 February, March, April, May, July -- 1978

NOTES FROM THE BRICK HOUSE

February, March, April, May-June, July-Aug.,
 September-October -- 1979

PERSONAL NOTES

A Note Of Thanks - August 1977
 Warren Radford - October 1978
 With Fond Memories - July-August 1979

REVIEWS

Soulard Restoration Plan - March 1976
 Preliminary Research Report Soulard
 Neighborhood Historic District - Mar. 1976
 Old House Journal - March 1976
 The Color Dictionary of Flowers and Plants
 March 1976
 The Tasteful Interlude - January 1977
 St. Louis - Portraits of the Past - January
 - 1977
 Shopping Guide for Homeowners Insurance
 March 1977
 Shopping Guide for Auto Insurance - Mar. 1977
 The Dragon of Soulard - May 1977
 Buying and Renovating A House in the City
 August 1977
 Laclede's Landing, A History and Archi-
 tectural Guide - September 1977
 Meet Me In St. Louis: A Directory of Re-
 sources for the St. Louis Area - Dec. 1977
 Meet Me In St. Louis Supplement - Dec. 1977
 "I Feel I Should Warn You..." Historic
 Preservation Cartoons - February 1978
 Oliver - April 1978
 Victorian Architecture - April 1978
 America's Forgotten Architecture - April 1978
 Residential Reuse: A Manual of Design and
 Construction Methods and Techniques -
 April 1978
 Form Follows Fiasco: Why Modern Architecture
 Hasn't Worked - May 1978
 The Historic Property Owners Handbook -
 May 1978
 Economic Benefits of Preserving Old Build-
 ings - June 1978
 Built To Last: A Handbook on Recycling Old
 Buildings - June 1978
 "I Feel I Should Warn You..." - June 1978
 The Making of A Historic District. Swiss
 Avenue. Dallas. Texas - June 1978
 How To Buy and Fix Up An Old House - June -
 1978
 The Art of Decorative Design - June 1978
 How To Restore, Repair and Finish Almost
 Anything - August 1978
 Economic benefits of Preserving Old Build-
 ings - October 1978
 Preservation and Conservation: Principles
 and Practices - October 1978
 Opulent Eye - March 1979
 Hints on Household Taste - March 1979

Barr Branch Library - April 1979
 The Wood Burning Stove Book - May-June 1979
 Neighborhood Guides - May-June 1979
 Fannie Mae Expanding - September-October
 - 1979

ST. LOUIS

Roach Proposes LRA Changes - March 1976
 Fall Pilgrimage - April 1976, Issue 3
 Preview of the Convention Center - May 1976
 Dawn Bike Tour - June 1976
 St. Louis Historic Preservation Pilgrimage
 - September 1976
 L.R.A. Workshop - September 1976
 Pilgrimage Comes To Souard - October 1976
 Restoration of Hyde Park Begins - Nov. 1976
 N.H.S. Elects 1977 Board of Directors
 January 1977
 LSRC To Develop Rutger Street - March 1977
 LSRC Publishes Standards Guide - April 1977
 Historic Preservation/Restoration Film
 Festival - April 1977
 Sidewalk Restoration at Bargain Prices -
 April 1977
 "City Living" To Be Displayed - May 1977
 Carondelet Historical Society Announces
 Grant - May 1977
 Neighborhood Cultural Center - May 1977
 Mayor Conway Announces Clean Up/Paint Up
 Project - June 1977
 Hyde Park Restoration Group Welcomes
 Spring With Two Big events - June 1977
 Senator Murphy Supports Preservation -
 July 1977
 Crown Candy Kitche - July 1977
 Down By The Riverside - July 1977
 News From Neighborhood Housing Services
 August 1977
 East St. Louis - August 1977
 Schmitz Advises Court Re: Lafayette Park
 Decision - September 1977
 Historic Hyde Park, Inc. To Present First
 Annual Home Tour Oct. 22 & 23 - October
 - 1977
 Alton House Tour - October 1977
 A Yummy Holiday Treat! - November 1977
 Landmarks - February 1978
 Restraining Order - February 1978
 Soutside Coalition - February 1978
 Gabriel Cerre' Restaurant - March 1978
 Preservation Movement Comes To Suburbia
 - March 1978
 St. Louis Place Area to be Restored - April
 - 1978

Project Intertwine - April 1978
 Florissant - April 1978
 East-West Gateway Seeking Citizen Decision-
 Makers - July 1978
 New Bicycle Law - August 1978
 Midtown Eligible For Tax Benefit - Septem-
 ber 1978
 New Historic Site - September 1978
 The Preservation Alliance - November 1978
 Downtown Historic District Proposal Draws
 Cheers and Jeers - March 1979
 Bulletin - March 1979
 Darst-Webbe Housing Project to Remain -
 April 1979
 Preservationists Win A Round - May-June 1979
 Fence Rising In The Square - September-
 October 1979
 Rehab Permits Increase - September-October
 - 1979
 New Urban Design Commission Proposed -
 September-October 1979

SHORT STORIES, ESSAYS & POEMS

Souard Has It All From A To Z - April
 1976, Issue 4
 It Could Happen To Us - August 1976
 Souard's Crossword Puzzle - August 1976
 The Unicorn (Part I) - October 1976
 Winter in Souard Is: November 1976
 The Unicorn (Part II) - November 1976
 A Morality Play - January 1977
 Noteworthy - March 1977
 My Favorite Things - August 1977
 Notes From A Soggy Basement - August 1977
 Sounds Remembered - September 1977
 Let Me Grow Lovely - September 1977
 A December Reflection - February 1978
 Restoration - May 1978
 Riddle - August 1978
 "Having A Wonderful Time, Wish You Were
 Here" - September 1978
 Fall Fashion In Souard - October 1978
 It's Halloween - Do You Know Where Your
 Ghosts Are? - October 1978
 Stuffed Turkey Souard - November 1978
 Signs of Winter - January 1979
 Souard Winter - February 1979
 The Nine Warning Signs of Spring - March
 - 1979
 Your Cat on the Street - April 1979
 Housing Needed for Displaced Pigeons -
 July-August 1979
 Lami Fuel Dump Attacked - July-August 1979

LRA - July-August 1979

SOCIAL, RECREATIONAL, SPORTS

Caroling In Souland - February 1976
 Lafayette Square Vs. Souland - June 1976
 Babysitting Co-op - June 1976
 Souland Restoration Group Family Picnic -
 August 1976
 A Picnic Without Potato Salad - September
 - 1976
 So You Think You Know St. Louis - May 1977
 Shopping Souland Market - May 1977
 "I Bid Two Trump" - May 1977
 Souland Biking - June 1977
 Souland Night At The Ball Park - July 1977
 Old Rivalries Flair on Fourth - July 1977
 WOW! A 140.36% Increase! - September 1977
 So You Think You Know Saint Louis? -
 September 1977
 Souland Market: The Cider Is Coming -
 September 1977
 Softball Champs Reside in Souland -
 October 1977
 Setting Sites on Souland Sites - February
 - 1978
 SRG Pot Luck Dinner - May 1978
 Scream - June 1978
 Park Concert, July 16 - July 1978
 Softball Game - July 1978
 Souland Picnic - July 1978
 Women's Slow-Pitch League - July 1978
 Souland Athletes Continue To Win -
 November 1978
 An Autumn Stroll - November 1978
 Notes - January 1979
 Restoration Group Softball League -
 March 1979
 Win Softball Game 49-0 - May-June 1979
 Restoration Group Softball League Standings
 May-June 1979
 Victoria Barton Souland's Guide To Cheap
 Thrills in the City - July-August 1979
 Restoration Group Softball - July-August 1979
 First Annual SRG Frolic - September-
 October 1979

SOULARD NEWS

Highway Department Lends An Ear - March 1976
 Heavy Trash Pick Up - June 1976
 From The Eyes of One Voter: Election Day
 Observations - August 1976
 Souland Market Park Renovated - September
 - 1976
 More Good News For Souland Parks - November
 - 1976

Important Notice: Emergency Numbers -
 November 1976
 Souland Market to be Repaired - January
 - 1977
 Executive Director of Missouri Heritage
 Trust Visits Souland - March 1977
 Souland Must Be Coming Up? - March 1977
 March Community Events - March 1977
 Souland Streets to be Resurfaced - April
 - 1977
 Local Restorationist Receives Award -
 April 1977
 April Community Events - April 1977
 St. Louis and Souland Get New Alderman -
 September 1977
 Souland Resident Receives Volunteer Award -
 September 1977
 Residential Traffic Flow - December 1977
 News Brief - December 1977
 Pontiac Square Improvements - February 1978
 Street Repair - February 1978
 Traffic in Souland - February 1978
 Souland Sounds - February 1978
 CDA Funding - March 1978
 Section 8 Housing - March 1978
 Chief of Police Discovers Historic District -
 April 1978
 Security - April 1978
 Slipping and Sliding in Souland - April 1978
 So You Want to be a Star! - August 1978
 Plaza Delayed - September 1978
 Morality in Media of St. Louis - October 1978
 CDA Funding Update - November 1978
 Souland Is Neighborhood Strategy Area -
 February 1979
 The continuing Saga of Souland Plaza -
 February 1979
 City House - February 1979
 Souland Goes to Chicago - March 1979
 Pontiac Square Improvements Update - April
 - 1979
 Litter Is Picking Up in Souland - April 1979
 A New Park For Souland - July-August 1979
 A Star Is Born - July-August 1979
 Souland Clean Up - September-October 1979
 Ops! - September-October 1979

SOULARD RESTORATION GROU (Operations and Projects)

Committees - April 1976, Issue 3
 Dues - April 1976, Issue 3
 Jobs - April 1976, Issue e
 Speakers Bureau Formed - April 1976, Issue 4
 CDA Proposal Submitted - May 1976
 Election Results - May 1976
 Election Biographies - October 1976
 Sketch on Board Candidates -

Informal Neighborhood Meeting Addresses
 Issues - January 1977
 Joint Soulard Square Meeting Proposed
 - April 1977
 Speaker's Bureau Addresses St. Louis
 College Club - April 1977
 SRG Board Meetings - April 1977
 Community Views Spotlight Soulard
 April 1977
 Lafayette Square - Soulard Joint Board
 Meeting - May 1977
 Lafayette Square, Soulard Restoration
 Organizations Support Saving Church
 May 1977
 Speaker's Bureau Much in Demand - May 1977
 Speaker's Bureau Expands - June 1977
 Annual Report - July 1977
 Board Meeting Open to All Members - July
 - 1977
 New Meeting Place - August 1977
 SRG Submits Second 1978 CDA Proposal -
 September 1977
 Film About Restoration of Old Colonial
 Homes to be Shown Here - September 1977
 The Spirit of Soulard - September 1977
 Meet Me In St. Louis - September 1977
 No Deposit No Return, Well, Not In
 Soulard - October 1977
 Candidate Profiles - November 1977
 New SRG President - December 1977
 Notes From The Brickhouse - February
 - 1978
 Notes From The Brickhouse - March 1978
 Neighborhood Police Liaison - March 1978
 Glass Recycling A Success - March 1978
 Recycle...Recylce...Recycle - April 1978
 Building Questionnaire - May 1978
 Update on Section 8 and the SRG - A
 Proposal - June 1978
 Glass Collection - July 1978
 Glass Collection Coordinator Needed -
 August 1978
 soulard Traffic Pattern Proposal -
 September 1978
 November Elections - November 1978
 1978-79 Committee Chairpeople - February 1979
 1978-79 Board Meetings - February 1979
 A Letter From Chris Collins - March 1979
 Thelma Hemmen Receives Award - March 1979
 Soulard Plaques For Sale - April 1979
 A New Roster Being Prepared - July-August
 - 1979
 Presidential Platform Statement - September
 -October 1979

Why A Board Member Rather Than A President
 - September-October 1979
 Thelma Hemmen - For Board Member - September-
 October 1979

THE SOULARD RESTORATIONST

The Restorationist - February 1976
 Questionnaire - August 1976
 Expanded Circulation - August 1976
 First Year Anniversary - January 1977
 Rate Increase - August 1977

STATE NEWS

Missouri Heritage Trust Meets - November
 - 1976
 Preservation In America's Third Century
 June 1977
 Preservation Bills in Missouri House - May
 - 1978
 The Old House-Kimmswick, Missouri - Septem-
 ber 1978
 St. Charles House Added To National Regis-
 ter - November 1978
 Capitol View-State Rep. Ed Bushmeyer -
 April 1979
 Capitol View-State Rep. Ed Bushmeyer - May-
 June 1979
 Capitol Report Senator Jim Murphy - May-
 June 1979

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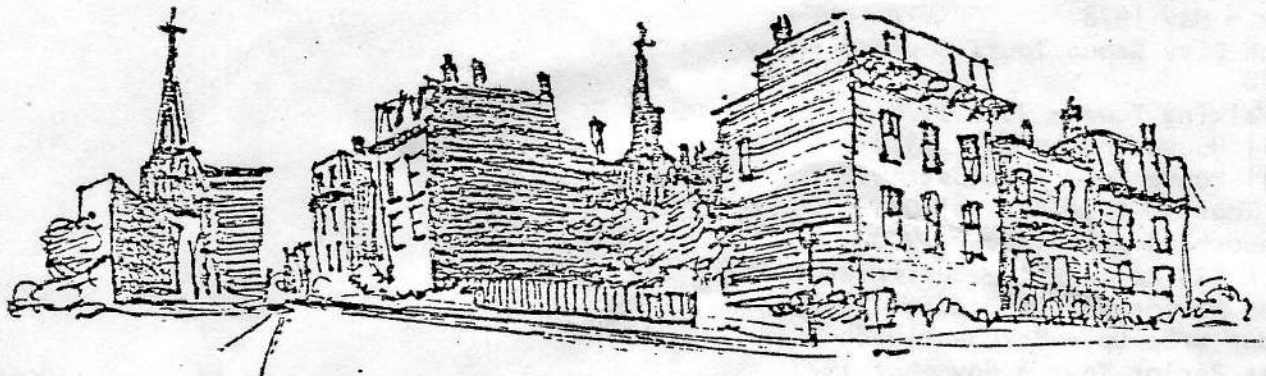
October, November, 1978
 February, March, April, September-October,
 - 1979

TOURS

House Tour Update - April 1976, Issue 4
 Tour Comments - May 1976
 Suggestions for 1977 House Tour - May 1976
 Christmas Tour - November 1976
 Everything You Wanted to Know About Soulard
 Architecture - November 1976
 Soulard Or Is It Mexico? - November 1976
 Parlor Tour Group Success - January 1977
 Homes for 1977 House Tour - April 1977
 Soulard Walking Tour - May 1977
 Spring Walking Tour Enjoyed By Many - June
 - 1977
 Walking Tour To Feature Market Area - July
 - 1977
 Youth Tours in Soulard - July 1977

Soulard House Tour - September 1977
A Hot Time In Old Soulard - September 1977
House Tour Smashing Success - October 1977
Arts & Crafts Show 1977 - October 1977
Is The Water In Soulard Drinkable? -
October 1977
Christmas House Tour - November 1977
Christmas Tour - Victorian Elegance -
December 1977
Christmas Tour - February 1978
"A Walk Into History" Is Soulard Tour
Theme - May 1978
Jefferson City Group Tours Soulard - May
- 1978
Spring Walking Tour - June 1978
1978 Fall House Tour - July 1978
1978 Fall House Tour - August 1978
Soulard Tour To Show Revival Of
Neighborhood - September 1978
Attention SRG Members!! - September 1978
Christmas Parlor Tour - October 1978
House Tour Wrap Up - October 1978
Christmas Parlor Tour - November 1978
House Tour Wrap-Up - January 1979
House Tour Thanks - January 1979
House Tour Meeting Notice - January 1979
1979 House Tour DATES - February 1979
Letter From Jesus Church - February 1979
House Tour Wrap-Up - May-June 1979
1979 Soulard Fall House Tour - July-
August 1979
Volunteers Needed Fall House Tour - Jul7-
August 1979
1979 Fall House Tour Line Up- July-
August 1979
House Tour Wrap-Up - September-October
- 1979
House Tour Thank You - September-October
- 1979

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