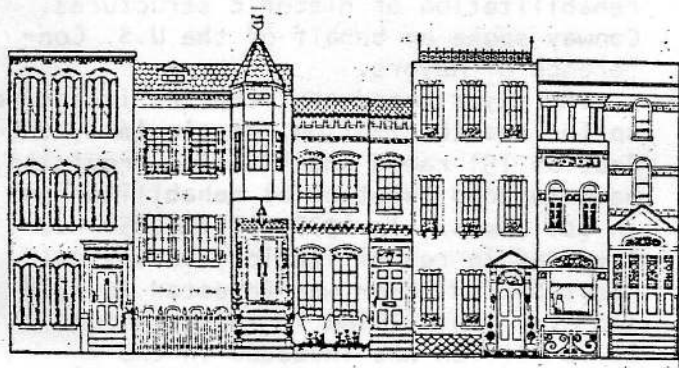


# The Soulard Restorationist

VOLUME X ISSUE 1X

DECEMBER 1980



## LA MAISON - by: Judy Cunio-Marquis

Genealogy has become a popular past-time and researching the history of one's home is becoming commonplace in historic districts; however, it is unusual to find restorationists who can combine the two. In Soulard, Clarence and Joan Moehle (nee Metzger) are renovating the building at 1826-28 8th St. (formerly Fulton St.) which has built by Joan's great grandfather, Michael Frederici.

In 1860, Mr. Frederici built the four-family dwelling in which his family occupied the first floor until 1958. His daughter, Anna, married Frederick Metzger; their son, Vincent (Joan's father) grew up in the house. Anna's cousin, Louisa, married "Buffalo Bill" Coty, and he is believed to have visited the home.

Originally, a work shed, carriage house, smoke house with tool shed, and a "four-seater" outhouse were located on the property. The shutters on the house are original and were made in the work shed. Electricity was installed in 1928; water closets were added in 1940. In 1950, the work shed, carriage house and outhouse were torn down.

Current renovation plans include converting the four-family into a triplex. The first floor will be a 1500 sq. ft. apartment and two, two-story townhouses (1150 sq. ft. each) will comprise the second and third floors.

By renovating the building, Clarence and Joan are contributing to the revitalization of the city, specifically the Soulard neighborhood; by making the building their home, they are extending a 120-year relationship between family and residence - a unique opportunity to combine the old with the new.

\* \* \*

## NEW OFFICERS ELECTED

At the Annual Meeting the following were elected to serve on the 1980-81 Board of Directors:

President - Peter Sortino  
Vice President - Kathy Poe  
Secretary - Shirley Grant  
Treasurer - Amy Dawson  
Directors: (Two Year Terms)

Jim Marquis  
Ruth Uxa

How about a show of support for the new officers by attending the next membership meeting????

\* \* \*



## CHRISTMAS PARLOR TOUR

House Tour Chairman Doug Junker has announced the 1980 Christmas Parlor Tour will be held on December 7. The tour will start from the Jesus Church at 4:00 P.M. See Doug for tickets or stop by the office.

Taking guests on the tour would make an excellent Christmas gift. A holiday party with the tour as the first part of the party would make a unique way to return those social obligations.

\* \* \*

## CHRISTMAS TREASURES

Looking for that stocking stuffer? Or something for old Uncle Charlie? How about something for the home?

SRG has two desks left for sale. Great for the restored study. We also have a few (and not to be reprinted) cookbooks.

Also tee shirts and bumper signs.

SEE MRS. HEMMEN AT THE OFFICE.

\* \* \*

## 13TH STREET PARK PROGRESSES

Work is slowly underway on the new park located on Thirteenth Street (formerly Second Carondelet Avenue). By December 1, all work should be completed, except for the spring phase of landscaping which will include an additional 16 trees and 106 shrubs. If the park looks a little bare, please be patient until next spring.

\* \* \*

## TAX BREAKS SHOULD BE EXPANDED by: William Poe

An existing 10 percent investment tax credit to property owners who rehabilitate commercial and industrial buildings over 20 years of age should be broadened to allow for its use in multi-family residential projects, Mayor James F. Conway has proposed.

Conway made the proposal Oct. 24 when he addressed a congressional subcommittee considering reauthorizing the tax incentives to encourage the preservation and rehabilitation of historic structures. Conway spoke on behalf of the U.S. Conference of Mayors.

The mayor noted that the tax incentives up for reauthorization, particularly the Section 191 rapid amortization provision, have induced substantial rehabilitation in St. Louis. In 1977, \$1,754,054 was invested in rehabilitation, Conway said. About \$4.7 million was invested in 1978 and over \$14 million in 1979. About \$12.6 million was invested in the first three quarters of 1979, he added.

Conway made note of renovation activities in Souard, Laclede's Landing, Lafayette Square and the Central West End and said these activities can continue with a reauthorization of the tax incentive program. He noted that while the Carter administration was recommending only a one-year extension, he was urging a five-year extension.

The mayor made special note of a measure enacted under the Revenue Act of 1978 which provides for a 10 percent investment tax credit for property owners who rehabilitate commercial and industrial buildings over 20 years of age. He said the tax credit should be expanded to 25 percent in targeted areas and that the credit, whether 10 percent or 25 percent, be broadened for use in multi-family residential structures.

"Mayors of older major cities throughout the country know that the key to recycling many of our historic structures is to convert them to residential uses, because most of the industrial or warehouse-type businesses they formerly housed are no longer willing clients for older loft-type buildings," Conway said.

"Yet, these structures are very often attractive and marketable for residential use. Most importantly, we want people living, as well as working, in our downtowns and urban core areas."

Conway said broadening the tax credit to include multi-family residential and to 25 percent would spur exciting residential projects in the Washington Avenue Loft District. Right now, Conway said, "the numbers simply won't work."

Conway also urged other improvements to the existing program to eliminate developer and investor uncertainty. He noted, for example, that delays associated with obtaining certification of sites is a major burden, and he suggested that write-offs be expanded to include landscaping and other improvements.

Conway also called for certain disincentives to be eliminated. For instance, the mayor said the straight-line disincentive for construction on the site of a previously demolished significant building should be discarded.

"I cannot imagine that Congress or the Administration would wish to bring about a situation where surface parking becomes a more attractive option to a property owner than intensive-use new construction," he said.

Congress, which was to reconvene in November, is expected to move towards reauthorization of existing historic preservation programs, and they will include, for the first time, a strong role for local governments within those programs.

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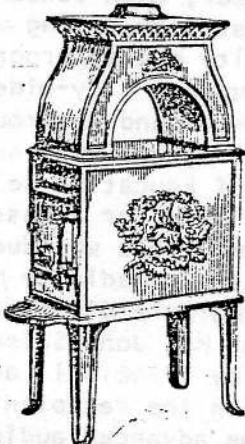
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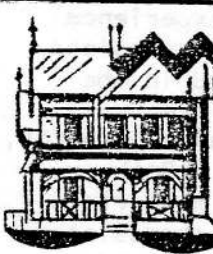
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## LIGHTS! CAMERA! ACTION!

The McKinley Mass Media Program is off and running for the 1980-81 school year.

Because of court-ordered desegregation in the St. Louis Public Schools this year, each school that was not integrated by busing was to have a specialty magnet program to attract all students city-wide. After several studies around the country to see which programs were successful, the Board of Education selected McKinley as the site for a Mass Media Specialty Program. This was due to the intense interest in media by Mr. Joseph Clark, the program's director, the recommendation of Mr. John Spicer, former McKinley Principal, and because McKinley had been the recipient in recent years of some advanced audio and video equipment that was purchased with federal funding.

The program is open to any St. Louis Public High School student who enrolls through the Recruitment Counseling Center. The program must be racially balanced and the McKinley Mass Media Program has been successful in this area and has almost a perfect 50-50% balance. At present, there are students attending the program from high schools all around the city--represented are Southwest, Soldan, Cleveland, Central, Vashon, Northwest, Math & Science, and Roosevelt, as well as McKinley students. There are 106 students involved altogether. A student may be enrolled in the program for four years, if desired, or a shorter course of study may be taken if the student enrolls after freshman year. The beginning courses include Survey of Media, Mass Communication Ideas, and Media Vocabulary. Later, a student will advance to courses in photography, film making, audio and video recording, and lots of "hands on" equipment experience during double-period laboratory sessions. Sophisticated equipment is used in the audio and video classes which are taught by Mr. Joseph Clark, Media Director, and Ms. Mary Catherine Hansen. Both Mr. Clark and Ms. Hansen have master's degrees in Mass Media. They are assisted by four aides--Dorothea Blanton, Sandra Ball, Margaret Scott and Valerie Nash--all of whom have had media training on equipment at the Jeff-Vander-Lou Center.

Students involved in this program will be able to technically use both audio and video equipment and be able to produce programs with them that are of broadcast quality. They will be ready for future careers as cameramen and will be able to produce programs for business and industry, as well as broadcasts for TV and Radio Stations. Several different career possibilities will be explored, internships in media occupations, and "shadowing" and employee, that is, spending an entire day with someone in a media occupation to see all that is involved. The program will continue to expand, as right now it is in the beginning development stages.

Mr. Clark, when asked about the program said, "To me it is a really exciting area, especially with cable TV coming to the St. Louis area in the near future. We will continue to see a tremendous need for production of the kinds of programs that we are doing at McKinley in the Mass Media Program. I feel this program is one of the most successful specialty programs in the desegregation effort."

If anyone would like more information about this program contact Mr. Clark in Room 012.

\* \* \*

#### IMPORTANT NOTICE

from - Code Committee

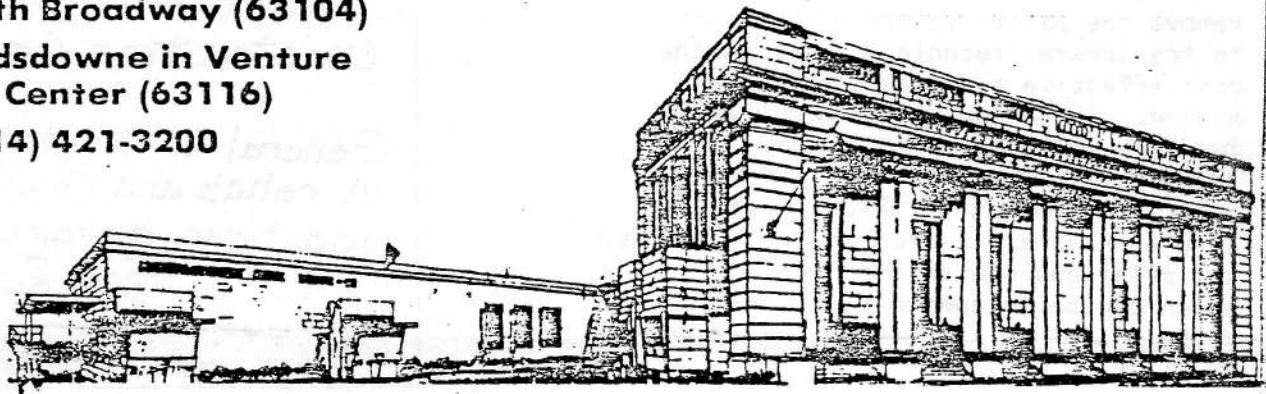


Pat Reinheimer, the new building inspector for Soulard, has expressed concerns over unsecured vacant buildings. Recently 7 of the 10 demolitions before the Heritage and Urban Design Commission were from Soulard. We have requested a delay on these and other future demolitions so that we might contact owners of property. If you know of anyone who owns a vacant structure in Soulard, please inform them that they must be secured. This request refers to boarding up windows and doors on the first floor--also Ms. Reinheimer has an eagle eye for locating deteriorating masonry walls.

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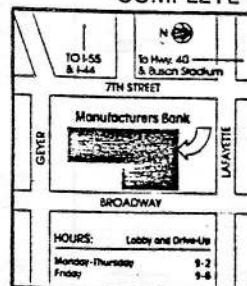
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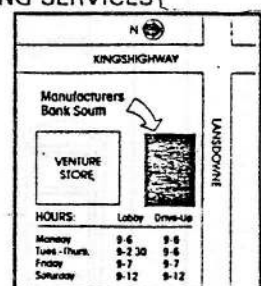
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Friday 9-7 9-7  
Saturday 9-12 9-12

THE PRESERVATIONIST ...a preservation forum provided by the staff of the Technical Preservation Services, Heritage Conservation and Recreation Service, U.S. Department of the Interior.

How can paint be removed from fireplace brick? - H.M. Williams, Washington, D.C.

This is a difficult and not always successful task. Most fireplace bricks were painted when they became blackened with soot, so be prepared for dirty bricks. If the bricks are rough textured with vertical grooves, it may be impossible to remove the paint without destroying the bricks. In that case it may be best to simply repaint with a brick color.

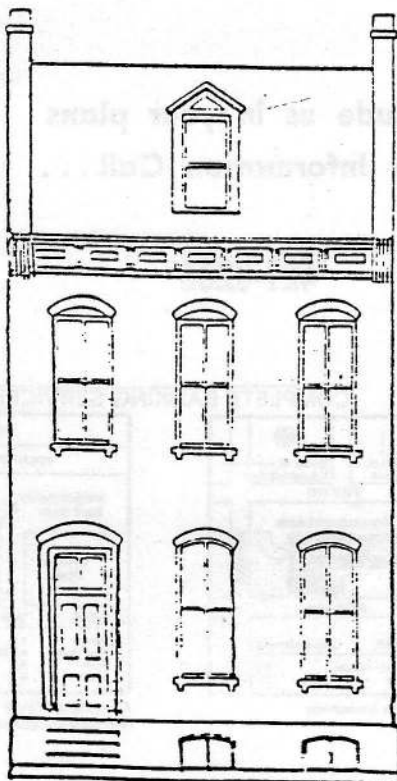
However, if you are determined to remove the paint, it may be necessary to try several techniques to find the most effective and least destructive method. If the brick is smooth and has many coats of paint, it may be possible to remove most of the paint with a "hot-air gun" which looks like a hand-held hairdryer. This softens the paint and causes huge blisters, which can be scraped off with a putty knife.

You will still need to use chemical paint remover for remaining specks of paint. You may wish to test several brands to find the most effective on the paint being removed. Some are very thin and unsuitable for vertical surfaces. Some water-washable paint removers leave a gummy residue, like rubber cement, that is as difficult to remove as the paint itself. Be prepared for a long tedious job. Use soft or natural-bristle brushes, steel wool and plenty of paper towels or rags. Do not sandblast or use a wire brush; it will damage the brick and the roughened surface will cause the brick to collect more soot. (David W. Look, AIA)

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FLOORS: First Floor — new oak flooring; tile in bath; tile in kitchen.

Second Floor — carpeting; tile baths

HEAT: Gas forced air with air conditioning

KITCHEN: All General Electric appliances: Dishwasher, disposal, refrigerator, stove.

STORM WINDOWS: Rear of house

INSULATION: Fully insulated throughout

ELECTRICITY: 200 amp. service

ROOM SIZES:

First Floor:

Living Room ..... 12' x 14'

Dining Room ..... 12' x 15'

Kitchen ..... 14' x 11'

Second Floor:

Master Bedroom... 19' x 14'

2nd Bedroom..... 11' x 13'

YARD: Fenced back yard with brick patio; parking area

FEATURES: Woodburning fireplace with original marble mantle, original walnut stairway, original window moldings in living room

WASHER & DRYER: Outlets in basement

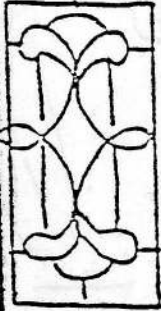
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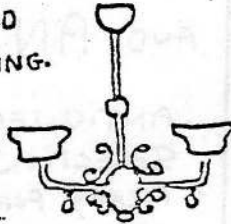


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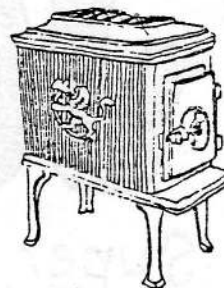
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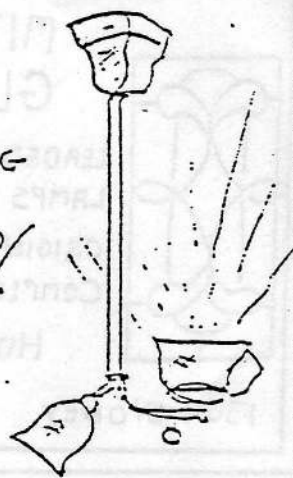
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On October 19, 1980, a meeting of the 7th Ward Independent Democrat Association was held at Kingdom House to elect association officers.

Executive officers elected were: Chairperson Marit Clark, Vice-Chairperson Tom Dee, Secretary Herta Milhous and Treasurer Judy Marquis.

Elected as members-at-large were: Carl Bedell, Ed Bushmeyer, Skip Gatermann, Gary Slemmons, and Dorothy Ynacey.

The association, whose purpose is to foster political responsiveness in the 7th Ward, will have its next meeting Thursday, December 11, 1980 at 7:30 p.m. at Lafayette Park United Methodist Church, 2300 Lafayette Avenue. Babysitting will be available at the meeting.

For more information contact: Marit Clark, 231-1850 or 865-2635.

STOOP SNOOP

What State Representative-Elect's car was towed from City Hall's parking lot? The officer on duty said the orders came from the "top"--- And we thought he had the right connections...

Dear Abner we miss your words to the not so wise---when are you going to reopen your P. O. Box?????

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

Paul Houghland, Jr. - Editor  
Carol Ray - Copy Editor  
Ruth Day - Production Manager  
Jerry Dempsey - Business Manager  
Luann Rimel - Graphic Designer  
Skip Gatermann - Contributing Editor  
Kathy Poe - " "  
Bill Poe - " "  
Judy Marquis - " "  
Phyllis Young - " "

#### SRG AD RATES

| Ad Size  | 6 mos.  | 12 mos.  |
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| Full pg. | \$95.00 | \$180.00 |
| 1/2 pg.  | 50.00   | 95.00    |
| 1/4 pg.  | 28.00   | 50.00    |
| 1/8 pg.  | NA      | 28.00    |

#### MOVING RIGHT ALONG

The SRG Housing Office has found a home. Space has been rented from Dick and Dolores Phelps at 1216 Russell. Vicki Renisch and crew have been hitting the paint brushes, brooms and mops to get all ready for the big move. The new office will provide us with the needed space to work on the Restorationist, hold committee meetings and continue to offer help in bringing together sellers and buyers.

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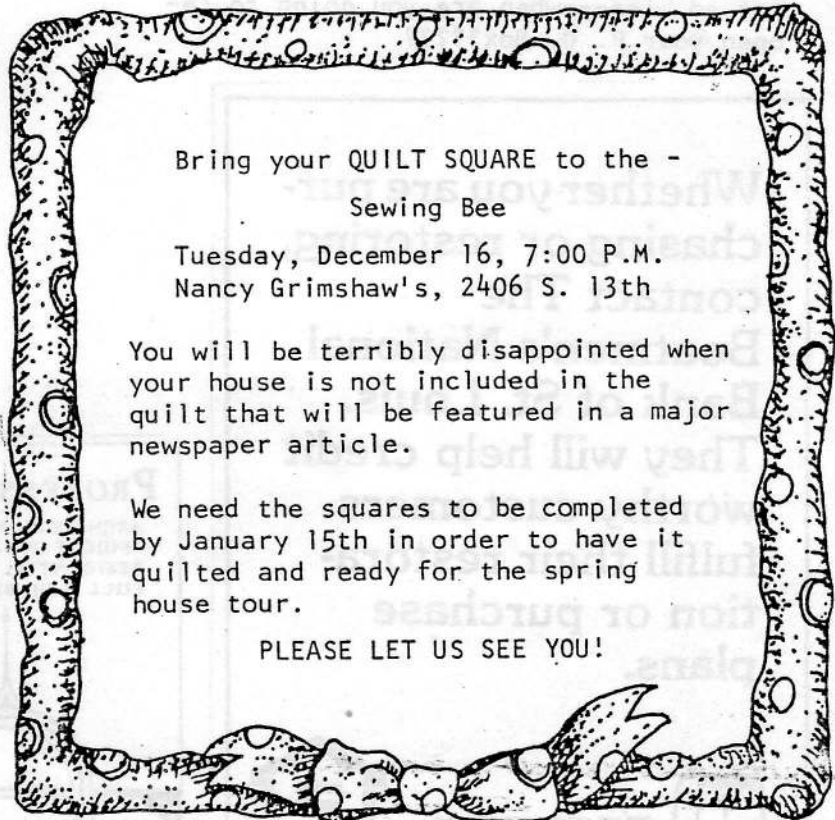
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1 - 83 X 33-1/4

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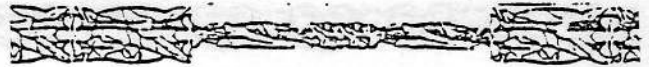
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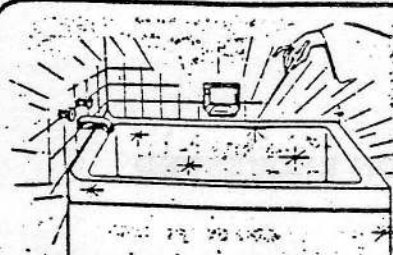
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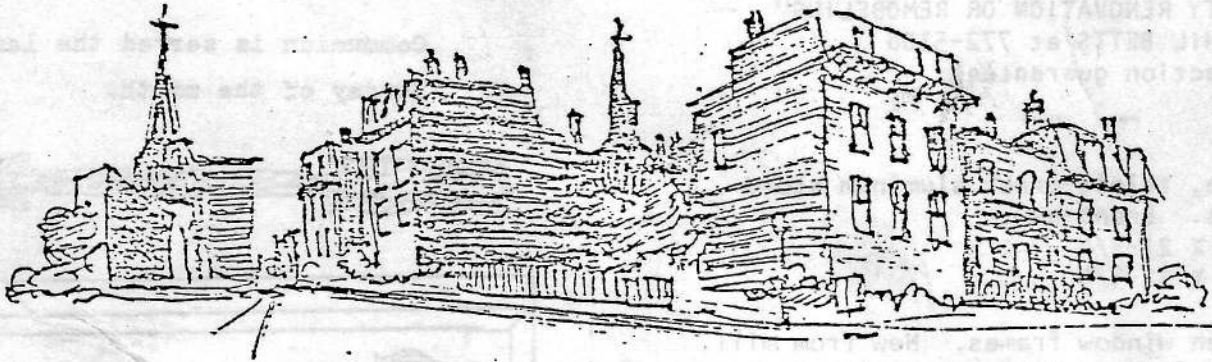
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