

The Soulard Restorationist

Volume IX, Issue IV

December 1, 1984

Giant **MINIATURE RAILROAD** to delight guests at Holiday Tour

Visitors to the Soulard Holiday Parlour Tour will experience the magic of a bygone era as one of the largest collections in model railroading comes to life. The tour will be held on Sunday, December 16, from noon to 4 pm beginning at Jesus Church, 12th and Victor Streets.

Unique to this year's tour, and an event expected to attract regional attention, is a huge working display of the famous "American Flyer" S gauge model railroad. The display, comprising almost 400 feet of track, features three simultaneously running trains built between 1946 and 1956 by the original A.C. Gilbert Co. of New Haven, Connecticut. Now considered antiques, the collection is the love of Soulard restorationist Peter Sortino.

Kids of all ages will thrill to a highly detailed layout that includes twenty steam engines, four diesel engines, two operating hand cars and over 150 freight cars and operating accessories. The show reminds visitors of a nostalgic era not so long ago when home computers and video games were unknown—a time when intricately detailed model trains, erector sets and chemistry kits were considered "high tech."

So detailed is the display that visitors will require little imagination to see themselves as passengers on the Chicago and Northwest lines. A complete village created on a 10' by 20" platform, trains will run through tunnels cut through an alpine mountain-top, unload hay and milk cans at freight stations, and pick up coal, logs, and mail before continuing along its journey. Airplane beacons, a church, and

continued on pg. 11

Soulard's annual Holiday Parlour Tour

will be held on Sunday, December 16, 1984 from Noon to 4:00 PM. Ticket prices will be \$2.50 in advance, \$3.50 the day of the Tour. The Tour will start at the Jesus Church at 12th and Victor Streets. For further information, call the Housing Office at 771-5563.

Our House Tour co-chairmen, Richard "Dr. Dick" Eaton and John Durnell, have selected 12th Street as the focal point of this year's Parlour Tour. The stately grandeur of the 12th Street homes will offer our visitors a selection of homes of which we can be truly proud. From 12th Street, visitors will be taken down to Karen Mondale's lovely warm home on 11th Street.

A very exciting addition to this year's tour will be the American Flyer "S" Gauge train display on view at the Jesus Church. The collection of trains, owned by Peter Sortino, were manufactured between 1946 and 1956. The 10' X 20' layout of the train includes over 400 feet of track, 3 trains operating simultaneously, illuminated buildings set in a miniature village winter scene, as well as numerous operating accessories and operating train cars.

The train room at the Jesus Church will be decorated to recreate a Santa Land Circa 1954, complete with Santa and Elves, old toys and a mass-merchandised "Gifts to Go" department.

The "Gifts to Go" will include T-shirts, mugs, buttons and other SRG items, all pre-wrapped for Holiday gift-giving!

Of course, the Tour will also offer roasting chestnuts, strolling carolers and a tempting array of Holiday goodies and drink. Jerri and John Soderberg have graciously consented to be our tour 'host home.'

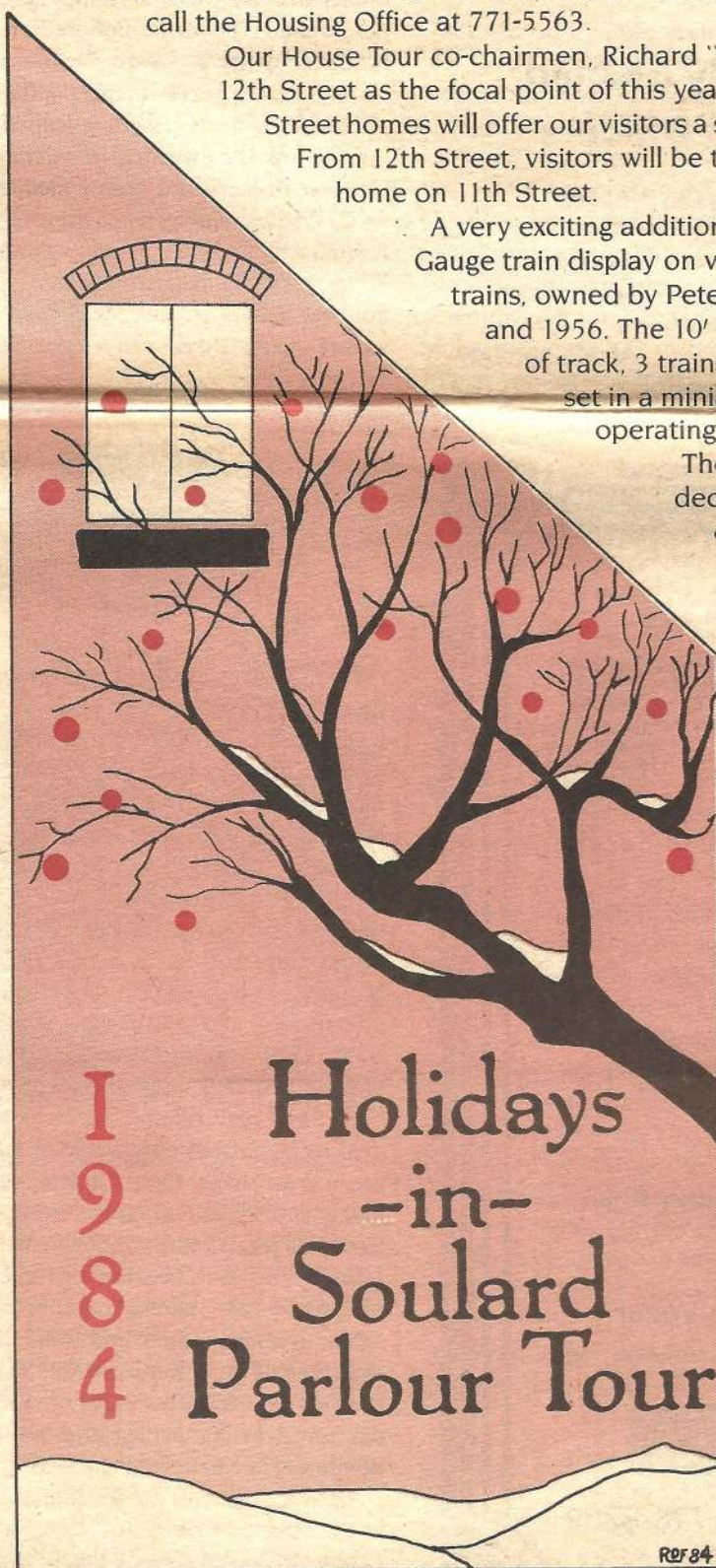
This year's Parlour Tour will certainly be the event to kick off the 1984 Holiday Season. We hope to see all of you on December 16th!

by Nancy Farber and John Durnell

SUNDAY
DECEMBER 16
NOON-4:00 PM

TICKETS
\$2.50 In Advance
\$3.50 On Tour Day

Tour starts at Jesus Church,
12th & Victor



Notes from the Brickhouse

by Kathy Dabrowski-Poe

President, SRG

It has been a pleasure to serve as President of the Souland Restoration Group. When I was approached last fall and asked to run for president, I accepted the nomination with both apprehension and excitement.

I had thought that my involvement as an officer and board member was coming to a close and I was looking forward to the luxury of being a "member"—working on committees and projects of my choice and attending membership meetings.

But, as many of you will remember, volunteers for the job were non-existent, and I felt an obligation to the neighborhood and organization to accept the nomination.

The past year has been a real challenge. The board worked hard to develop a relationship with our elected officials; to work with developers to provide development that was in the best interest of the neighborhood; to encourage members' participation in all community activities; to work together with other neighborhood groups on projects of mutual concern; to promote neighborhood beautification projects such as tree planting and Operation Brightside; and to strengthen the enforcement of the historic district standards.

This board also oversaw the implementation of the Friends of Souland program and the very successful and well planned 10th Annual House Tour.

The membership of the SRG has grown to almost 200 paid members. Membership is something that we should continue to promote and a plan for recruiting new members—homeowners and tenants—should be pursued. New members provide the energy and enthusiasm to rejuvenate the organization.

I am proud of the organization's accomplishments over the past year and the way the board and other members worked to ensure the success of the many projects we undertook.

I would like to say "thank you" to all members who so willingly gave of their time and energy this year. I hope you will continue to support the SRG and its activities.

Newly Elected SRG Officers

President—Tony Hanson
Vice President—Nancy Farber
Secretary—Amy Dawson
Treasurer—Madt Mallinckrodt
Board Members—John Durnell
Alice Jennings



Installation Dinner

Good food and good times were had by all who attended the Souland Restoration Group's installation dinner Nov. 10 at St. John Nepomuk Hall. After a delicious dinner with a bit of everything, the festivities began. First to be honored were the outgoing officers, board members, and committee heads. 18 unique "gifts" were presented to those outgoing leaders. Following was the swearing-in ceremony of the new officers and board members by M.C. Ed Bushmeyer, using his trusty "Fix It Yourself" manual. After the swearing-in, a game of Souland Squares (a.k.a. Souland Trivial Pursuit) was played, the victors being Peter and Leslie Sortino.

Karnak's mystic powers provided the questions to the answers that no one could guess, and lastly, the "12th Street Singers" explained in song why they live where they do. John Jennings' "Oh Baby!" had 'em rolling in the aisles. Plenty of liquid good cheer was had despite a cantankerous keg tap and plenty of good dancing tunes rounded out the evening. The president and First Lady, Tony and Debbie Hanson, were last seen cleaning up the mess and dancing to "In the Mood." The re-kindled spirits point to a great year for Souland in 1985.

Jay Gibbs

Notes from the Animal House...



I would like to begin my term as president by thanking our past president, Kathy Dabrowski-Poe, for all that she did to make sure that I was prepared to assume the duties of this office. She, with the support of the board, went out of her way to be sure that I was an active participant in the important discussions that occurred throughout this past year. My having "been there before" will provide an important sense of continuity for ourselves and those that we deal with. Thanks to Kathy, and to all of the board, for the education that this past year has provided.

As an organization, we have a great deal to be excited about. Financially, we are in great shape, thanks in large part to a highly successful Fall House Tour. If you liked last year's tour, you'll love what is in store for this year, because the same group of people have agreed to coordinate it again. Richard Eaton and John Durnell will co-chair the committee that did so well last year. Plans for next year are still being developed, so contact Richard or John for the time and location of the next meeting.

The fact that you are reading this is due to the efforts of Mary Jo Warren and Jay Gibbs, the co-editors of the Restorationist. They have taken over from long time

editor Catherine Perry and super salesman Gary Cope. We owe Catherine and Gary a long overdue "thank you" for all that they have done. We also owe Mary Jo and Jay all of the support we can give them. Articles, help, and your ideas on how to make this newspaper better are needed.

I would also like to welcome the many new members that have recently joined our organization. I would like to invite all members, new and old, to become active participants in their organization and in their neighborhood. There are many committees that need your talents and your time. Get involved in your neighborhood. Until you do, you won't believe how much fun it can be.

In closing, I would like to encourage all of you to contact me if you have any comments, complaints or (hopefully) compliments about the way this organization works. As president, I don't run the organization. But as president, I have accepted the responsibility of being the focus for all that we do. Talk to the board members, as I hope that they will talk to you. But if you don't like what you hear, or don't know who to talk to, call me. My number is 664-9437.

Tony Hanson

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Letter from the EDITORS...

Hello! We are happy to be the new co-editors of *The Soulard Restorationist*. We have undertaken this task with the idea of writing about Soulard's two main assets—great houses and great people. With this philosophy in mind, let us introduce some of the changes you'll be seeing. First, *The Restorationist* will retain such articles as "Advice from the Botanical Garden," the "Marketplace" free advertising, and "House of the Month," but many new features will be added. "Dear Aunt Judy," the Dear Abby of rehabbing, will be a regular column, as will "Business Review," where two Soulard businesses will be spotlighted. "Money Search" will educate us on the availability of grants and low interest loans of interest to renovators, and a comic strip by Dave Lester will entertain. "Remember When" will communicate Soulard's rich history through word and picture, and "Neighborhood Fabric" will show before and after photos of renovated buildings. "City Kids" will show our neighborhood from a child's eye view, and we will be printing letters to and from the editors. In addition, you'll notice some cosmetic changes.

One fact remains irrevocably true of *The Restorationist*. It is financially supported by the SRG and business advertisements. This being the case, it follows that the quality of the newsletter itself is the responsibility of the whole membership. And it goes without saying that there must surely be a relationship between quality and available advertising monies to help support our newsletter.

Both of us have made a commitment to you, the membership, to do everything in our power to be sure that your newsletter reflects what's occurring in your neighborhood. Further, your talents are needed to make the newsletter as exciting as the neighborhood we live in and support. How do we accomplish this together? Very simply, by pooling our resources. If you do not wish to write, please share your ideas. If you're an artist, please share your talents with the neighborhood. If you have one hour of spare time available every two months, please help us distribute copies to businesses in St. Louis. The list of possibilities is as endless as the amount of talent in Soulard.

We look forward to six good issues of *The Restorationist* in 1985, so please help us meet this goal. We would like your feedback on our first issue. Hope you like it.

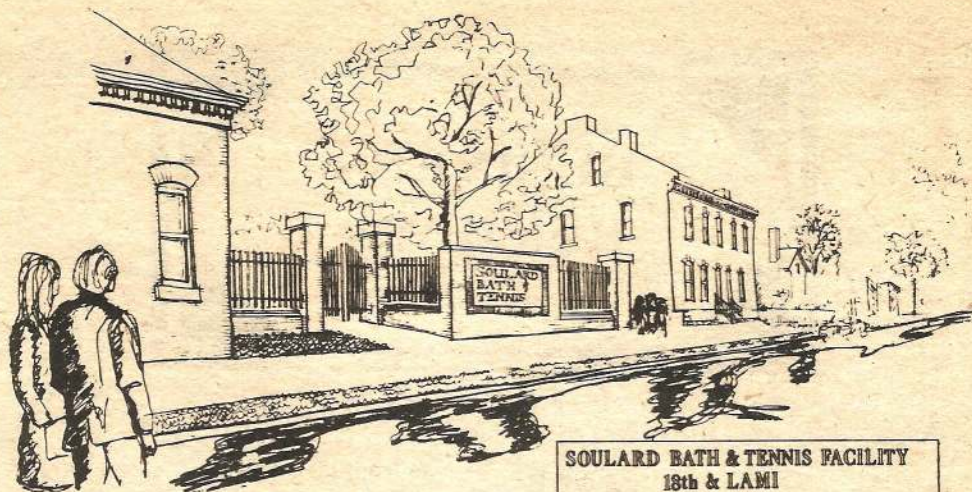
Jay Gibbs & Mary Jo Warren

About The Soulard Restorationist

The Soulard Restorationist, circulation 3,000, is published every two months by the Soulard Restoration Group. It is mailed to SRG members, advertisers and subscribers and is distributed in Soulard area businesses. Call 771-7766 to place ads and subscriptions. Membership information is available from the SRG Housing Office (771-5563). Letters to the Editors and articles are appreciated.

Restorationist Staff

Editors Jay Gibbs and Mary Jo Warren
Copy Editor Lana Downing
Contributors John Durnell, Richard Eaton, Nancy Farber, Tony Hanson, Alice Jennings, Judy Shehan, David Lester, Judy Johnson, John Jennings, Kathy Dabrowski-Poe, Mary Johnson
Production Patricia Finkelstein
Ad Sales Vicki Renisch, J.R. Key, Marcia Wilson, Phyllis Young
Photography Madt Mallinckrodt



SOULARD BATH & TENNIS FACILITY
18th & LAMl
View at entry gate
THOMAS HILTON COHEN-ARCHITECT

Recent Agreement Guarantees Construction

The Mead-McClellan Corporation has agreed in principal to purchase 200 memberships in the Soulard Bath and Tennis Club. "We're committed to getting a pool in Soulard," said Guy McClellan, at a meeting with the Board of Directors of the Soulard Bath and Tennis Club on November 12, 1984. John Jennings, president, described the board's reaction as "elated." A few memberships are still available for the original price of \$200.00. They can be purchased by writing to: Soulard Bath and Tennis Club, P.O. Box 69143, St. Louis, Missouri 63169.

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Confident SRG contestants gear up for the 1st "Soulard Run Through History" on Sept. 16, 1984.

Co-coordinator along with Gateway Athletic, Lynn Giordina, looks on as some of the thirsty 250 participants indulge in Flanagan's offering of end of the race refreshments.

Interestingly enough, the judges did not subtract from Pat Price's positioning due to the unfair advantage of using crutches.



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BUSINESS REVIEWS

THE GREAT GRIZZLY BEAR RESTAURANT



Somehow it seems most appropriate to write an article about The Great Grizzly Bear Restaurant after just having eaten there. A hearty French dip sandwich, cup of clam chowder and frozen chocolate cheese cake later, I'm ready. One of the best things about The Great Grizzly Bear is that the owners, Neil and Scott Thompson, prepare all their food from scratch. The meal I just consumed had one exception to that rule; I don't believe Neil and Scott raise their own cattle, but I wouldn't be surprised to discover I'm wrong.

In addition to a wide variety of sandwiches, most of which are Neil's creations, The Great Grizzly Bear features at least three different soups daily. Neil prepares

these from his own recipes each morning. In addition to turtle soup, French onion and chili, one might enjoy any one of the following, plus more: clam chowder, burger cheddar, cream of red cabbage, chicken and rice, taco soup and club cheddar. If you're a salad fan, you must try The Great Grizzly Bear salad with St. Louis' own Mayfair dressing. A unique quiche of the day is also featured for those of you who do not subscribe to the notion that "real men don't eat quiche." Finally, the dessert lovers out there won't be disappointed. Frozen chocolate cheese cake, chess pie, Key Lime pie and Southern pie which Joe Pollack describes as "pecan pie without the pecans" will each end a meal to your complete satisfaction.

The location is 1027 Geyer. Lunch is served from 11:00-2:00 weekdays. Live music is in the offing Friday and Saturday evenings from 8:00-1:00.

The Apartment



It is easy to overlook *The Apartment*, Soulard's newest antique shop. There are no signs at 1823 S. 9th Street, but every Saturday from noon to 5 p.m. owner, Roy Hayes, opens the doors of his spacious apartment to the public.

Upon entering, one will likely encounter a cheerful wood stove fire, Roy's dog and cat, and the man himself, busily polishing silver, dusting mahogany, or explaining to a visitor how he transformed 26,183 pennies into a unique kitchen floor. And one will find antiques and "eclectables" at every turn; so many, yet so arranged that Roy can live among his merchandise. He

has a bit of everything, from fine furniture of oak, cherry, mahogany, and walnut, to glassware of every style and period. Tapestries, prints, and paintings adorn the walls. Objects in porcelain, pewter, bronze, silver, ivory, and marble abound, reflecting Federal, Victorian, and Art Deco modes. Roy's collection of Oriental antiques is notable and shares space with American primitives and Victorian art glass. It all fits together with such eclectic comfort and taste that one tends to forget that *The Apartment* is both shop and residence.

The prices are very reasonable, and the homey hospitality is second to none. Formal yet casual, elegant yet comfortable, *The Apartment* at 1823 S. 9th Street makes any Saturday afternoon antique search a pleasant diversion.

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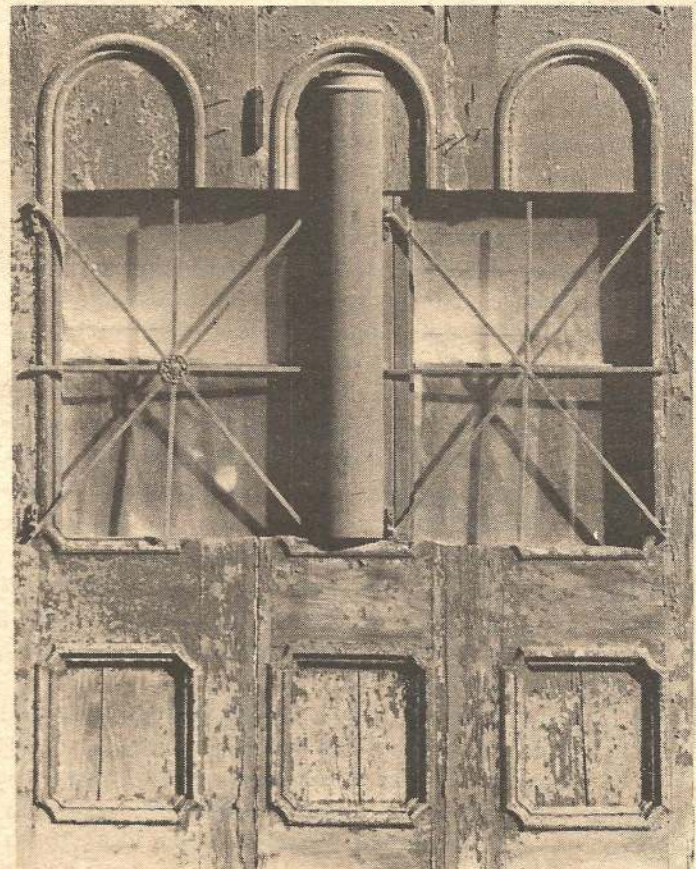
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Where is it?



The answer to this question is to be found in this newsletter.

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.



THE BOATMEN'S
NATIONAL BANK
OF ST. LOUIS

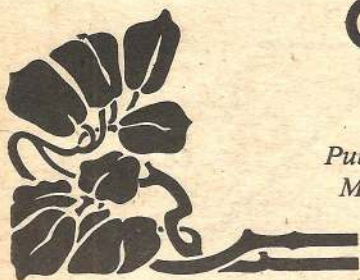


EQUAL HOUSING
LENDER

Member F.D.I.C.

100 N. Broadway, St. Louis, Mo. 63102 425-7500

Advice from the BOTANICAL GARDEN



Steven A. Frowine,
Public Horticulture Specialist
Missouri Botanical Garden



Make Your Own Compost

Disposing of leaves, grass clippings, and other garden refuse is often a problem for gardeners, particularly in urban areas. These by-products can be turned into useful compost with no more effort than it takes to bag and haul them away. Home-made compost often will serve the same function as peat moss and is inexpensive for you to produce. Returning organic materials from your garden to the land also perpetuates natural biological cycles, and is an ecologically sensible means of using organic wastes.

Composting, under controlled conditions, speeds natural decomposition. Raw organic material is converted into compost by the action of micro-organisms. During initial stages of composting, micro-organisms increase rapidly. As the materials decompose, some kinds of micro-organisms predominate. But as they complete a certain function, these micro-organisms decline while others build up and continue the decomposition.

As micro-organisms decompose the organic materials, temperatures within the pile approach 140 to 160 degrees Fahrenheit at the center. This kills some of the weed seeds and disease organisms in these high temperature areas. However, in cooler sections of the heap such sterilization does not occur.

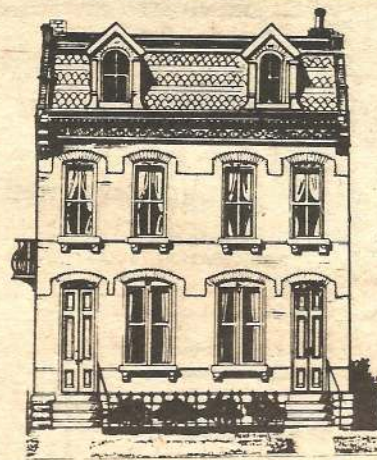
Organisms that are largely responsible for the breakdown of the organic materials require large quantities of nitrogen. Therefore, adding nitrogen fertilizer or materials supplying large amounts of nitrogen is necessary for rapid and thorough decomposition. During the breakdown period

this nitrogen is tied up and not available for plant use. It is released, however, when the decomposition is complete, and the compost is returned to the garden.

Many types of organic materials can be used for composting—sod, grass clippings, leaves, hay, straw, weeds, manure, chopped corncobs, corn stalks, sawdust, shredded newspaper, wood ashes, hedge clippings, and many kinds of plant refuse from the garden. Twigs should not be used because they decompose very slowly. It is best not to use diseased plants from the flower or vegetable garden for composting if the compost is to be returned to the garden later. Although some diseases are killed by heating during compost formation, unless the compost is turned frequently and thoroughly and allowed to remain unused for several years, some of these disease organisms may be returned to the garden with the compost. If diseases have not been a problem, this precaution may not be necessary.

Also, it is best to avoid composting weeds heavily laden with seeds. Even though some seeds are killed during composting, if the quantity of seeds is extremely high, many may be returned to the garden when the compost is used and create an unnecessary weed problem.

Most garbage also may be used in the compost heap, with the exception of grease, fat, meat scraps, and bones. They may attract dogs or other animals, and may develop an odor during decomposition. Fats are slow to break down and greatly increase the length of time required before the compost can be used.



The Apartment

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& ECCLECTIBLES

1821-1823 South 9th Street
(Old Decatur Street)
St. Louis, Missouri 63104

in the Historic District of Souldard

Friends of Souldard Update • Current friends and VIP's were impressed by the first Friends of Souldard Fall House Tour Preview, which was held Friday evening, September 14th.

The tour originated at the beautifully restored home of Larry Hollenberg on South 13th Street. Guests were greeted by SRG board members and then transported by a 19th century horse drawn carriage to the homes of Alice and John Jennings and Doug Junger and J.R. Key.

After a leisurely tour of the preview homes, it was back to the host house where champagne and hors d'oeuvres concluded the evening.

Our first fall preview would not have been the toast of the town without the help of our "special friends". Thanks to the following for their generous donations: Ralph and Sandra Allen, Anheuser Busch Credit Union and Balaban's.

Friends of Souldard consists of individuals who are not Souldard residents, but who are interested in her well being. Membership entitles "Friends" to a subscription to the Souldard Restorationist and to an invitation to an exclusive reception and preview of the Fall House Tour. Persons

wanting to join the program can do so easily. Just clip and mail the coupon below. Your dues are tax deductible. Join now and receive two free tickets to the Holiday Parlour Tour!

Alice Jennings

Friends of Souldard

We would like to welcome
our new Friends of Souldard.

Lee Coffee
Ann Hanson
Culus L. Jones
Doris and
Clayton Marks

Clementines



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JOIN TODAY

- ☐ YES. I would like to become a member of the Friends of Souldard.
☐ Please contact me about volunteer participation.

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Fall House Tour In Review

"Soulard—Experience It!" was the theme of the 1984 Fall House Tour held on September 15 and 16. Although attendance was smaller than in some previous years, the Tour was once again a profitable venture, and the neighborhood pride, friendliness and vibrancy long associated with the Soulard House Tour was clearly in evidence.

As I circulated among the homes on Tour weekend, it was apparent why, for ten years, the Tour has been a treat for guest and host alike. Terry Dickman and Jean Brockman took such pleasure in showing their homes that it gave visitors a real welcome feeling. The same held true for David and Sally Payne, as you could sense listening to David describe the future

plans for their back yard.

A time-honored ingredient in the House Tour recipe is the frenzied activity leading up to deadline and the Tour day anxiety that such efforts have gone unappreciated. The results usually speak for themselves, however, as did Skip and Darlene Gaterman's two-week-old living room, a fine example of what a deadline can do. Mary Jo Warren, with the able assistance of Marcia Wilson, accomplished a similar transformation of her home that was not to be believed. Jay Gibbs, proud owner of this year's "house in progress," had all he could handle merely arranging for guests to get to the second floor—and not fall out once they had—and his enthusiasm in answering visitors questions will surely bring them back next year to see the finished product. *continued on pg. 9*

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Banana Split Cake

Requested by popular demand

24 graham cracker squares, crushed into fine crumbs

¼ cup sugar

1 stick butter, melted

Place crumbs, sugar, and butter in mixing bowl, toss thoroughly.

Turn crumb mixture into 9" x 13" pan. Spread over bottom and sides to form even crust. Bake at 375° for 6-9 minutes.

Cool before filling.

1st layer —graham cracker crust

2nd layer—2 cups powdered sugar, 2 eggs, 2 sticks butter

Bake until creamy. Pour into graham cracker crust.

3rd layer —One #2 can crushed pineapple, drained

4th layer —5 sliced bananas

5th layer —One 12 oz. Cool Whip spread on top of bananas. Sprinkle with chopped pecans. Garnish with Maraschino cherries.

Chill 4 hours.

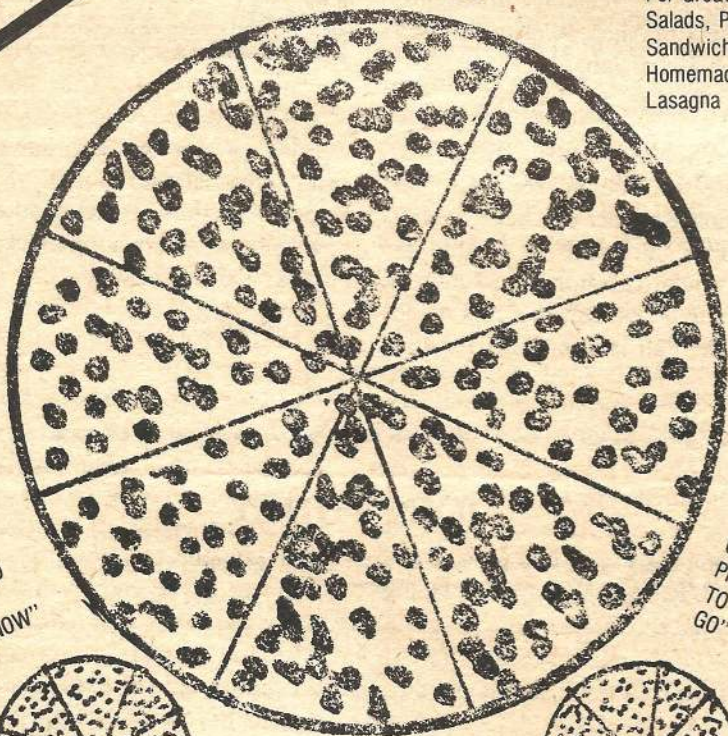
Mary Johnson

**ATTENTION:
Soulard Residents**

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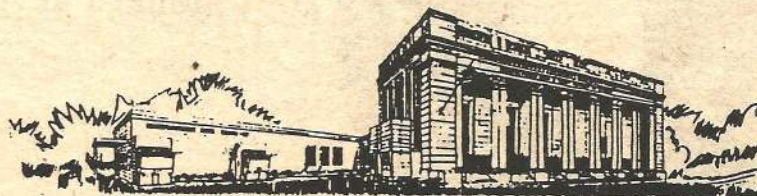


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WELCOME

The Soulard Restoration Group would like to take this opportunity to welcome the following new members for 1984:

Edward Cody
 Rev. Msgr. Bernard E. Granich
 Judith L. Rechter
 Richmann Partnership
 Anna Hunter Crabtree
 George the T-Shirt Man
 Judy Johnson
 Roberta G. Toole
 Cindy and Tim Martin
 Cynthia Mayo
 Terry and Dale Miller
 Terry Tobin
 Joseph Slattery
 Karen S. Anthony
 John Haas
 Kathleen Hurst
 Wm. Blair Meixell
 Rebecca Mitchell
 Jennifer Brooks
 Terri Dickman
 Andrew Filla
 Greg Hall
 Steve Shapiro
 David Simmons
 Nadine Nichols Baugh
 Katherine Boyer
 Cindy and Mark Brueggjenhann
 Charles Cooley
 Don Craig
 Kathryn and James R. Felling
 Shirley and John Heitman
 Jerry Huskey
 Teresa Johnstone
 Helene Lockhart
 Judy and Darrell McDaniel
 Karen Mondale
 Thelma Sandler
 Carol and Mike Smith
 Geri and John Soderberg
 Phillip Willman
 Crystal Wise
 Fred Andres
 Sarah Ray
 Sheila and Tom Cochran
 Joel Laves
 Marjory Wozniak
 Marsha and David Lester
 Mr. and Mrs. Adolpho Martinez
 Vicki and Gene Moyer
 Pam Pigg



Yes! I want to join the Soulard Restoration Group.

Here's the information and my check. Let me hear from you as soon as possible.

NAME(S) _____

TYPE OF MEMBERSHIP: ☐ Individual (\$15) ☐ Family (\$25) Two voting members
☐ Senior Citizen (\$1) Name of sponsoring SRG member: _____

ADDRESS _____

CITY _____ ZIP CODE _____

Cut along dotted line and mail with your check to:

Soulard Restoration Group
 PO Box 13312
 Soulard Station
 St. Louis, MO 63157

Make checks payable to The Soulard Restoration Group. Remember, your dues are tax deductible.

1984 Committees

For those of you who would like to become involved, the following is a listing of the current committees with their simple objectives. Watch for specific goals of these committees and any additional ones in your January News Flash. For further information about the following, call Tony Hanson at 771-1566.

Membership Committee: to maintain and increase membership in the SRG.

Newsletter: to continue publication of the *Soulard Restorationist*.

Community Relations: to develop and maintain relationships with churches and agencies located in the historic district.

Fund Raising: to raise funds for the operation of the organization.

Code Committee: to monitor improvements and activities in The Soulard Historic District to ensure compliance with the Design and Construction standards (historic code) for the area.

House Sales/Marketing: to promote the sale, restoration, renovation and occupancy of commercial and residential structures located in the historic district.

House Tour Committee: to promote the redevelopment of the Soulard Historic District by planning and coordinating house tours.

Friends of Soulard: to obtain support and recognition from outside the neighborhood.

Special Projects and Proposals: to secure funding for special SRG projects: i.e. banners, trees, etc.

Soulard Beautification Committee: to improve the physical appearance of Soulard.

Crime Committee: to work with 3rd District police, city officials and the neighborhood as a whole in order to combat crime.

Traffic Committee: to monitor the flow of commercial vehicles, etc. throughout the neighborhood.

From the Mayor's Desk

by Vincent C. Schoemehl, Jr.

In January of this year Operation SafeStreet, the City's crime prevention program, was initiated in nine St. Louis neighborhoods. The program is a cooperative effort among neighborhood residents, police and city officials to curb crime in the targeted neighborhoods.

Recently the St. Louis Police Department released its crime statistics for the first six months of 1984. The figures show that citywide, crime is down 11.1% from the same period a year ago. In the nine Operation SafeStreet neighborhoods, crime has declined by 23.1%.

When the statistics are broken down by type of crime for the nine target neighborhoods, figures show that rape is down 40%, robbery is down 35%, assaults have dropped 26%, while burglaries have declined by 11%. The figures also show a 30% drop in larceny and a 9.7% decrease in auto thefts.

These results indicate that in the first half of 1984, Operation SafeStreet neighborhood residents were almost one-fourth less likely to be a victim of crime when compared to the previous year. These dramatic results indicate that the Operation SafeStreet formula of assisting residents in combating crime in their own neighborhoods is working. People are getting actively involved; they are observing and reporting suspicious activities. The result has been an overall decrease in crime in each of the nine target neighborhoods.

The nine original Operation SafeStreet neighborhoods are: LaSalle Park, Cathedral Square, The Ville, Fountain Park, Skinker-DeBaliviere, O'Fallon Park, Shaw, Fox Park and Tiffany.

In July, the Operation SafeStreet program was expanded to eleven additional neighborhoods. Every six months, additional neighborhoods will be added to the program until all city neighborhoods have been included.



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Dear Aunt Judy

by Judy Shehan

Dear Aunt Judy:

I just bought an old house and don't know a thing about it. I want us to be happy together without destroying its unique features, or my personality. How do I proceed?

Sincerely,
Clayton Webster

Dear Clay,

You are already heading in the right direction by realizing that rehabbing an old house is more akin to a marriage contract than a real estate transaction. These "grand old ladies" require a lot of "love, honor and support." This could be a lifetime commitment if you are to realize each other's fullest potential. Proceed with care. Too frequently the new owner's initial exuberance is more like a rape than a loving discovery.

Don't let a pretentious neighbor's need to assign a glorious past or a real estate agent's rumor of vintage affect you. You can check your house's birth certificate. The first step is to look in Compton & Dry's *Pictorial St. Louis* and find out if she stood by 1875. And, while at the library, you might as well educate yourself as to the political, social and economic conditions that existed in early St. Louis so you can recognize and appreciate future discoveries.

City Hall contains a wealth of information and, most probably, the construction date of your house. You can proceed backward from your purchase to land grant titles and surveys. However, these records are very fragile and often only one handwritten copy exists. The busy staff is gracious but must deal with matters of current transactions as a priority. However, patience and good manners will win assistance on an "as time permits" basis. By all means avoid making a nuisance of yourself on Fridays or during "city sticker season."

Having done your homework, you may now begin lab work. As an example, let's say you have determined your house was built in the early 1860's and was used as a boarding house in the 1950's. Now you know why every door has an exterior lock hole chewed into its surface. (By the way, broomsticks or beer barrel bungs work well for filling these holes.)

Also, let's assume while doing your research at City Hall you discovered a building permit issued for "alterations" costing \$300 in 1928. You know the house was built as a single family and later converted to a two family. The remodeling style of the facade is 1920's and extensive. You can conclude this was probably when these alterations took place.

So, go ahead and tear out the partition that separates the entry hall, but be alert for lost items, old newspaper or other clues to the house's history. Don't consider this blanket permission to remove all things not "original." Since your relationship is a two way street, some compromises have to be made. Well-proportioned later additions can enhance both beauty and comfort. And, we both know indoor kitchens and bathrooms are a convenience.

Given the vintage of this example, there is probably a cistern used for water storage and a well somewhere on the property. Since indoor toilets weren't required by law until less than 30 years ago, there should also be outhouse remnants somewhere. These are usually circular brick or stone pits which were filled with trash and dirt. Careful digging through the successive layers can add interesting archaeological information and, on occasion, valuable collectables are found.

When scraping wallpaper and paint, be alert to the different layers in terms of age, as well as the taste and lifestyle of the former occupants. When you get to "flamingo pink" and "swimming pool blue" you will have hit the 1950's. At the very bottom, there is often a layer of stuff that defies description and paint stripper. That's the "blood and milk" base that was used as a sealer before applying the graining.

If at all possible, live with the house a while before making any major changes. Get to know your neighbors and your neighborhood. You will then be able to see successes and failures on a non-house tour basis.

Seek out seasoned veterans in both do-it-yourselfers and contractors. You can spot them by looking for calloused hands and listening for the "plaster dust cough." However, you will have to look in out-of-the-way places for these folk as they are generally not in the forefront of the local chic.

They hang out in the kitchens of other old-timers, used lumber yards, architectural salvage establishments, and frequent Globe Drug and Crown Candy. At first they may appear eccentric, or downright weird; however, these attributes are primarily symptomatic conditions resulting

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from excessive exposure to plaster dust, coal soot and restorationist prattle. Actually, their minds are still generally quite alert and a simple request for help will often net you the information you seek.

And, Clay, remember please, when making a historic home "available for contemporary use," common sense is of the essence. If there is no crucial reason for changing something, leave it alone. Things were usually done for a reason and the "in thing" today can be as gauche tomorrow as the terrible turquoise paint of yesterday. Mini-skirt architecture only shows off the grand old lady's "knobby knees." Above all, proceed with loving care. Congratulations and good luck.

Love,
Aunt Judy



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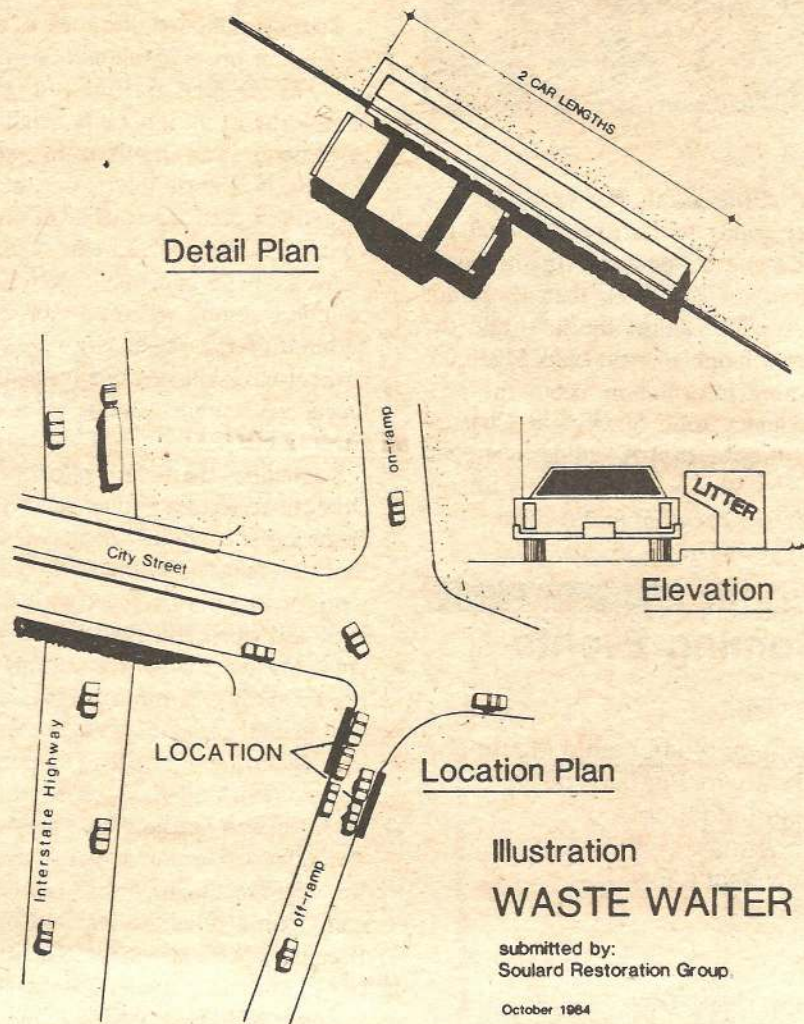
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GRANT MONIES APPLIED FOR

Recently, ITT Corp. invited non-profit organizations to enter a competition for a one-time grant of \$25,000 for the "Best Civic Idea." Even though the following two proposals did not win the grant monies, both submissions warrant recognition.

Tony and Debbie Hanson and Robert Printz proposed the planting of a pine forest barrier along the western boundary of the Souland Historic District in order to reduce air and noise pollution. "The presence of more than one mile of majestic pines lining a major entry into our city will provide a unique perspective for visitors and residents alike. The planting of a tree represents a commitment to the future. Providing the opportunity for hundreds of area boy and girl scouts to participate in a planting of this magnitude and in this location will demonstrate the dedication of our city towards making St. Louis a better, more beautiful place to live and work." The area proposed for the planting begins at Utah Avenue on the south and continues to Lafayette Avenue on the north.

Vicki Renisch and Paul Kjorlie proposed the installation of concrete waste receptacles at major exit ramps throughout the city. This would virtually eliminate the ever-present litter one encounters at intersections such as I-44 and Hampton. Paul has allowed us to reproduce his illustration which does a much better job of explaining the physical logistics of his and Vicki's proposal.



Danica's Crazy Daughter

I have a statement to make: The day of the rehabber is not gone for Souland. When it is, Souland may very well be gone as well. That's why I'm writing this article.

I had never heard of Souland before. A friend suggested I look at apartments down here. Based on the credibility of this individual, I arrived one day at the corner of Shenandoah and Menard, looked around me and wondered about his sanity. But it was a long trip from the safe North Side, so I stayed and looked. Two weeks later I knew I would remain. I was limited by what was available financially to me. This best explains why it took me two years to find a house. But what I wanted to do was to save the history, charm, and quality of workmanship typical of the building of Souland. I knew I'd never be able to build a walnut staircase, but I had a chance to save one and make it available for still another generation to enjoy and admire. Obviously, there is more to a house than a mere staircase, but it is only one example of the treasures that had not fallen along with the neighborhood years ago.

I've described my idealism; let's take a look at realities. With the help of some friends, I gutted the house, general contracted, lived in squalor, froze, borrowed bathroom facilities, made my payments, survived, and continued to lose faith. I was overcome, strained, near crazy, in pain, and still survived. I knew one day I could decorate my house, finish that staircase, and have a cup of tea in the evening like a lady. How I got the money, the faith, and the extraordinary support and help of my friends and family, I can't tell you. But it can be done. Many of us have done it.

There's struggle involved. Removing 3800 nails from the dining room floor causes you to love and appreciate that same floor when it's brought back. Six weeks of labor every night, not to mention six pounds of water putty, make me appreciate my downstairs trim even more. I know every board and newly placed finishing nail as though we'd grown up together. I have a personal relationship with every inch of wall I've tuckpointed. Being involved with the transformation of an abused structure to one more closely resembling the original building offers so much personal satisfaction.

In the mid 1800's Alvin Kiel made a fortune, lost it, and built my house. When the money came, he expanded it into a two-family to meet the needs of his growing family. This was not atypical of the development of Souland.

What I've attempted to do is not to give Alvin's home a new face, but a new life. I'm not done yet. But I think I haven't let him down. He struggled to build his house. I've struggled to try to sustain its life.

During the house tour people asked if their son, daughter, brother, or niece could rehab a house like this. And I said, "Of course, it can be done."

Souland—Experience It!

John Durnell

Mary Jo Warren

Page 9

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Tour In Review from pg. 6

The decor of the dozen finished homes on Tour ranged from uncluttered contemporary to Art Deco to traditional Victorian to antique shop. Who will forget the copper splendor of Roy Hayes' imaginative "Pennies from Heaven" kitchen floor? Look for it in Terence Contan's next book. The refreshing pink kitchen of Alice and John Jennings got rave reviews and contrasted smartly with the classy traditional restoration of the rest of their first floor. Everyone enjoyed the comfortable warmth and relaxed elegance that neighbors have come to associate with the home of Doug Junger and J.R. Key. Cecelia and Fred Andres' wonderful atrium off their kitchen inspired guests with a greater appreciation for the possibilities of updating an older home. It was hard to tell at Nellie and Boyd Keitel's whether the tour guests enjoyed the beauty of the garden or the conversation of Nellie more.

I would like to give special thanks to Catherine Perry, the first to volunteer her home for the Tour, but all who contributed their time and energy, both SRG members and non-members, deserve a BIG THANKS. Their combined efforts gave Tour guests a good sense of our love and commitment to this old neighborhood and our thorough enjoyment in living here. Hopefully, they will return year after year and witness our continued progress, and maybe a few will decide to make Souland their home, too. To me, that is what our Tour is all about.

MONEY SEARCH

The Missouri Department of Natural Resources, in conjunction with HUD, is issuing grants to homeowners who install passive solar systems or weatherize their homes with energy saving projects. For simply putting in insulation or storm windows or upgrading your heating system or completing any project which saves energy, the State of Missouri will pay the homeowner up to \$1250.00. The amount the state will pay is determined by the size and total income of the household.

The program is administered in the following manner. The customer applies at a bank that has joined with the Department of Energy in administering the loans. The customer must be approved by the bank, according to standard loan criteria. The customer may include any home improvements in the bank loan, but only the energy saving project will qualify for the grant.

Once approved by the bank, an application, along with contractors' bids and customer's most recent tax return are sent to the Missouri Dept. of Natural Resources' Division of Energy. After approval of the application (two to six weeks), the bank and the customer are notified of the

amount of the grant. For example: if a customer wants to borrow \$2500.00 for insulation and is approved for the maximum grant of \$1250.00, then the grant will be applied against the loan and the customer will only owe the bank \$1250.00.

For more information about the program, contact John Strasser at Charter-Bank St. Louis, 1611 S. Grand, 664-3500 or call Ron Wise with the State's Energy Management Program at 751-4000.

Calendar of Coming Events

December

5 General Membership Meeting
16 Christmas Parlour Tour
19 Board Meeting
25 Christmas
31 New Year's Eve

January

1 New Year's Day
2 General Membership Meeting
16 Board Meeting

Update on Traffic Committee

To the uninitiated, the goals of a Traffic Committee probably should be simple and dull—to regulate traffic. But given the complexity of an inner city neighborhood in general, and Soulard in particular, nothing is that simple. For instance, to regulate large truck traffic on our streets involves Missouri Supreme Court decisions, a city bureaucracy frozen in inertia, countless zoning variances (sometimes all within the same city block), designation of streets (what constitutes a residential vs. a feeder vs. a limited access vs. a collector street?), etc.

Sometimes the members of the Traffic Committee feel we should put our Master Plans on the plastic writing pads we all had as children. Remember those? You write on the plastic sheet with a wooden stick and when you change your mind (or your Master Plan), you simply lift the plastic sheet and presto, it has all disappeared and you start over again, and again, and again. The Traffic Committee also occasionally find themselves taking positions against businesses, such as Slay Trucking Company's recent application for equipment loans. Why would an equipment loan involve the Traffic Committee? Because equipment translates into more trucks and since trucks use the streets we live on, our Master Traffic Plan is the first thing to be modified, and we find our-

selves taking unpopular positions against powerful people.

So, if you like to join committees whose goals are never totally met, committees who seldom win friends but gather enemies like moss, committees who stare for hours at large maps of streets and traffic patterns, committees who stand in the middle of streets in 100-degree weather and try to convince enraged residents that you really do know what is best for them, then give me a call and join the Traffic Committee. You'll love it!

Judith Johnson
241-4532 or 776-6001

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As Seen on Soulard House Tours

More Adventures of an Amateur Rehabber

Well, the Fall House Tour came and went. My unfinished house proved interesting to most guests. Unfortunately, the questions, compliments, and suggestions of the visitors did not finish all the work demanding attention.

Now it's mid-November and leaves are flying. At least they're not flying through the house like last year. My 23 new Marvin double-glazed, double-sash windows really have cut down the wind tunnel effect through my living room. The new roof has ended the constant drippage onto plywood floors, and all the brickwork is thankfully done, so snow can't drift through anymore. Chimneys are lined and repaired, stairways are usable, rooms have formed from cavernous openness, and best of all,

the heating, plumbing, and wiring are almost done. So all's happy, right? sort of.

The basement still floods, and my trusty pump groaned its last recently. So I bought another Central Hardware special, and once again have temporarily saved my house from foundering in the sea of Soulard's high water table. My gutters channel all that rainwater. No longer does it run down the walls. Now it floods my backyard. The insulation sits in bundled coils because a so-'n'-so inspector hasn't shown up for duty yet.

Still, things are looking up. I have a real back door now—you know, the kind on hinges—instead of the sheet of plywood that we used to nail up every night. Soon I'll have a real bathroom, and will again enjoy the luxury of running water. My brave chrysanthemums are blooming even though the front yard looks like Nagasaki in 1945, and the battle-veteran roses still stand proud. My construction loan is now about over, and it is reassuring that I'll soon be unable to go further into debt. "Ha!" you say, but I'm undaunted. I'll be an official, real life Soulard resident before Thanksgiving, and that's worth thanking God and all my contractors for. Happy holidays, folks!

Jay Gibbs



The Chestnut Tree House

This house at 1023 Menard has been known throughout the neighborhood as The Chestnut Tree. Even though the date of construction is not known, it is evident that the building has experienced numerous remodeling jobs throughout its lifetime. Notice the turn-of-the-century front facade. Do you know the complete history of this building? If so, please write us and share your information.

Oreon Sandler, the owner of the Smile Factory, has recently purchased The Chestnut Tree and plans redevelopment in the near future.

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If you want to write for *The Restorationist*, call Mary Jo Warren at 771-7766.

Roommate wanted to share spacious two bedroom townhouse in Soulard. Call Terry, 773-6604.

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AA meetings every Saturday night at 7 p.m. at Salvation Army Hospitality House, 1710 Carroll. Call 776-8450 for more information.

Perfect Xmas gifts for rehabber friends: Solid Brass Switch or Outlet Plates \$3.00 ea., plus a number of other items. Call Fred 773-8188.

One door shutter and 5 sets of window shutters. Good condition. Call Judy, 774-3497.

Fourteen shutters with original hardware. Want to sell all for one reasonable price. Call 771-7766.

Four fireplace mantles—one black slate, 3 pine. All need work. \$25-50. Jay Gibbs, 644-7122 evenings.

I'll draw your exterior elevations and/or site plans (for Heritage and Urban Design Commission). Low fee. Jay Gibbs, 644-7122.

Two cast iron utility sinks, plus a bathroom sink. Exterior storms. Terry, 664-2803.

Giant MINIATURE RAILROAD from pg. 1

four whistling billboards will convince you that you're really "all aboard."

Perhaps most enchanting are two rare "automatic talking passenger stations." A.C. Gilbert earned a large part of his well deserved reputation for realism with these models of busy rail depots. The scale models automatically stop passenger trains at the station. Once stopped, announcements are made (via an ingeniously hidden phonograph record in the station house) calling out the route of the trains and its destinations. The train is then automatically started and leaves the station.

Because of the holiday season, the layout of the miniature village includes a city park with an ice skating rink and lighted tiny Christmas tree. The town's streetscape features details like city hall, a firehouse, police station, the corner grocery store, a roadside diner, water towers, and, of course, the train station and loading platforms as the American Flyer railroad prepares to handle the "holiday rush" of passengers.

Three trains will operate at the same time. But the real fun for train enthusiasts and kids alike will be the potential for 11 different train combinations on the three main lines. This variety makes the opportunity to view the collection up-close a special and rare treat. Due to its size and the investment of time required to stage the display, this event marks the first time in about seven years that the collection has been in complete working order.

Soulard neighbors lucky enough to watch the display during construction can testify to owner Sortino's claim that close to 300 man hours will be invested before it's ready to greet Holiday Parlour Tour guests.

In fact, many of Sortino's neighbors in Soulard have pitched in their special tal-

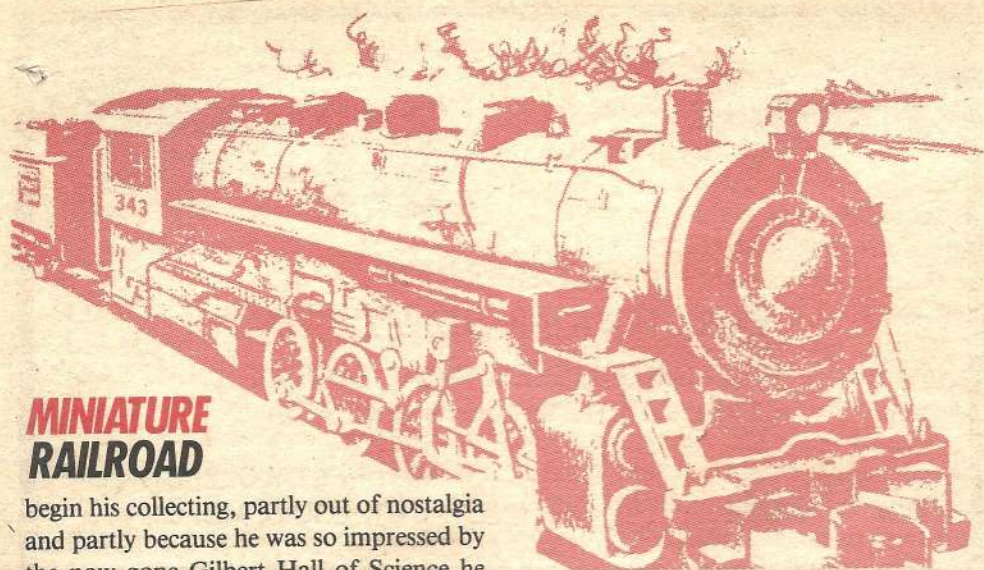
ents to make the exhibits a success. Local artists Ann Mesko and Mark Lyman created the alpine mountain and assisted with other art work. Landscape architect Paul Kjorlie is landscaping the miniature village park. Tom Dobbin helped construct the platform and control panels. Russell Farber hand molded the tunnel portals. Do-it-yourselfers like Bill Poe are assisting with everything from carpentry to shining the track.

Working with antique trains explains a large part of the labor requirement for the show. "The challenge with this collection is that the old A.C. Gilbert Co. went out of business in 1967. So, getting parts and repairs is a little like a scavenger hunt," explains Sortino. "It's even tougher for American Flyer collectors because they're relatively rare. You don't have anywhere near the popularity of Lionel trains on your side when you look for parts."

Sortino justifies the extra effort American Flyer commands by pointing to the added realism and detailing in the brand. "Gilbert was the inventor of the S-gauge model railroad—meaning a larger scale model was possible for the first time. And, it was here that the model railroader sees his first real two-rail track. Before that, kids had to deal with a "third track" on their trains to carry the electric current," he notes.

When Santa Claus left an American Flyer set under the tree in the 1950's, kids loved the authentic "choo-choo" effect perhaps best of all. As the trains roll over the rails, you hear the rhythmic sounds made by all true steam locomotives. Gilbert reproduced this effect by actually using a small cylinder in the engine, operating off the main drive shaft. "Even better," laughs Sortino, "they used the cylinder to puff out smoke in regular bursts, too." At the tour, you'll see Engine No. 283 steaming along for yourself.

When asked why a grown man still has so much love for his toys, Sortino recalls his childhood in Yonkers, N.Y. Always a fan of mechanical toys, he remembers his father setting up his first train board at Christmas. As a six year-old, he also remembers taking it apart—so clumsily that it failed to work anymore. By high-school age ("when I learned how to stop breaking things," he says), Sortino was ready to



MINIATURE RAILROAD

begin his collecting, partly out of nostalgia and partly because he was so impressed by the now gone Gilbert Hall of Science he visited as a boy in New York City.

Since the American Flyer line was manufactured nearby, he found that when Gilbert closed its doors in 1967 there was a chance to scoop up merchandise being unloaded by retailers.

His biggest break was visiting an old hobby shop in Washington, D.C. a few years later. There in the original boxes, was a small treasure chest of Flyer accessories, freight cars and tracks. He purchased all that was left. Sortino keeps looking, however. As part of his work as an urban planner, he often consults with small towns in rural areas of the country. "I always make it a point to stop at the small junk shops along the way. Once in a while, I'm rewarded with some repairable additions to the line," he relates.

A.C. Gilbert himself is one of the most colorful parts of the American Flyer legend. A 1908 Olympic gold medalist for pole vaulting, Gilbert bought the rights to the Chicago Flyer line from its inventor in 1938. Growing the company into one of the largest toy manufacturers in the world, Gilbert achieved much fame from his phenomenally successful Erector sets. Younger adults remember him best for his best selling science and chemistry sets popular in the late 1950's and early 60's.

At the peak of their popularity, his assembly plant for model locomotives alone stretched for a half-block in New Haven.

Visitors recall six inspectors working and locomotive after locomotive moving down the track under their own power. With your eyes closed, you could almost imagine yourself in a real rail yard.

A clever marketer, Gilbert popularized his products by sponsoring the "American Flyer Boys Railway Club" in a series of children's TV programs in the 1950's. The Gilbert Hall of Science was a "must see" attraction for children visiting New York with their parents, too. A self-styled agent for Santa Claus, Gilbert was a favorite figure to his employees who remember him greeting workers during the holiday rush with his famous line, "Hello, boys. Let's make more toys!"

All the charm of those years await the visitor to the Holiday Parlour Tour—and a lot more besides! Train visitors will be treated to a special day with Santa Claus in person, and kids will have their "rail tickets" punched as they enter the exhibit by Conductor Tom Dobbin. And, they'll have the opportunity to meet and talk with Sortino, the line's chief "engineer." Antique toys under the Victorian Christmas tree and special holiday decorations promise to make the event one-of-a-kind in the St. Louis area.

Visitors planning to attend the tour are urged to obtain advance tickets available now by contacting the Restoration Group's housing office at 771-5563.

John Jennings

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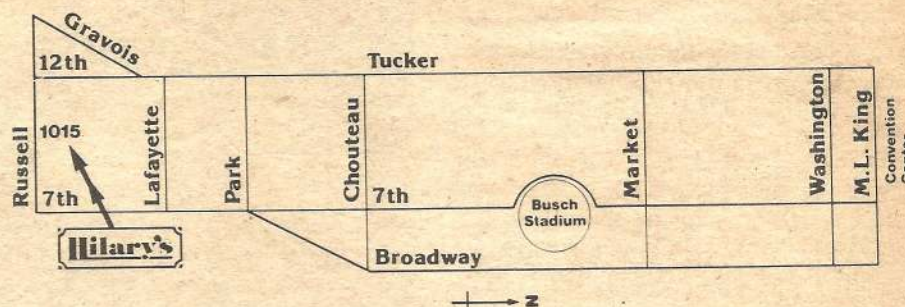
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