

The Soulard Restorationist

VOLUME VII ISSUE IV

JULY 1982

LETTER FROM THE GLASSHOUSE

Having cleaned up our act during Operation Brightside we're ready to show off our spring cleaning efforts during Preservation Week. The Walking Tour on May 9 was organized by Kathy Poe; Neighborhood Housing Service's Yard Sale for Soulard was organized on Saturday May 15 by Phyllis Young; the Ice Cream Social during the Yard Sale was organized by Clark Rowley. What a great time to show off our neighborhood's architecture, friendliness and make some money while we did some spring cleaning in our basements, attics, and closets. If you're still living near a shell and you'd like to see it get a "face list" we still have Window on Soulard silk screens so it's not too late for some additional sprucing up; Terry Berger's in charge (241-264).

My term is almost over so it seems appropriate to review our Agenda for Action and see if we're still on track.

SRG 1982 AGENDA OF ACTION

Community Goals:

1. Beautification and Forestation
 - a. Spring Clean up of Streets, Alleys and vacant lots. Operation Brightside helped us organize this one.
 - b. Garden Clubs
 - c. Tree planting
2. Improved relations with corporate and institutional neighbors in Soulard.
3. Involvement in Neighborhood Assistance Program.
4. Assistance in commercial development.

Fund Raising:

1. Annual Fall House Tour
 - a. Becky and Bill continue to prepare for the Tour.

2. Mardi-Gras

- a. Mardi-Gras was a money-maker while not a gang buster.

3. Walking Tour Booklet to be implemented. Public Relations:

1. Support for National Preservation Week
 - a. Soulard Safari
 - b. Spring Walking Tour
2. Christmas Tour and special N.H.S. convention tour (November 5, 6, or 7)
3. Slide Show presentations
4. Speakers' Bureau
5. Coordinating promotion efforts with N.H.S.



NEW FACES

by Clark Rowley

The bad news is that Soulard is losing a tenant. The good news is that Dede (short for Doris) Haverstick, the tenant, has become a Soulard property owner. And the Soulard building she purchased has finally received the tender loving care it needs. The building is 1925 South Ninth Street, a structure of mysterious origins but one possessing enormous charm.

Presenting a three story facade, this home boasts an appealing side porch system and a very private courtyard.

Under the direction of Anne Wotka of Laclede Partnership, Inc., the home has undergone considerable rehab. All new systems and reworking of the entire house has yielded a two bedroom, one and a half bath home with living and dining room and kitchen. Entrance

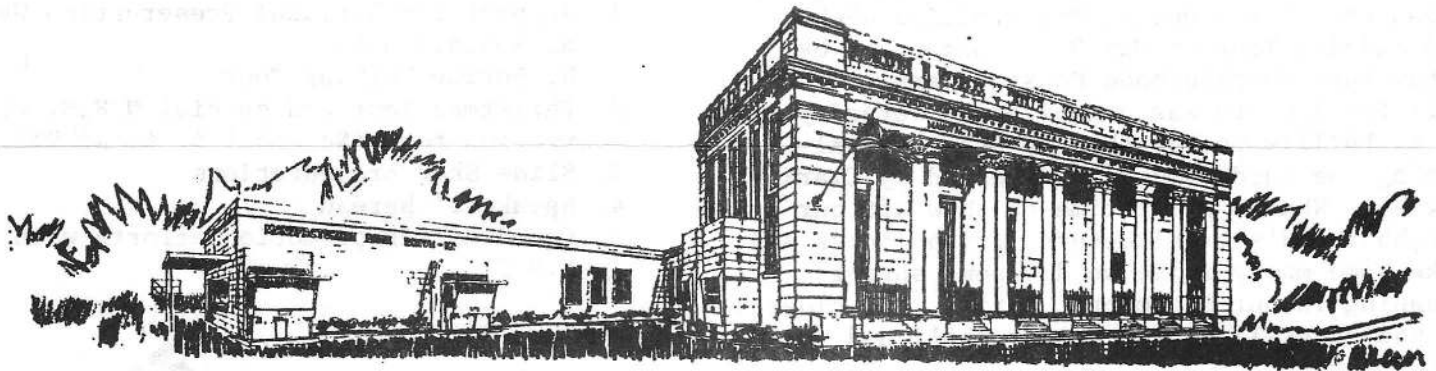


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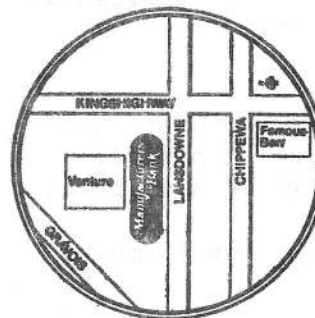


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to Dede's house is through a street door at basement level. Steps lead to the side porch and the side entrance. The kitchen and dining room are oriented toward the porch and the light from the southern exposure.

"The challenge was to preserve the charm of the structure, while upgrading the design and comfort," Dede explains. A sensitive approach is required to all Soulard homes, of course, but 1925 South Ninth is extremely delicate, extremely sensitive, and a ham-handed approach would have been disastrous. "Laclede Partnership is very knowledgeable in working with older buildings," Dede comments. "We have made some major changes without undermining the quaintness of the house."

Dede (also known as Dr. Haverstick) is a medical researcher at St. Louis University Medical School. She has been living in a Mead-McClellan unit on Menard for the past two years. Her introduction to Soulard started as an apartment hunt. She knew Carol Ray because Carol's sister and Dede were friends at Antioch College. "Tom Dobbins was another familiar face from Antioch. I knew he was involved in Soulard, and I knew if Tom was involved in something, then it was okay. Also, Soulard was moving along," Dede explains.

Dede faces considerable finishing work in her house. Besides the finishing tasks, she hopes to get some definitive research completed on the history of her home. With new systems, a sunlit kitchen with island and plenty of workspace and a peaceful garden oasis, she has the right setting and the inspiration for work and research, as well as for enjoyment of urban living.

SAVE ON YOUR TAXES BY PRESERVING AN OLD HOUSE

You can deduct up to 25% of qualified preservation costs on your 1982 taxes due to the new Economic Recovery Act. Since it makes restoration as lucrative (taxwise) as new construction, the recovery act is expected to have a big impact in spurring preservation. The tax credit is 25% for certified historic houses. For houses and buildings over 40 years in age it is 20% and over 30 years 15%. The tax credits apply to both residential and commercial rehabilitation work. Additional information can be obtained by requesting information from, Tax Incentives, National Park Service, U.S. Department of the Interior, Washington, D.C. 20240.

WALKING TOUR BROCHURE PLANNED



With so much interest lately in taking private tours of Soulard, SRG has decided to publish self guided tours. Often when a group comes to Soulard for a tour there aren't any tour guides available. Even tours planned in advance will have to take their tour on a date when a guide isn't available. To accommodate the needs of these tour groups SRG will publish a self-guide booklet complete with maps and information needed to conduct a tour of the area's architecture and history. A number of tours will be available in the booklet so that a group may tailor a tour to meet its needs and interests. It is hoped the brochure will be ready by the end of the summer.

PROFESSIONALS DOING THE JOB

By Clark Rowley

Two Soulard restoration projects underway show what design professionals can offer to neighborhood property owners.

In one case Dede Haverstick purchased a house after investigating the potential of having a general contractor assume the basic rehab project. She went with Laclede Partnership, Inc., a firm specializing in Soulard buildings.

Whether you are purchasing or restoring, contact The Boatmen's National Bank of St. Louis. They will help credit worthy individuals or businesses fulfill their restoration or purchase plans.



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Likewise, Mark and Anne Lyman called on Ted and Charlie Berger to generate plans for their house at 824 Ann Street. Ted has his offices on Shenandoah and Menard, and Charlie works out of one unit in his four family building on South Thirteenth Street.

In both cases, the houses presented design problems. Dede's house at 1925 South Ninth is extremely delicate in that the appeal and the charm could be destroyed very easily by bad design and thoughtless use of space. The original layout was difficult. For example, the stairs to the second floor were outside, and the second floor consisted of two rooms. The challenge was to preserve the charm while making the home work as a residence.

Dede realized the extent of the challenge and sought professional assistance in formulating whole house plans. Her ideas were complemented by the knowledge of construction and costs displayed by Anne Wotka of Laclede Partnership, Inc. The result of this effort is a home with a good traffic pattern, light and convenience.

The problem with 824 Ann Street was different. Basically, the Ann property offers very limited light and space, typical problems of Souldard buildings. Fortunately, the Berger father and son team has had considerable experience with our long and narrow buildings which, admittedly, are not easy to redesign to

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suit modern needs. Like Dede, Mark and Anne recognized the need for professional assistance.

The Code Committee, chaired by Peter Sortino and Kathy Poe, has reviewed the plans for 824 Ann, and the conclusion is that the final results, which involve reshaping and adding on to the building, represent a solid step forward in the technology of dealing with difficult Souldard buildings. Light has been brought in and space has been created to turn the building into a very striking home.

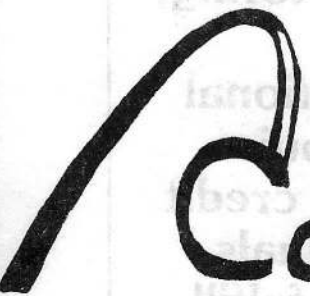
What this means to the rest of us is that input into our houses from professionals may constitute an added expense, but the results can be worth the investment. As a real estate agent working with many potential buyers in Souldard and in other neighborhoods, I know that buyers want quality in design and in construction. All of us must sell, sooner or later, and sale price will be determined in large part by the quality of our efforts. Thus, it is in our interest to consider whether there are better ways of design and implementation of our rehabilitation. The professional skills of Laclede Partnership and Ted and Charlie Berger constitute readily available assets which should be considered even before we call on the tuckpointer or the electrician or the plumber.

In the short run, we are not considering selling. We are interested in living in our home. Thus, we have an idea of what we want. Again, professionals may point to a better way of resolving design problems, producing a more sophisticated end product and one which better meets our living needs. This is the added benefit of working with professionals; they listen to their clients and they are flexible, qualities which amateurs like myself find most helpful.

Those considering extensive work might wish to review the plans for 824 Ann and tour 1925 South Ninth. The products are high quality, and they illustrate the value of professional advice.

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Have you ever wanted to lead tour groups to exotic places? Have you ever wanted to astound them with bits of wisdom about the intricate details of secret courtyards, crowded back alleys and the interesting people who frequent such places? Well, here's your chance. However, let me warn you that I am not referring to the back alleys of Cairo or the courtyards of Madrid. The courtyards and alleys are right here in good ol' Soulard and we need you to be a guide. Many people are requesting private tours of our area. Garden clubs, school groups, girl scouts, and many others are interested in our neighborhood. SRG can't handle all of the requests because we have only two tour guides. If you would like to help, call Skip Gatermann at 771-4191. Lots of moral support and a training session or two will be given to help you enter the fascinating world of the tour guide. Soon you will hear yourself saying things like, "Julia slept here... Grant slept there... Houses stood here... This is a Mansard... This was a shell....."

BOTTLE CAPS ANYONE?

"You know, he's not really stupid, he just has a South St. Louis mentality." These words, spoken by a seemingly intelligent young woman from the cultural mecca of Florissant were knowingly absorbed by the rest of the hip suburbanite group. The wry grins and wise nods had dismissed an entire culture as second rate and ridiculed years of tradition. I too, implied agreement by my silence. As a native South-sider, I felt ashamed. Not of my background or family, but of my unwillingness to defend my upbringing. Grandpa would have been furious, for if there is anything a South St. Louisian imparts to his offspring, it is the resolute belief that you are what you are. Maybe nothing fancy. Maybe nothing famous. But important just the same. Outsiders call it stubbornness, South-siders call it pride.

Here a suburbanite might ask, "What do they have to be proud of? Bevo Mill? Cherokee Street? Get serious." But see, they don't understand. South-siders have determination, a will to hold onto their own. South St. Louis is old folks walking blocks to a grocery or shoveling snow or holding hands. It's the extended family where there's "always room for grandma." And it's a marvelous place to grow up.

What white wine is to West County, Budweiser is to South St. Louis. Let the North side keep its discos, the South side has the Casaloma Ballroom. And so what if East St. Louis is

the late night hot spot, South St. Louis still has the New Deal.

People complain that South St. Louis never changes. But that's part of the charm. Life is full of unexpected twists and turns and sometimes things can get awfully confused. A visit to childhood streets and neighborhood stores can be a panacea and re-establish your faith in the continuity of life. You can go home again; if your home was South St. Louis.

So rather than a "South St. Louis mentality", I prefer to regard this unpretentious way of life as a "South St. Louis state of mind." Sometimes it takes several generations to actually achieve the highest level of South-side perfection. But once indoctrinated, it may also take generations to rid one's daily life of the influence. Try as you may, an occasional South-side habit or expression may slip out. Yes, even in mixed company. But take heart, you're not alone. Take the following quiz and determine the level of your South-side I.Q. Even if the questions don't pertain directly to you, keep in mind your mother, mother-in-law, aunt, grandfather or even that closet South-sider at your West County digs. Then maybe, we can put to rest the tasteless jokes regarding South St. Louis once and for all.

SOUTH ST. LOUIS I.Q. TEST

1. Do you own a chenille bedspread?
2. Do you use a chenille bedspread?
3. Is your bathroom painted turquoise or salmon?
4. Is your bathroom painted turquoise and salmon?

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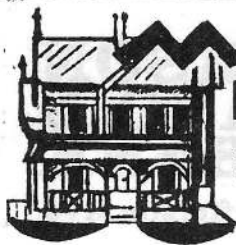
5. Do you have a ceramic fish on your bathroom wall?
6. Is the ceramic fish blowing ceramic bubbles?
7. Are the ceramic fish and the ceramic bubbles flecked with gold?
8. Do you have a picture of JFK on your wall?
9. Are palm branches hung over the picture?
10. Do you have a clear plastic cover on your sofa?
11. Do you have a clear plastic cover on your lamp?
12. Do you have a clear plastic accordion-pleated rain hat?
13. Best of all, do you have a clear plastic purse?
14. Have plastic flamingos settled on your lawn?
15. What about the Virgin Mary?
16. Surely a bird bath.
17. Do you have midnight cravings for pickled pigs feet?
18. What about head cheese?
19. Have you ever bought a pair of shoes at the Proper Shoe Store?
20. Eyeglasses from Kieffer's?
21. Had chicken at Lemmon's?
22. As a kid, did you come home when the street lights came on?
23. Are you heavy into doilies?
24. Did you attend ballroom dancing classes?
25. What about Charm School at Downtown Stix?
26. Do you have chains hooked on your glasses?
27. Did you cheat at Read-Away-Vacation Club?
28. Do you know how to play bottle caps?
29. Was your first fancy restaurant visit to the Bevo Mill?
30. Maybe Chariton's?
31. Did your mother plead with you to wear a head scarf to avoid the dreaded head cold?
32. Do you strategically place throw rugs on your good rug?
33. Do you harbor a secret fondness for vases rilled with colored water?
34. Do you now, or have you ever, lived on a street named for a state?
35. Is there a plate or cup and saucer collection hanging on your wall?
36. Honestly now, do you have a pair of cat-eyed glasses tucked away?
37. Are your curtains flocked brocade?
38. Do you actually know someone named Red or Tiny?
39. Do you collect African violets?
40. Is your news source The Bugle?
41. Does your house have a "finished basement"? (That is, the walls are painted) Add two points if they're painted turquoise.
42. Do you consider Blue Hawaii a film classic?
43. Do you pronounce horse "harse"?

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44. Do you have a doll with crocheted skirt that sits on toilet paper?
45. Better yet, did you make one?
46. Is your #1 rock star Andy Williams?
47. Really now, have you ever in your life had your hair styled at Career Beauty School?
48. Do you remember the giant Vess bottle?
49. Have you been in more than 15 bars on Gravois?
50. Is the first floor of your home one large room connected by archways?

Okay, that's it! Now, give yourself one point for each yes response. Total your score and refer to the explanations below to determine your South St. Louis I.Q.

0-30 Points Poor soul, you don't know what you're missing. Relax and try not to be so trendy. Trade in your Izods for a good pair of white socks to wear with your black suit. From there, you could progress to plastic flowers on the dashboard or Totes on the feet. Then, maybe after a movie at the Granada, you could visit Thurmer's. Who knows, you may be human after all.

31-45 Points Close, but no cigar. This is what is called Near South Side. But, buy some bejeweled gold slippers on Cherokee Street or put an athletic band on your eyeglasses and you might pass for the real thing.

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46-50 Points Ah perfection. You have the world famous South-Side style. Now you can mingle comfortably with the likes of Tony the Tamale Man, Gussie Busch and Steve Mizerany. Doesn't that make life interesting? Congratulations, now go treat yourself to a new headscarf and brain sandwich.



PRESCHOOL ANNOUNCES PREREGISTRATION

Lafayette Park Preschool at Missouri and Lafayette Avenues is holding preregistration for its fall classes. The school, located in the Lafayette Square Historic District, is open to all children in the St. Louis area between the ages of two and five. The program is a parent co-op and is designed to actively involve the parents in the classroom learning. Two different classes are offered. The younger students between the ages of two and three meet on Tuesday and Thursday mornings from nine o'clock until 11:30. The children do not need to be toilet trained. The class emphasis is on social skills. The youngsters learn to share play and learning materials. A story hour is provided to teach listening skills. The program runs from September through May.

The class for the three to five year old group is held on Monday, Wednesday and Friday mornings from nine o'clock to 11:30. Children learn basic skills such as color, number and letter identification. Physical education, arts and crafts classes are a part of this program. Field trips are frequently taken to area educational attractions such as the Dental Theatre and Powell Hall Kinder Concerts. Biweekly trips are taken to the public library for the Story Hour Program. Kindergarten readiness is a primary part of this program. This class is offered from September through May.

For information about the school, registration, tuition and specifics call the school president, Sharon Stockmann at 776-4437.

Mad at high utility bills? Tired of the utility companies being granted rate hike after rate hike with nary a word of protest from the Public Service Commission?

Well, there's finally a way to fight back.

It's called CUB--the Citizens Utility Board. A citizens organization fed up with having no say in the way rates are set for gas, electric and phone service have formed the Missourians for CUB.

The group is circulating petitions which would create a Citizens Utility Board in

Missouri, if approved by the voters.

How would it work? It's simple:

--If the voters approve, a CUB would be created in Missouri and it would intervene in rate hike cases on behalf of residential consumers.

--The CUB would hire attorneys, engineers and accountants to present "our" side of the story to the PSC, which often makes decisions based on little or no counter-information to that, the utility companies present.

--The heart of CUB is a "voluntary check-off" which would appear on postcard bills mailed by Laclede Gas and Union Electric. This check-off would give residential consumers an opportunity to send \$5 to CUB to help it fight for lower rates and fairer utility laws.

A solicitation notice would also arrive in your phone bill. The donations would be sought periodically-up to four times a year.

Contributions would be sought strictly on a voluntary basis--no one would be forced to pay for the CUB.

Such an organization was approved in Wisconsin and it has signed up nearly 100,000 persons who are donating money to help fight the utility companies.

If you'd like to help put CUB on the ballot in Missouri, we have a representative in Souldard who has petitions and is available to explain how to get signatures.

If you want to help lower utility bills in Missouri, call Steve Williams at 776-1454 (home) or 535-9606 (work).

Help fight for lower utility bills by helping form CUB.

REPORT OF THE REGULAR MEETING
HERITAGE AND URBAN DESIGN COMMISSION
THURSDAY, MARCH 25, 1982

RESIDENTIAL:

The following concerns Souldard.

7-2209 Menard - Richard Ringes, Applicant
Interior and exterior alterations per plans.
Review by the code committee indicated approval of alterations in line. We did suggest color coordination of at least two or more colors. Approval was granted to Mr. Ringes as per his submission subject to staff supervision on the colors.

18 1925 S. Ninth St.-Laclede Partnership, Inc.
Applicant

Plan: Interior and exterior alterations per plan. The submission of work to be done did not include the frontal elevation. The commission gave approval of the plan as submitted and only for the work submitted. Should the Laclede Partnership wish to do any front alterations, new plans will have to be submitted.



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23 2317-17½ S. Tenth St.-Y & B Partnership,
Applicant

Plan: Interior and exterior alterations per plans. The plans as submitted were approved by the commission with staff supervision on the paint colors and mortar colors.

COMMERCIAL:

30 1027 Russell - John Heitman, Applicant

Plan: Enclose side porch. This porch in question runs along Russell at the rear of the corner building. The plans as submitted and the construction of the enclosing wall are very good. Approval was given for the construction as per the plans. This also included staff supervision to be sure that the brick is properly painted to match and that proper window units are used.

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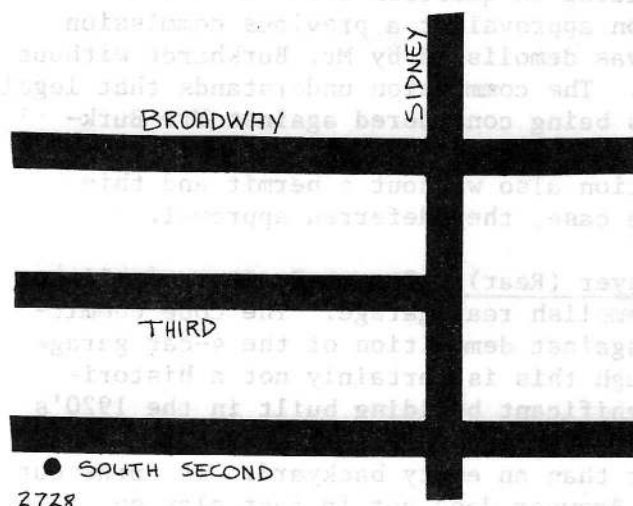
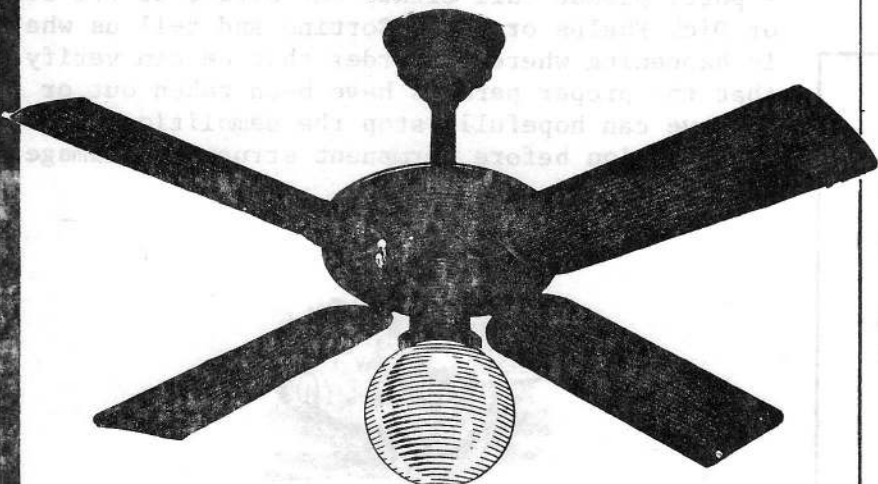
Sat. 10:00 - 2:00

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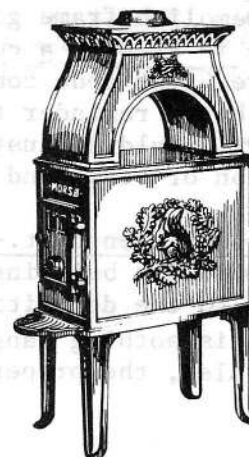


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DEMOLITIONS:

12 812 Geyer - Demolition by Mr. R. C. Burkhardt
This building in question after denial of demolition approval at a previous commission meeting was demolished by Mr. Burkhardt without approval. The commission understands that legal action is being considered against Mr. Burkhardt, particularly in view of his beginning construction also without a permit and this being the case, they deferred approval.

26 927 Geyer (Rear) - Stuart Browner, Applicant
Plan: Demolish rear garage. The code committee was against demolition of the 4-car garage even though this is certainly not a historically significant building built in the 1920's or 30's but rather we felt the structure would be better than an empty backyard. It turns out that Mr. Browner does not in fact plan on demolishing this garage but rather is using the present sound brick walls along with a 6 ft perimeter fence to set up a beer garden in conjunction with their business. This type activity is highly commended and appreciated by the Soulard Restoration Group. The commission has approved Mr. Browner's plans.

14 1219 Allen Market Lane (Rear) Mona Shelton, Owner
Plan: Demolish frame garage. This garage in question is at best a completely deteriorated structure. The code committee approved demolition with the reminder to the commission that the owner should be instructed to remove any foundation or slabs and grade the area.

32 2345-47 S. Tenth St.-Asteon, Inc., Owner
Plan: Demolish building. The code committee objected to the demolition of this structure as there is nothing dangerous about it at this point. Also, the property can certainly be

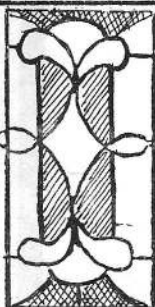
sold to a developer at lot prices. The commission has denied demolition of this building for 60 days. This gives the owner adequate time to transfer title of this building to a developer and salvage some value from the structure. If the owner does not do this in 60 days, the commission will reconsider demolition.

33 1011 Geyer, Robert & Dianna Hatton, Owners
Plan: Demolition of rear building. The committee expressed regret that half of this building has been already destroyed. We did request that the commission include foundation and slab removal with a leveling of the area.

HERITAGE APPEAL:

15 716 Sidney, William Lashley, I.C. Construction Co., Owner
Plan: Demolition of existing building. Demolition was denied by the commission on January 28, 1982. The code committee advised the commission that as previously stated, this is a historically significant building and reasonably sound shape for rehabilitation. We ask that demolition be denied. Mr. Lashley was represented by counsel and the proceedings were in legal form as apparently if the commission denied demolition, Mr. Lashley intends to pursue this matter through the Courts. The commission is taking the request under advisement and will give a decision in the next two to three weeks.

I take this opportunity to remind all SRG members that they are in fact the eyes and ears of our organization. Without member concern and involvement, the code committee cannot properly fulfill its function. We request that should you see anyone doing demolition or construction, alteration and should you not have seen approval of the project in the monthly report, please call either our office at 771-5563 or Dick Phelps or Peter Sortino and tell us what is happening where, in order that we can verify that the proper permits have been taken out or that we can hopefully stop the demolition or construction before permanent structural damage occurs.



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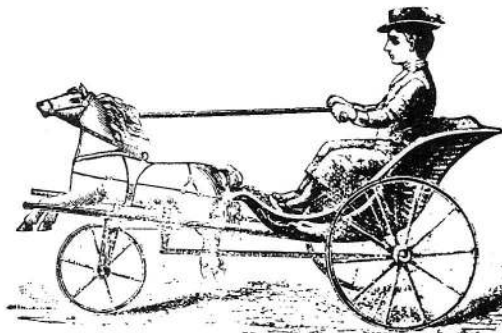
For Soulard real estate services, contact neighborhood specialist Clark Rowley (John R. Greene, Realtors) at 773-3543 or 231-1850.

Appropriate exterior paint colors can add considerably to the eye appeal of your Soulard home. For helpful suggestions on colors and paint, contact Karen and Clark Rowley at 773-3543.

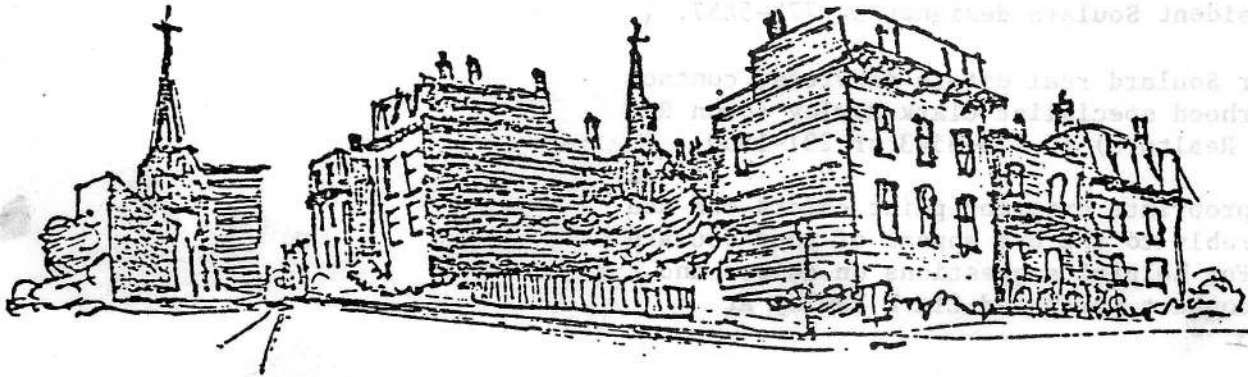
Items for sale: ornate drapery rods, dishwasher, fireplace screen, mirrors framed and unframed, small oak table, typewriter desk, gas stove, sewing machine, vintage clothing, bedside commode and bed pan, wardrobes, work tables and work benches, glassware, linens, pans, etc., etc., etc. Call Evelyn at 781-5028.

For sale: Quick Meal Stove, call Jim at 773-4873.

For sale: Full mattress and box spring (oversize), call Darlene or Skip at 771-4191.



HISTORIC SOULARD



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