



The Soulard Restorationist

FEBRUARY 1, 1985 VOLUME X, ISSUE I

SOULARD MARDI GRAS: FRENCHTOWN LEGACY

(Note: Much of this material was gleaned from Frenchtown by John Rodabough. This book offers a fascinating and thorough history of this area.)

Although Soulard's Mardi Gras has been celebrated but a few years, this festival has inherited a legacy of celebration and merrymaking in Frenchtown. Frenchtown was the long-time name of most of the area now generally known as the "near south side." The present boundaries of this former group of neighborhoods are more or less Busch Stadium to the north, the DeMenil mansion to the south, the Mississippi River to the east, and 14th Street to the west. Within these bounds lived the most wealthy set in early St. Louis, the handful of aristocratic French families whose lavish and frequent entertaining earned them the premiere place in St. Louis society. Today's Mardi Gras stands as a legacy to those festive, carefree days of Frenchtown.

When St. Louis was little more than a village Frenchtown was a patchwork of orchards, farms, and country estates, inhabited mostly by the wealthy French families who lent a hand in the founding of St. Louis. One of the earliest of these estates was that of Gabriel Cerre, from about 1780 to 1805. His home, situated just southeast of the present Park and Broadway intersection, was the frequent scene of elegant European powdered wig parties set against a frontier background. During two such occasions Cerre announced the marriages of his daughters, first, Marie Therese to Auguste Chouteau, and later Julia to Antoine Soulard, a French surveyor. After Cerre's death in 1805 Antoine and Julia inherited the Cerre estate, and along with a grant of an additional 122 acres, the Soularads owned almost all the property between present Park and Geyer Avenues, from the river to 13th Street. The couple lived in Cerre's house, continuing his lavish

entertainment tradition until Antoine died in 1825. In 1836 Julia began subdividing her estate and in 1837 built a large house on Decatur (9th) Street just south of Park Ave. There she spent most of the remainder of her life, continuing to sell surveyed lots, and in 1838 she donated to St. Louis the two blocks on which Soulard Market stands. In 1839 one of her sons, Henry, built a mansion on the southwest corner of Hamtrameck (Tucker) and Soulard (Lafayette). This home soon became one of the premier entertainment spots in St. Louis; "the gala balls held there were legendary." He died in 1891, and the beautiful home was leveled by the same 1896 tornado that destroyed the original Soulard Market buildings. Henry's mansion site is now a vacant lot at Tucker and Lafayette. Julia's 1837 mansion stood until 1952 when I-55 was built.

A surviving example of the festive, gracious French culture stands in the form of the DeMenil mansion, finished relatively late, in 1863. Built by Nicholas DeMenil, whose wife was a great-grand niece of Julia Soulard, the estate was surrounded by wilderness at that time, much like Cerre's estate 75 years earlier. The house narrowly avoided the fate of the other grand mansions of early Frenchtown thanks to the efforts of the Landmarks Association to divert I-55.

We can only imagine the pomp and circumstance of the festivities that once took place on the grounds of the DeMenil and like estates. But the Mardi Gras in Soulard today recalls a culture that moved one 18th century St. Louis settler to write of the French: "They were, beyond doubt, the most happy and contented people that ever lived. They believed in enjoying life. There was a fiddle in every house, and a dance somewhere every night." Relive the French spirit as you enjoy the Soulard Mardi Gras. Have a good time!

—Jay Gibbs



The Soulard Restorationist
Box 13312 Soulard Station
St. Louis, Mo. 63157

Address Correction Requested



1984 HOLIDAY PARLOUR TOUR

The day of December 16th began as a dismal, wet morning, but with Thelma's prayer, it seemed we were rewarded with sunny, 70 degree weather as the tour opened at noon. If our tour goers did not come to the Souland Parlour Tour with the Holiday spirit, they could not help but leave with it. So, once again our neighborhood pulled out all the stops and opened its doors to the city and showed them why we all love to live in Souland. What seems to impress our guests the most is how we take the time to talk to them. We enjoy sharing our experiences and telling them just how we got here in the first place.

I want to thank all the people who made this tour possible. Let me start with Thelma Hemmens who gave so much of her time and help and to Rev. Joan Dippel and the Jesus Church for allowing us to use their facilities. Secondly, thanks to all the people who with much pride, hospitality, and excitement decorated their homes with many assortments of unusual holiday decorations, and then opened their homes for all to see. Therefore, thank you Karen Mondale, Skip and Darlene Gaterman, Judy Johnson and Helen Grotz, and Geri and John Soderberg.

Then there was this year's new attraction, the American Flyer "S" Gauge train collection of Peter and Leslie Sortino which delighted persons of every age. Thanks Peter. And, a special thanks to you, Leslie, who put up with the loss of your husband while he worked the long hours on the train. Adding to the magic of the occasion was Marge Cooper's wonderful doll collection. Thanks to all of you who made the train room shine with holiday spirit; Ralph and Sandra Allen for your decorative expertise, Vicki Renisch and Nancy Grimshaw for your wonderful forest trees, Marcia Wilson and Mary Jo Warren for the peppermint reindeers. In addition, can we forget "ole Ho Ho" himself, J.R. Key, for the great job he did portraying Santa. Kathy Dabrowski-Poe deserves thanks for the press she arranged for the train room. Also, thanks to the cookie bakers, carolers, tour guides, chestnut roasters, and to all the people who worked in both the homes and the train room. A big thank you to my tour committee: Pat Price, Phyllis Young, and Mary Jo Warren. Also, my board liason, Nancy Farber, and co-chairman, Richard Eaton.

It's activities like this holiday tour that make Souland a fun place to live.

— John Durnell

SPECIAL THANKS

A recent addition to the Souland Housing Office is a four-drawer filing cabinet to be used for the SRG Archives. Mary Sheridan donated the filing cabinet. On behalf of the entire SRG (and especially Skip Gatermann who has housed the archives for many years!), a sincere *Thank You* for your generous gift, Mary!!

MEMBERSHIP

If you know of a resident of Souland who would like to be officially welcomed to our neighborhood, or anyone interested in becoming a member who may like more information about our organization, please contact me at 773-6515.

Dale Miller

Friends of Souland

We would like to welcome our new Friends of Souland.

Paul Blanchard
Tonce Yarbrough
Polly Cazaux

JOIN TODAY

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

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Souland: It's worth preserving!

THE LITTLE ENGINE THAT COULD

The Holidays *always* bring out the kid in everyone. The Train Room, a new attraction of the 1984 *Holidays in Souland Parlour Tour*, was no exception. Due to the enormous success of Peter Sortino's American Flyer "S" Gauge train display on Tour day, the Train Room at the Jesus Church was open for train lovers and children of all ages on December 22, 23, and 24. More than 800 people viewed the trains during the additional 12 hours the Train Room was open, with the proceeds shared equally between the SRG and the Jesus Church. Since there was a time limit in watching the magnificent layout during Tour day, many Tour

visitors returned to watch the trains at their leisure and brought families and other train enthusiasts with them. In addition to our visitors' warm acceptance, the media also tooted their horns over the trains. The *Post-Dispatch* and *Neighborhood News* made the Train Room a whistle stop for coverage, as well as Cable Channel 3 which will be airing a 30-minute program on the trains. Derailments notwithstanding, the overwhelming response from our visitors was "Gee, I hope the trains will be back in 1985!!" Watch out, Chessie, Conrail and MOPAC, the Souland Express is off and rolling!

Nancy Farber



Committees

Committee: House Tour
Chairman: Richard Eaton
Liason: John Durnell
Members: Pat Price, Mary Jo Warren, Kathy Hurst, Delores Phelps, Phyllis Young

Committee: Beautification
Chairman: Marcia Wilson & Bob Printz

Liason: Judy Marquis
Members: Linda Hoffman, Jay Gibbs, Darrell McDaniel, Kirk Williams, Chuck Cooley, Bill Rochester, J.R. Key, Delores Phelps, Anne Lewis, Sally & Dave Payne, Ann Meszko, Terry Dickman

Committee: Membership
Chairman: Dale Miller
Liason: Alice Jennings & J.R. Key
Members: Darlene Gatermann, Pam Mundy, Maria Sanfilippo

Committee: Restorationist
Chairman: Mary Jo Warren & Jay Gibbs

Liason: Catherine Perry
Members: David Lester, Madt Mallinckrodt, Lana Downing, Terry Hoffman, Chuck Cooley, Terri Dickman, Kristin Graham, Vicki Renisch, Nancy Grimshaw, Marcia Wilson

Committee: Zoning
Chairman: Judy Johnson & Skip Gatermann

Liason: Amy Dawson

Members:
Committee: Traffic
Chairman: Judy Johnson & Skip Gatermann
Liason: Amy Dawson
Members: Paul Kjolrie, Bob Printz

Committee: Fund Raising
Chairman: Jim Felling

Liason: Madt Mallinckrodt

Members: Terry Berger

Committee: Crime

Chairman: Open

Liason: Nancy Farber
Members: Anthony Bufalo, Terri Dickman, Kirk Williams

Committee: Code

Chairman: To be decided

Liason: Tony Hanson

Members: Tom Dobbins, Peter Sortino, Judy McDaniel, Terri Dickman, Kirk Williams

Committee: Friends of Souland

Chairman: Alice Jennings

Liason: Alice Jennings

Members: Mark Lyman, Judy Marquis, Kathy Dabrowski Poe, Kathleen Hurst, Brian Samuels, Gale Wachsnicht, Tony & Debbie Hanson

CONGRATULATIONS

The Souland Restoration Group would like to congratulate Betty Pavlige, a long time resident of Souland, for being selected as one of 1984's Women of Achievement. Mrs. Pavlige was honored as this year's Good Neighbor. Not only has she maintained her business in Souland since 1945, but there are few people who do not know her for being the author of *Growing Up in Souland*. Mrs. Pavlige has demonstrated her strong belief in Souland as a viable part of St. Louis and her people throughout her lifetime. We should all be proud to have such an individual in our midst.

More Adventures of an Amateur Rehabber

In the last episode I proudly stated that I'd have moved into my livable, if not comfortable, house by Thanksgiving Day. Well, Thanksgiving, Christmas, and January One are all history, yet I still can't occupy the house on which I am paying two mortgages. Murphy's law has struck as inevitably as winter winds.

But I won't go into the litany of problems I had with my plumber, electrician, heating contractor, and tuck-pointer; suffice it to say that they either took far longer than necessary to complete their appointed tasks, or cost much more than expected, or both. There is definitely something to be said for *binding* contracts. Live and learn, baby! On a happy note, I did finally receive approval from those revered gods, the inspectors of my pipes and my wires.

The next step I am now wading through — insulating my humble abode. You see, walls and roofs that seem weatherproof in September have more holes than a Swiss cheese in January, so my contractor (it's his truck) and I travelled to the wilds of South County for the big purchase. After recovering from the shock of the bill, we piled 21 rolls of the pink stuff on the truck, just enough to insulate all the roof. As we pulled out, my contrac-

tor/truck driver reassured me that the rolls could not possibly blow off. On Interstate 44 Mr. Murphy got his revenge; rolls began diving over the tailgate like paratroopers in those old World War II movies. If on December 14 you saw a white pickup parked on I-44 near Grand Avenue with two men chasing windblown rolls of insulation, that was us.

After finally bringing the bounty home, the real fun began (and continues, I'm afraid). Before the first roll was all up in place, tiny particles of glass were flying about like a Colorado blizzard, and I had neglected to have an air mask. Believe me, I do now. The Pink Panthers on the wrappers of this vile stuff called fiberglass smiled blandly as the 7-year itch set in. Of the itch there are no words, you have to be there. Nothing quite equals the thrill of fiberglass batts slipping free of roof joints into your upturned face.

Naturally, I miscalculated and was a couple rolls short. What looks like alot on a B and B loading dock is, like everything else, swallowed in one easy gulp by a voracious old house. But I'm determined; I'm gonna drag this kicking and screaming pile of bricks into the twentieth century if it kills me. Until it does, or until next time, so long, and watch out for travelling fiberglass salesmen!

Jay Gibbs

THANK YOU

The Souland Restoration Group would like to thank M. s. Polly Cazaux for her thoughtful and generous donation of old locks, door handles, fixtures and other artifacts retrieved from demolished buildings. What Mrs. Cazaux would like to see happen is to put these items back into the old homes where they belong.

On a recent trip to Souland, M. s. Cazaux was pleased to see the progression that has occurred in the past five years. She has been kind enough to offer these items as a donation to further the development of Souland.

Thank you, M. s. Cazaux. It is people like you who care about the craftsmanship of the past who help make neighborhoods like Souland the vital, exciting voice of the past it is.

ZONING

Skip Gatermann and Judy Johnson are the co-chairmen of the new Zoning Committee. As always, they are looking for members who will be active in doing the research to create a "Master Zoning Map" for Souland, and then pursuing any zoning changes necessitated by that map. For those who aren't sure why zoning is so important, remember that several homes in our neighborhood are zoned commercial and, depending upon that commercial classification, could enable your nextdoor neighbor to open a confectionary in his living room or even a light industrial plant in his dining room. To join the zoning committee, call either Skip Gatermann (771-4191) or Judy Johnson (776-6001).



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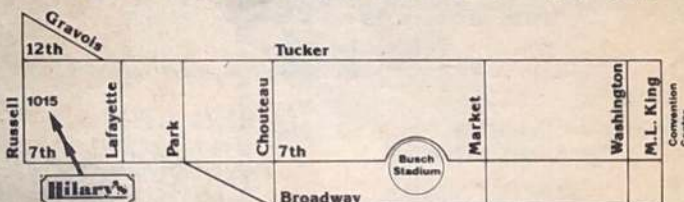
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On Russell between Broadway and Twelfth.

OPEN FOR LUNCH AT 11AM



About The Souland Restorationist

The Souland Restorationist, circulation 5,000, is published every two months by the Souland Restoration Group. It is mailed to SRG members, advertisers and subscribers and is distributed in Souland and St. Louis area businesses. Call 771-7766 to place ads and subscriptions. Membership information is available from SRG Housing Office (771-5563). Letters to the Editors and articles are appreciated.

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Notes from the Animal House . . .

Congratulations are in order (again) for the House Tour Committee, and all those who helped them, for another successful House Tour. Everyone that I talked to the day of the Holiday Tour was impressed by the quality of the tour and by the friendliness of the people who were conducting it. We can all be proud of yet another high-class Souard House Tour.

Your Board of Directors is working on improving the way our organization performs its business. We are in the process of putting together our annual budget. This should help us anticipate and control our expenses. We are reviewing Committee Head guidelines that will define what is expected of each of our committees. We hope to make the organization more responsive and more accountable to our membership.

We are in the enviable position of having money to spend for the betterment of our neighborhood. If you want to help decide how that money should be spent, I urge you to become involved in our organization. At least, attend the monthly membership meeting. Matters of importance are discussed and decided every month. Better yet, get involved with one of the committees. This is the level where ideas are discussed and planned and turned into reality. To get involved, contact any board member or committee head. See you at the next meeting!

Tony Hanson,
President SRG

Off-Broadway, Off-Off Broadway and by regional theaters around the country, including the Provincetown, Marymount, and Weston Playhouses. He was actively involved with Julia Myles in the founding of the Roundabout Theatre in New York. He has written for television, including episodes for daytime soaps and a weekly series for Lily Tomlin. At City Players, Zimmerle's work has been remarkably extensive and varied: in addition to acting and playwriting, he has been technical director, stage manager, lighting, sound, set designer, and dramaturgist. He designed the sets and stages for all City Players productions of *Julius Caesar* and for our American premiere production of *Fate of a Cockroach*, by Egypt's Tewfik Al Hakim, and for most other productions of the past three seasons.

If anyone is interested in participating in such a group, please call Carl Zimmerle at 436-3025 between 6 and 9 p.m.



PRESERVING OUR HERITAGE

I'm having problems with Heritage, they delayed my application to:

- ☐ Build a fence
- ☐ Add a room
- ☐ Replace windows
- ☐ Demolish a building
- ☐ All of the above

This and similar statements appear to be common whenever people get together and discuss projects that they are doing in Souard.

The purpose of this column and succeeding columns will be to explain how familiarity with the construction and restoration standards would help decrease delays in the application process.

The standards governing construction and renovation are part of Ordinance 57078 which established the Souard Historic District and was approved November 26, 1975. The prime objective of these standards is to maintain the distinctive European character throughout the neighborhood. This is best accomplished by adhering to the standards as closely as possible.

If anyone were to ask those individuals, complaining about delays in the permit process, if they had read the district standards, I am almost sure the answer would be, "No, I haven't."

Planning the renovation of a building is a complicated process involving many players. Doing the planning without knowing the standards is like playing a game without bothering to know the rules.

The umpires in the renovation game are located at City Hall. They are the staff of the Building Division and the Heritage Division. They know the rules. It would help if the players also knew the rules.

Copies of the standards for Souard are available at The Souard Restoration Group Housing Office at 1216 Russell Monday, Tuesday, Wednesday and Friday from 11:00 to 2:00 p.m. The phone number is 771-5563.

Arnold Montgomery
Heritage Commission

SOULARD LITTLE THEATER

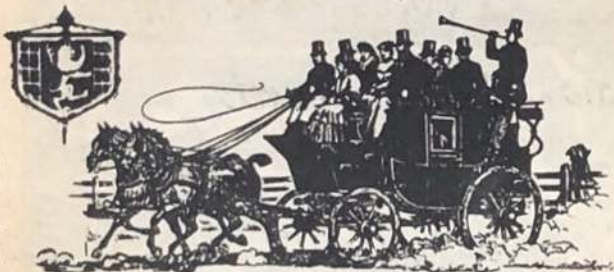
One of our local residents, Carl Zimmerle, is trying to determine how many people in our area are interested in forming a theater group in Souard.

Mr. Zimmerle recently moved to St. Louis from New York City where he was active as a director and designer.

Mr. Zimmerle has been director, actor, and designer in nearly one hundred productions and is known particularly for his design genius and for his pioneering work in open-staging in New York and here with Irma Schira Tucker. He recently directed an outstanding production of Tennessee Williams' *Vieux Carre*. Zimmerle's theater beginnings were at Washington University; one of his plays won first prize in that school's playwriting contest. After serving as technical director and designer for City Players, his writing ability directed him to New York where he came to the attention of the Theatre Guild and the noted playwright William Inge. It was Inge who sponsored his membership in the prestigious New Dramatists Committee. The Theatre Guild option his first play, which was later staged with Jean Stapleton, Pat Hingle, and Will Geer in the leading roles. Zimmerle was assistant director to Sir Cedric Hardwicke for a Guild production of *The Burning Glass*, in which Sir Cedric also starred. Zimmerle's plays have been produced

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ALLEN AVENUE

On the northeast corner of Ninth Street and Allen Avenue stands a building that has been home to local taverns for as long as anyone can remember. It now houses a new establishment that promises to rank with the best of them. Gary Hibdon's *Allen Avenue Restaurant*, which has been open as a pub since July 1984, has already developed a group of loyal patrons, and as one enters the double doors at 825 Allen Avenue, it's easy to see why.

The interior features perhaps the most beautiful wood decor in Souldard, which Gary assembled himself. The floor consists of white oak planks bordered by strips of walnut and cherry. Pinstripe walnut wainscoting is topped by a mahogany chair rail. Both bar and back bar are of walnut and mahogany. Illuminating the premises are numerous reclaimed brass antique light fixtures, and a brass footrail shines below. The background is exposed brick and classic white walls; the latter matches white tablecloths covering antique tables. Antique chairs beckon one to stop awhile.

Gary's restaurant holds happy hour from 4 to 7 weekdays, and will shortly offer lunch fare from 11 to 1:30, with appetizers available all day. The lunch menu will consist mainly of freshly prepared soups, salads, and sandwiches. Gary says of the lunch schedule, "It'll happen very soon!" and if the food is half as nice as the decor and the hospitality, there'll be waiting lines.

Another interesting feature of *Allen Avenue Restaurant* is the local artwork and entertainment. The walls display the works of local artists, all of it for

BUSINESS REVIEWS

sale. Presently showing are selections by Dennis Lustick. Entertainment on Thursdays, Fridays, and Saturdays from 9 p.m. to 1 a.m. showcases local musicians performing original compositions, usually blues or folk music.

Allen Avenue Restaurant successfully combines the cozy, personal hospitality of an old neighborhood pub with surroundings reflecting painstaking hours of rehabilitation. The forthcoming addition of a lunch menu can only make a good thing better. When you see the gray awnings at Ninth and Allen, do drop by. You certainly will be glad you did.

CODY'S CORNER

Across from Souldard Market Plaza, at the intersection of Ninth and Lafayette Streets, stands a group of buildings that house a collage of unique small businesses. Collectively they are known as "Cody's Corner" and if you haven't browsed through the shops, you've missed something.

The owner and anchor of the corner is *Cody's* bar and restaurant, at 1712 South Ninth. Known as "Schultz's" for decades, the establishment came under new management in 1980 and has undergone a major interior facelift

since then. Bar hours are 9:30 a.m. to 1:30 a.m.; Sunday 1 p.m. to midnight. Restaurant hours are 9:30 a.m. to 8:30 p.m.; and 1 p.m. to 9 p.m. Sunday. The menu includes soups, chili, sandwiches, "a little bit of everything" is the owner's description. In addition to a daily special, *Cody's* will feature its traditional shrimp jambalaya dish during the Souldard Mardi Gras, February 16. On Saturday and Sunday nights musicians play a variety of musical styles, including blues, country western, rockabilly and boogie woogie piano. *Cody's* neighborly charm inspired the poem "The Chemistry of Cody's" by Dean M. LeBel, who was struck by the comfortable first-name familiarity. *Cody's* has that feel about it, a feel that only a long-established neighborhood gathering place will have. Look for the sidewalk kiosk by the door.

The recurring description for the six shops on *Cody's* Corner is "eclectic"; each has its own merchandise, style, and clientele. *Opal's Flea Market* features both antique and modern recycled furniture and household items ranging from lamps to decorative glassware. The turnover rate is high and each week lots of new stuff appears. Tucked inobtrusively to the side is *The Doll Corner*. No Cabbage Patch

here; the beautiful dolls are completely handmade on the premises, including the individually cast and painted porcelain heads. Doll furniture and accessories also abound. Jane Oppliger's work recalls the old-fashioned skill and labor of love of an artisan. Through a large brick arch from *Opal's* lies *Hullabaloo*, a world apart though only steps away. This shop is the retail outlet for a wholesale business dealing in "unique and unusual" '50's and '60's merchandise, from mod clothing to artsy housewares. The walls are festooned with memorabilia of the era, and the new wave/punk rock set will find much to love here. *Tailoring by Monica* is upstairs; she specializes in alteration work, and does custom tailoring from scratch as well. *Hoppe's Unique Antiques* at 824 Lafayette features old radios, the pre-transistor kind, and a repair service for same. Eclectic items such as an old traffic stoplight also fill the three rooms. Next door is the *Haberdashery*, a vintage clothing store. The men's and women's clothing covers the years 1900-1960 in a broad base of styles. Most of the items are also available for rental, and the shop does a lively business in rental antique prom dresses.

Like the various merchandise, the hours of the shops vary. While a couple of them are open all week, most are open Thursday and Friday, and all are open on Saturday, the busiest day at Souldard Market. All in all, *Cody's* Corner makes a great stop before or after shopping at the Market, but warrants being a destination in and of itself. If you've not experienced this little area, it certainly deserves your attention. It can't be overlooked at the corner of South Ninth and Lafayette, check it out!

HULLABALOO



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The 3rd Annual Mardi Gras Ball is being sponsored by the Soulard Mardi Gras Association and the Saint Louis Ambassadors. This year the ball is being held on February 15, 1985 in the Rotunda of City Hall.

The musical entertainment for this year is ENCORE, a versatile group that plays a wide variety of popular songs from the last forty years.

The hors d'oeuvres are being specially prepared by the River Club and we will be entertained during the band break by St. Louis' own comedy singing group, The Hotsie-Totsies.

Also don't forget the costume contest. The best costumed man and woman will be crowned Rex and Cosmos of Mardi Gras and will ride on the Mardi Gras float the next day.

Tickets for the 1985 Mardi Gras Ball will be \$50.00 per couple. Costumes or formal attire is required. Valet parking will be available at the Tucker St. entrance. Reservations for tables of ten can be made by calling 773-1914. Ticket reservations must be made or received no later than February 11, 1985.

Soulard Mardi Gras Association, Inc.
1017 Russell Blvd.
Soulard, Saint Louis, Missouri 63104
(314) 421-3125



THE ODYSSEY OF 2001

(Author's note: The following article uses the terms "Czech" and "Bohemian" interchangeably. Bohemia, derived from the Boii, an ancient Celtic tribe, was the German name for a subdivision of the Austrian Empire. Czech is the native term for the Slavic tribe which settled the area.)

The phrase "architectural reuse" has been welcomed to the rehabber's vocabulary: The conversion of outdated commercial and cultural buildings to contemporary needs is recognized as a necessary step in the renaissance of cities. In St. Louis we have witnessed hat factories converted to senior citizen housing, synagogues to luxury apartments, fire stations to art studios and gas stations to animal hospitals. This coming summer a train station will reemerge as hotels, shops and restaurants.

Buffeted by the tides of nearly 150 years of St. Louis history, most of Soulard's buildings are veterans of rescue. Some are like cats with nine lives.

When 2001 S. Ninth Street was born nearly 115 years ago, no one could have imagined the lives it would lead. The large, three-story brick building, commonly referred to as the "Smile Factory," was erected on a site with already a few tales to tell. In 1837, William Russell, a Virginian who made his fortune in real estate, purchased 76 acres to the south of the Soulard estate to be a country retreat called Crystal Springs Farm. Five years later he built a splendid stone house fronted by Doric columns and gave it to his only child, Ann, and her new husband, Thomas Allen.

Allen, an attorney who made his own fortune in railroad development, remained at the Farm for more than twenty years before the family moved to the swanky downtown Planter's Hotel. The house stood until nearly 1900 on a rise just to the northeast of the intersection of Ninth and Russell.

The core of the estate, bounded by Ninth, Menard, Allen and Russell, was leased in 1862 to the brewers William

Stumpf and Herman Bachmann for use as a picnic ground and beer garden called Union Park. Whether by inspiration of Allen or the brewers, 2001 S. Ninth, first known as the Union Capitol Hall, rose in 1871 at the northeast corner of Union Park. Its first tenant was the Bohemian Gymnastic Association, or Sokol.

A Sokl, literally translated as "Falcon", was not merely a sports club. A Czech parallel to the German Turnverein, it was actually a quasi-political organization. During the nineteenth century the Czech lands were under the rule of the Austrian Empire and the Czech minority was prohibited from political participation. To circumvent this prohibition, as well as to foster nationalism, the Sokol came into existence.

The new Sokol was located at the southern edge of what was commonly referred to as "Bohemian Hill" which during the second half of the century was the largest collection of Czech people outside Europe. After the failure of the liberal revolutions of 1848, thousands of Bohemian immigrants landed in New Orleans and journeyed up the Mississippi to St. Louis, Chicago, Cincinnati and farm communities in Nebraska. By 1860 there were 2600 Czechs living in St. Louis, clustered around Ninth and Soulard (now Lafayette) Streets.

The new Czech community developed along the same divisions that existed in their homeland. Although, by Austrian law, they were all nominally Catholic, about half were followers of the native Free Thought Movement which was ardently nationalistic and anti-clerical. The Free Thought and Catholic populations lived together on Bohemian Hill, but they developed their own sets of institutions. While for the Catholics these centered around St. John Nepomuk, the national parish church, the Free Thought Czechs founded, in 1854, the C.S.P.S. (translated as Bohemian-Slavonian Benevolent Association) which, along with the Sokol founded in 1965, saw to their needs.

Continued on pg. 7

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As in many meeting halls for ethnic groups, the first floor of the Union Capitol Hall housed a tavern. The second floor featured a large auditorium with a stage at the eastern end. A third floor mezzanine, which still exists, ringed the other three sides of the hall, supported by square piers. The huge ceiling was decorated with tin, as was the band around the stage opening. Along with ornamental brackets topping the mezzanine piers, these provided the room's decorative elements.

In this room monthly meetings were held, as well as the large annual dances in native costume, such as the Farmer's Dance and the "Beseda", or Big Dance. It was also the scene of performances by the Slovanie, a theater subgroup which produced Bohemian plays, and a singing society. Other parts of the building housed a comprehensive library and a day school, which in 1898 had 200 pupils.

When the Sokol's first lease expired in 1887 it was not renewed. For the next seven years the building was instead used to house the German community's Schweitzer National Turnverein. Ironically, the Sokol first relocated to the Turnverein's former Tenth and Carroll headquarters. In 1894, the Sokol negotiated a 13-year lease with the heirs of Thomas Allen — he died very rich in 1882 — and reclaimed the facilities.

It did so just in time to catch the tornado of 1896 which severely damaged the building. Much of the roof and eastern wall were ripped away, but the repairs included a higher, more ornamental facade and an altered roof line.

In 1900, long before the expiration of the lease, the Sokol purchased from the Allen family the building it had occupied for most of the past 30 years. It continued to do so until 1922 when it reconciled with associated fraternal organizations, from which it had split in 1897, and moved to the Bohemian National Hall at 1701 Allen. It remained there until the construction of Interstate 55 forced the building of the current quarters at Lansdowne and Kingshighway.

The words "Bohemian Gymnasium" can still be faintly read above the entrance, but it's the building's second function which is more obvious. For forty years after it was sold by the

Sokol, it housed several soft drink manufacturers, including the Orange Smile Syrup Co. They provided the building with its most notable feature: a brand of white tile covering the north and east foundation walls, emblazoned with the logos for orange Smile and Cheer Up soft drinks. For this reason it has come to be called the Smile Factory.

In the mid 60's, the building briefly suffered through a third incarnation, this as a roller skating rink. It's not hard to imagine skaters circling the auditorium floor while friends watched from the mezzanine above, but the venture did not fare well and was short lived.

At this time the clearance of the old area to the east of Souard for the new Kosciusko Industrial Park caused the Powercraft Corporation, which had been in business for decades, to search for a new location. In 1967 Powercraft bought 2001 S. Ninth and began to manufacture there what certainly must be Souard's most unique product, heavy duty switches for electrified rail systems. Some of the equipment weighs thousands of pounds and would be a severe strain on most century-old buildings, but not those built with Beseda in mind.

The old Union Capitol Hall is now awaiting its next incarnation. Oron Sandler, an engineer who has done some development in Souard, became interested in the building in 1980 and purchased it, along with Powercraft, last year. Dissatisfied with the building's inability to perform as an efficient plant, he anticipates relocating the business in the near future.

Sandler has considered several alternatives for the building's reuse, including commercial, recreational and residential development and the installation of solar panels for heating and cooling. He is most interested, however, in restoring it to a use similar to its original, a meeting hall and entertainment center. Buildings appropriate for such uses are exceedingly rare in the Souard neighborhood and there is little doubt that such a facility would be a welcome addition. While no plan has yet proven to be economically feasible, Sandler is willing to consider serious proposals to make the fifth life of 2001 its most glorious yet.

Russell Farber

TRAFFIC COMMITTEE

A blind spot has now developed at the stop sign at the junction of 12th and 13th Streets and the new Anheiser-Busch Hospitality Center. Whereas this once was an intersection requiring only casual observation of safety rules, it now demands a keen eye and a certain disregard for personal safety to pull across the intersection and travel north on 13th Street. Its proximity to the Third District Police Station only adds to the excitement, and when all the tree plantings are finished this spring, the intersection of 12th and Lynch may require help also. We will be taking this matter up with the Street Department to see what can be done to minimize accidents. Secondly, we want to remind you that while commercial vehicles cannot legally park on residential streets (especially overnight or over weekends), use discretion in urging police enforcement of this ordinance.

Remember that pick-up trucks are classified as commercial vehicles and while you may want the tractor/trailer rig parked across the street from your home ticketed, the police officer who responds to your call is legally empowered to also ticket every pick-up truck he sees (including the one you may own). Until a special classification is created for family-owned pick-up trucks, they fall under the same commercial vehicle designation as Slay's tankers. A reminder: if you are aware of missing or damaged street signs, contact someone on the Traffic Committee and let us know the details. We will attempt to have them repaired or replaced as soon as possible. Also, because traffic patterns can change so quickly, if problem areas arise, give us a call and we will attempt to work out a solution with the Street Department.

Judy Johnson, Skip Gattermann
Paul Kjolrie, Bob Printz



WHERE IS IT?

This balcony is just hanging around. Its location is elsewhere in this issue.

ANNIVERSARY COOKBOOK

1985 marks the 250th anniversary of the founding of the city of Ste. Genevieve, Missouri, and as part of the year-long celebration, the 250th Celebration Commission is sponsoring an Historic Cooking Contest.

Missouri residents are invited to submit recipes which illustrate the diverse culinary traditions of Missouri and reflect its history as a cultural crossroads and gateway to the West. Each entrant must submit a ready-to-prepare recipe and a brief narrative relating the dish to some aspect of Missouri history. Personal anecdotes are especially appropriate. Equal weight will be given to the recipe and the human interest and appeal of the narrative in judging.

Cash prizes totaling \$2000 will be awarded through a grant from Pet, Inc., of St. Louis. Selected recipes will be published in a cookbook which traces the state's history through the culinary customs of its residents. Recipes and narratives which demonstrate the contributions of Native Americans, French, Spanish, Black, Anglo-American, German and other national groups to the settlement and development of Missouri are being solicited.

For information on how to enter, send a SASE to Historic Cooking, Community Affairs Office, City Hall, Ste. Genevieve, Missouri, 63670. Or call 1-883-7098 or 1-883-5449. Contest entries must be postmarked no later than March 30, 1985.

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A DARK DAY IN ST. LOUIS HISTORY

May 27, 1896 is one day which St. Louisans long will remember as a dark day in the city's history. On this day the Cyclone or Tornado of 1896 touched down and destroyed much of the near southside of St. Louis. By the time the fury of the tornado had spent itself, a path of destruction had been made in which over 140 people had been killed and over 1,000 were injured. A group of men on the upper floor of the Wainwright Building (the tallest building at the time in St. Louis) watched as the tornado unleashed its destructive energy and lay waste to over ten million dollars in property. In all, over 8,000 buildings were demolished.

The tornado's path began at Jefferson and Lafayette Avenues where it touched ground. It moved eastward through Lafayette Square. It continued eastward through the areas east of the square and followed a line generally along the streets today known as Lafayette and Souard. Its direction then turned toward the northeast and crossed the river and touched the Illinois shore at a point where the Eads Bridge touches the Illinois bank. It then continued through the railroad yards of East St. Louis and ended its destructive tour of the area.

Some interesting effects of the tornado have been recorded for us in history. Much of the housing around Lafayette Park was damaged or destroyed. Every tree in the park was uprooted and destroyed. However, the statue of Thomas Hart Benton remained standing proudly in the park.

Closer to home in Souard, Trinity Lutheran Church was demolished to

the foundation. The just finished SS. Peter and Paul Church at Eighth Street and Allen Avenue had its roof and spires removed. Souard Market vanished during the tornado as well. Many homes in the area were demolished or damaged severely.

As the tornado left the Souard area, other noteworthy examples of destruction took place. The eastern approach to the Eads Bridge was damaged. Railroad trains were overturned in the railyards of East St. Louis.

Today one may see evidence of the effect of the tornado on the Souard community. A tour of these may be made briefly on a short walk. The home at 911 Souard Street testifies to the spirit of those who resided here. The third floor of the home was partially blown away. Contrasts in the mortar show where the owners replaced that portion which was damaged by the tornado's force. The spirit to rebuild is evident, also, in Trinity Lutheran Church. From the foundation up, the church was reconstructed. The church's original pulpit was spared by the tornado. However, a portion of its adornments is different. Small statues of Matthew, Mark, Luke and John and the archangel Gabriel were in place on the pulpit originally. A beam fell during the tornado and destroyed Gabriel. A church in Dresden, Germany heard of Gabriel's fate and sent a replacement for him. The replacement, however, was made in the likeness of Martin Luther, the founder of the denomination.

A final example of evidence of the Tornado of 1896 is in the four-family

structure directly across the street from the entrance to Trinity on Eighth Street. Most of the homes on the east side of Eighth Street in this block were constructed between 1840 and the 1860's. These homes would not have been built with Mansard roofs as their construction predates the use of the style on working class dwellings. This home, however, sports a Mansard roof. The owner, after the tornado removed

the roof, took advantage of the tornado's destruction to modernize the home with a Mansard roof.

The tornado gives evidence that the restorative spirit is not a new one to Souard or St. Louis, but it is one that is naturally at home in the community. From one dark day in St. Louis history was born the spirit of rebirth which is alive in the community today.

Skip Galermann



May 28, 1896

My Darling,

I ought to thank the Lord that I am alive to write you, & I do. All of our family escaped the terrible ordeal which we went through yesterday and I am glad to say that none of our property is injured or damaged in the least. I have just returned from East St. Louis & found the three houses all right.

We have just gone through the most frightful cyclone, wind & rain storm that has ever visited this city or state & I sincerely hope I will never experience any thing like it again. The scene enacted in this city and East St. Louis yesterday afternoon is simply indescribable and what ever reports you may read in the papers will give you only a faint idea of the fearful sights, and the horrible destruction and I don't expect to be able to write you a description of it all, when I know there is no person living that could do it. So I will just tell you how I got out alive, which I never expected to do.

Yesterday about a quarter to five I walked out of the office & over on the boat (City of Monroe). The Captain (Chas. B. Zeigler) told me that I would have plenty of time to attend to the passengers (45 of them) as he was not going to leave the wharfboat until the clouds blew over as it was a little cloudy. I had been talking to the clerk for 15 or 20 minutes when the cabin doors & transoms began to blow open very suddenly but not altogether strong. I at once advised the clerk (Mrs Archie Woods) to leave the boat & go with me in our office on the wharf as I thought the boat might blow out into the river & the chimneys would blow over. Well I started as hard as I could run and as I got to the bottom of the boat steps all the freight that was stored on the boiler deck commenced to blow down the steps nearly on me. Another step brought me to the forecabin (or deck) of the boat. There was no one in sight as every body had run for their lives, & the large boxes of meat that weigh 650 lbs were being blown around the deck as though they weighed 10 pounds. I lost my breath for a moment

& then it too late to get off the boat forward as she had parted her lines & was being blown out in the river. I then ran back to the after end and jumped for the wharf. I caught safely & started to run across the wharf & out on the levee when the top of the wharf commenced to blow off & then lumber, railroad ties, bricks, freight, and everything imaginable was flying in the air in all directions. I was for a moment dumbfounded & knew not which way or where to go—but there was not time to loose. The mate was shouting at Negro roustabouts trying to hold them to their work, and the cyclone was blowing in every direction, houses were falling to pieces, the rain was pouring in torrents, it was pitch dark & the din, noise and roar of the wind was beyond description. I never expected to live another minute but thought if I could get to the iron columns that support the elevated railroad track on the levee and only 50 feet away I might hold on to the place if the wind would not jerk my arms out of their sockets. So I started on a run with hat in hand in my shirt sleeves & wrapped my arms around one of those iron columns with six or seven negro roustabouts hanging on the same as I was & we just stood there in the pouring rain & most awful hurricane & cyclone trying to avoid the flying debris. For twenty minutes it continued & I thought it was twenty years. If ever I said my prayers you may rest assured I did not forget them at that time. After it subsided some I ran on the wharfboat wet to the skin & cold & dirty as if I had been dug out of a coal pit. I found Lee looking as dirty, wet, and frightful as I was. He had been hunting for me as he knew I had gone on the boat.

Well the Monroe with all her crew & passengers was blown across the river almost a complete wreck; her chimneys, texas, and part of the cabin gone and all of the cabin a foot deep with water—and there the passengers had to remain all night as there was nothing left in the harbor to send to her. Every tug, every steamboat, every wharfboat (except the Anchor Line)

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was blown away, upset, completely wrecked, or greatly damaged and a more desolate looking site I never thought I would see. Our City of Cairo and Arkansas City were completely lost (wrecked). Looking toward East St. Louis nothing but wreck and ruin could be seen, and even a part of the *the bridge* (Eads Bridge) is blown down & the heavy & massive stone work at that! All the elevators are destroyed. Looking to the west almost every house to been is unroofed, in many cases two or three stories blown down. Pine, Olive, & Chestnut Streets from the river to 3rd Street are impassable.

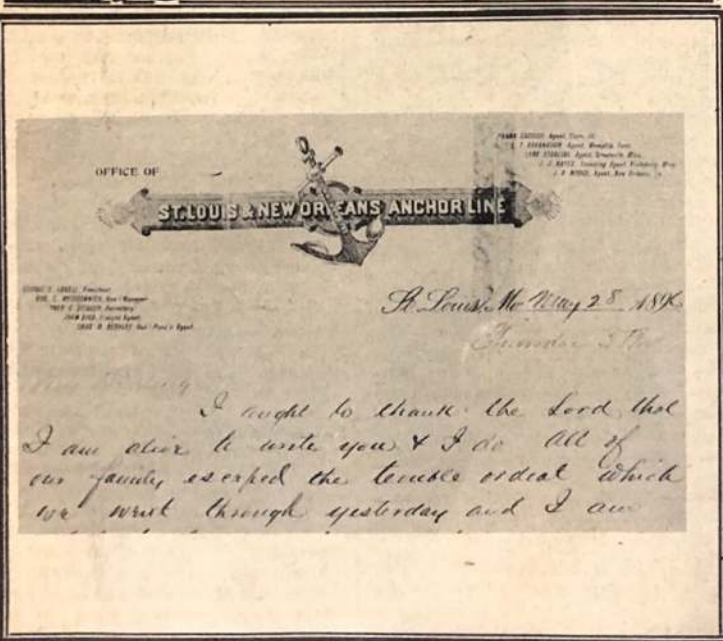
I took the Olive Street Car (the only one in the city running) & went out to Mamas. Annie and the children were there & when I entered the house they all cried, & cried, I presented such a horrible sight that they thought of course Lee must be lost, but he too soon came home. I got supper there & with Robby got a carriage & went out home. When I arrived everything was there but locked up. Mr. Ottofy called to me & I found Mary & the dog over there. We talked until midnight!

This afternoon I managed to get across the river and the scene of destruction & desolation over there is simply *indescribable*. I saw many dead & more injured, but our houses and tenants were all right.

The town of East St. Louis reminded me of the Worlds Fair — that is in the people over there sight seeing. The levee on this side has been like a holiday all day long with people down here to see the sights.

Well I hope I man never experience anything like it again. Sent your Papa a telegram this morning and will send you papers today.

With Love & a kiss,
Charlie



May 29, 1896

My Darling,

Wrote you quite a letter last evening, but there is so much unwritten that I would not begin to attempt to describe.

I went home last evening very tired & worn out & intended to retire early, but Mrs Sylvester & Nina Taylor called to hear what news I had & we talked quite a while. I told them to come down to the wharf today, and so all of them came & I took them over on the Belle Memphis that got here last night and from the pilot house they got a good view of all the wrecks and frightful damage. They were perfectly astounded! About noon Mama, Annie, and Berkley came down but I was out at lunch & failed to see them. I was sorry for I know they did not see half of it. I will let Mary come down tomorrow & show her around. The levee & the ferry boats have been crowded all day long with sight seers.

We have just got back to the wharf-boat all that is left of the City of Monroe. Our City of Cairo & Vicksburg are a total wreck except for their hulls. When Berkley was down here this morning the boys told me he had a dog under his arm that he found lost on the levee.

They are still digging for dead over in East St. Louis. When I was over there yesterday I saw a half dozen dead persons & over fifty dead horses. There were about five hundred cars turned over. There is a steamboat turned over & sunk just outside of our wharf and the whole east shore of the river is lined with wrecked & sunken steamboats, tugs, and barges. Two of the excursion boats were wrecked but fortunately they had no passengers on board.

We have all been congratulating ourselves that we escaped alive. Any number of steamboatmen (owners) from the Ohio River came over to see

the wrecks—amongst them Frank Ellison says he could hear no news of his family & thought they were lost.

It is estimated that the loss will foot up to *fifty million* dollars & I don't think it is far out of the way. East St. Louis suffered the worst, then the river & river front, then the Soulard part of town where a great many lives were lost. They say there is not a tree left in Lafayette Park. From fourth Street out west there was not so much damage—only a roof or chimney here & there. No damage at all out on Clemens Ave. Mary says 'our little dog Frank understood the storm thoroughly & would go to the cellar windows of our house & Ottofys & tap on the glass with his front feet & cut up all sorts of tricks. I have to write in such hurry that I suppose you can not read it, am so busy I don't get time to write as I would like.

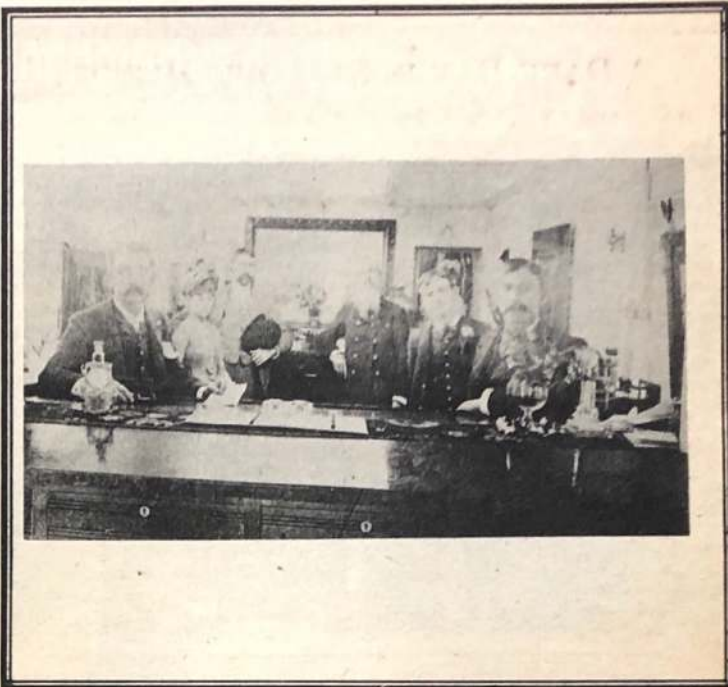
I hope you will arrange to come home next Thursday. Have not heard from you for two days—let me hear from you soon.

With love & a kiss,
Charlie

May 30, 1896

My Darling,

Received your letter written Tuesday & glad to hear from you. Also received letter from your Papa written from Grantsburg. I presume you have had a great deal of news about the storm. Business here is at a perfect standstill & the people have not recovered sufficiently to even think about business and all they do is to talk about the storm and tell their experiences or what they have seen. None of our office force has done a thing since the storm except to attend to straightening out such things that had gone wrong. I of course have been busy looking after distressed passengers & their baggage that was on the City of Monroe & now that this has been pretty well finished I do not feel like doing a thing. I suppose we will all recover our energy by Monday. In the distressed & damaged



districts people walk in the middle of the streets & ropes are drawn around dangerous places to protect the public. The ferry boat still continues to be crowded with sight-seers. I have not been down in the southern part of the city yet since I know I will never be able to get in a streetcar or get back. I told Mary last night to come down to the wharf & I would show her the damage but she said she had just come from South St. Louis & she was sick from the sights she saw & did not want to see any more & I guess she was right. There was not one employee or passenger on our line that we know of that was lost & only two or three injured. We were fortunate in this respect.

Well everything is all right at home & Mary wants to know when you are coming home. I am glad to hear that you and the baby are getting fat and feeling so well.

Tell Georgia Lee that I am taking good care of the five little yellow chickens for her. Sorry to learn your mother is not feeling so well. I hope she will get stronger and improve soon.

I expect to take dinner with Mama tomorrow & will ask her about the picture & let you know what she has to say about it.

Next week I am going to take out a cyclone policy, insuring our home & the three house in East St. Louis against wind storms, as I would have lost the three houses had they blown away—the insurance I have does not cover wind storms & cyclones.

I am getting anxious to see you and the baby. Would have gone over tomorrow (Sunday) had we not been worked up to such a pitch with all the excitement during the past three days.

Perhaps you had better ask your Papa to let you have any money you need & I will return it just as soon as you get home.

With love & a kiss for yourself
& Georgia Lee,
Charlie

Contributed by Charlie Berkley III

Neighborhood Fabric



Before:



After:

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When restoring a house, there comes a time when you must face the problem of what to do about those air-leaking or sometimes missing windows. Next to your roof, the windows in your home are the most vulnerable to the elements. Windows are highly susceptible to deterioration and the most likely to be in need of extensive repair or replacement. There are certain demands that older windows, even good ones, can not equal in the newer replacement window. Some of these are resistance to rain penetration, air infiltration, heat loss or gain, ease of maintenance and safe use.

The basic choices of windows are many. Start with the solids: wood, vinyl, steel and aluminum. Next there are clads: aluminum-clad wood, vinyl-clad wood, and vinyl-clad aluminum and steel. There are also many types of window patterns and operating systems: single hung, double hung, casement, awning, fixed, inward swing, upward lifting, louvered, divided lights, undivided, etc.

Looking carefully at the old windows, if such there be, is not a bad place to begin. They are often full of architectural and technical clues about what to do or what not to do. One of the first things to be decided is the degree to which historic appearance and authenticity are important. Preservationists see windows as one of the most important character-defining architectural elements of a building.

The basic approach to fit an existing rough opening (assuming that one does not alter the size of the rough opening itself, often an expensive and troublesome job) falls into two categories: "Custom" fitted windows, which by design fit the window opening exactly without the aid of fit kits to make the opening fit the window; and "Stock" windows, which by the use of the manufacturer-supplied adapting kits or on-site work to reduce the open-

ing are made to fit an existing rough opening which can give the surrounding window frame a "thick" look.

There are advantages and also disadvantages of the different types of window materials. Wood is a naturally good thermal insulator and all-vinyl sections are also excellent. Metal windows must be "broken" thermally to interrupt heat losses by conduction. Here is a list of the advantages and disadvantages of some materials.

Solid wood Advantages: Wood is a good thermal insulator; custom shapes and sizes easier to create; natural or historic appearance possible. **Disadvantages:** Components subject to expansion with moisture; requires painting and other care; can be heavy.

Solid aluminum Advantages: Wide choice of colors for coatings; lightweight; some flexibility in shapes and sizes; low maintenance. **Disadvantages:** Unless thermally improved, may be subject to greater conductive heat loss; for strength requires thicker sections; unhistoric appearance.

Vinyl-clad wood Advantages: Combines strength of wood and protection of vinyl; very low maintenance. **Disadvantages:** Limited colors; custom shapes and sizes usually not possible; unhistoric appearance; vinyl is subject to breakage.

Solid Vinyl Advantages: Very durable, with few components subject to moisture retention; wider variety of colors available. **Disadvantages:** Unhistoric appearance; may be broken and very difficult to repair in place.

There are so many types of replacement windows on the market now. It makes it very hard for the novice to decide on one. My advice on that is to ask questions. Talk to people who have already gone through this procedure. Listen to the good points and bad, then make your decision. Most of all, though, take your time, because you want to decide on this only once.

John Durnell



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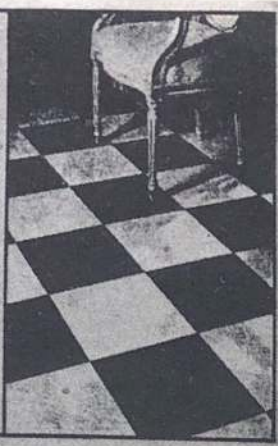
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in the Historic District of Soulard

FOR YOUR INFORMATION....

As a function of public information pertinent portions of the following ordinances are being reprinted. These ordinances are: Chapter 99, Chapter 353, and Redevelopment Procedures for Blighted Areas (commonly referred to as Spot Blighting).

The documents in their entirety are available for your examination at the Soulard Restoration Group Housing Office at 1216 Russell from 11 a.m. to 2 p.m. Monday, Tuesday, Wednesday and Friday. The phone number is 771-5563.

Chapter 99 Municipal Housing 99.030. Declaration and purpose of law.—It is hereby declared

(1) That there exist in the state insanitary or unsafe dwelling accommodations and that persons of low income are forced to reside in such insanitary or unsafe accommodations; that within the state there is a shortage of safe or sanitary dwelling accommodations available at rents which persons of low income can afford and that such persons are forced to occupy overcrowded and congested dwelling accommodations; that the aforesaid conditions cause an increase in and spread of disease and crime and constitute a menace to the health, safety, morals and welfare of the residents of the state and impair economic values; that these conditions necessitate excessive and disproportionate expenditures of public funds for crime prevention and punishment, public health and safety, fire and accident protection, and other public services and facilities;

(2) That these areas in the state cannot be cleared, nor can the shortage of safe and sanitary dwellings for persons of low income be relieved, through the operation of private enterprise, and that the construction of housing projects for persons of low income (as herein defined) would therefore not be competitive with private enterprise;

(3) That the clearance, replanning and reconstruction of the areas in which insanitary or unsafe housing conditions exist and the providing of safe and sanitary dwelling accommodations for persons of low income are public uses and purposes for which public money may be spent and private property acquired and are governmental functions of state concern;

(4) That it is in the public interest that work on projects for such purposes be commenced as soon as possible in order to relieve unemployment which now constitutes an emergency; and the necessity in the public interest for the provisions herein enacted, is hereby declared as a matter for legislative determination.

Chapter 353 Urban Redevelopment Corporations Law

353.010. Citation of chapter.—application.—This chapter shall be known and may be cited and referred to as "The Urban Redevelopment Corporations Law", and shall apply to all cities in this state which now or which may hereafter contain a popula-

tion of four thousand inhabitants or more, according to the last preceding federal decennial census and all constitutional charter cities.

353.020. Definitions.—The following terms, whenever used or referred to in this chapter shall, unless a different intent clearly appears from the context, be construed to have the following meaning:

(1) "Area" shall mean that portion of the city which the legislative authority of such city has found or shall find to be blighted, so that the clearance, replanning, rehabilitation, or reconstruction thereof is necessary to effectuate the purposes of this law. Any such area may include buildings or improvements not in themselves blighted, and any real property, whether improved or unimproved, the inclusion of which is deemed necessary for the effective clearance, replanning, reconstruction or rehabilitation of the area of which such buildings, improvements or real property form a part;

(2) "Blighted area" shall mean that portion of the city within which the legislative authority of such city determines that by reason of age, obsolescence, inadequate or outmoded design or physical deterioration, have become economic and social liabilities, and that such conditions are conducive to ill health, transmission of disease, crime or inability to pay reasonable taxes;

(3) "City" or "such cities" shall mean cities in this state which now have or which may hereafter have a population of four thousand inhabitants or more according to the latest preceding federal decennial census and all constitutional charter cities;

(4) "Development plan" shall mean a plan, together with any amendments thereto, for the development of all or any part of a blighted area, which is authorized by the legislative authority of any such city;

(5) "Legislative authority" shall mean the city council or board of aldermen of the cities affected by this law;

(6) "Mortgage" shall mean a mortgage, trust indenture, deed of trust, building and loan contract or other instrument creating a lien on real property, to secure the payment of an indebtedness, and the indebtedness secured by any of them;

(7) "Real property" shall include lands, buildings, improvements, land under water, waterfront property, and any and all easements, franchises and hereditaments, corporeal or incorporeal, and every estate, interest, privilege, easement, franchise and right therein, or appurtenant thereto, legal or equitable, including restrictions of record, created by plat, covenant, or otherwise, rights-of-way, and terms for years;

(8) "Redevelopment" shall mean the clearance, replanning, reconstruction or rehabilitation, of any blighted area, and the provision for such industrial, commercial, residential or public structures, and spaces as may be appropriate, including recreational

and other facilities incidental or appurtenant thereto

(9) "Redevelopment project" shall mean a specific work or improvement to effectuate all or any part of a development plan;

(10) "Urban redevelopment corporation" shall mean a corporation organized under the provisions of this chapter; provided, however, that any life insurance company organized under the laws of, or admitted to do business in, the state of Missouri may from time to time within five years after April 23, 1946, undertake, alone or in conjunction with, or as a lessee of any such life insurance company or urban redevelopment corporation, a redevelopment project under this chapter and shall, in its operations with respect to any such redevelopment project, but not otherwise, be deemed to be an urban redevelopment corporation for the purposes of this section and sections 353.010, 353.040, 353.060 and 353.110 to 353.160.

Redevelopment Procedures for Blighted Areas

11.06.010 Statement of public interest.

It is determined and declared by the board of aldermen that in certain portions of the city obsolete, deteriorating, substandard, insanitary or blighted areas, exist occasioned by inadequate planning, excessive land coverage, lack of proper light, air or open space, defective design or arrangement of buildings, lack of proper sanitary facilities, or the existence of buildings, which, by reason of age, obsolescence, inadequate or outmoded design, or physical deterioration, have impaired the economic value of areas, infecting them with blight, and such areas are characterized by depreciated values, impaired investments, reduced or negligible income and consequent tax delinquencies; that such conditions exist in areas where obsolete, deteriorating, substandard, insanitary, outworn or outmoded industrial, commercial or residential buildings prevail, and the same are conducive to economic and social liabilities, ill health, transmission of disease, infant mortality, juvenile delinquency and crime; that such conditions occur chiefly in areas which are subdivided into small parcels with multiple ownership and frequently with confusion as to titles; that their assembly for purposes of clearance, replanning, rehabilitation, reconstruction and redevelopment is difficult and costly; that the existence of such conditions and the failure to clear, replan, rehabilitate, reconstruct or redevelop these areas results in progressive deterioration, in a loss of population by the areas, causes a wasteful expenditure of public funds for policing, and occasions large services elsewhere; that it is impossible and uneconomical for individual owners to independently undertake to remedy such conditions; such conditions require the employment of capital on an investment basis, allowing, however, the widest latitude in the amortization of any indebtedness created thereby; that such conditions further require the acquisition of adequate areas, at fair prices, the clearance of such areas through demolition of existing obsolete, deteriorating,

inadequate, unsafe or insanitary buildings and the redevelopment of such areas under proper supervision with appropriate planning as to land use, traffic circulation and construction policies; that the clearance, replanning, rehabilitation, reconstruction and redevelopment of such areas on a large scale basis are necessary for the public welfare and are public uses and purposes for which private property may be acquired by purchase or eminent domain; and that such obsolete, deteriorating, substandard, insanitary and blighted areas constitute a menace to the health, safety, morals and welfare of the citizens of the city. Therefore, the necessity for the provisions herein enacted is hereby declared as a matter of legislative determination to be in the public interest. (Ord. 49583 ss 1, 1958; 1960 C. ss 29.010.)

11.06.020 Definitions.

The following terms, whenever used or referred to in this chapter shall, unless a different intent clearly appears from the context, be construed to have the following meanings:

A. "Area" means that portion of the city which the legislative authority of the city has found or shall find to be blighted, so that the clearance, replanning, rehabilitation, or reconstruction thereof is necessary to effectuate the purposes of this law. Any such area may include buildings or improvement not in themselves blighted, and any real property whether improved or unimproved, the inclusion of which is deemed necessary for the effective clearance, replanning, reconstruction or rehabilitation of the area of which such buildings, improvements or real property form a part;

B. "Blighted area" means that portion of the city which the board of aldermen determines that by reason of age, obsolescence, inadequate or outmoded design or physical deterioration, existing properties and improvements, have become economic and social liabilities, and that such conditions are conducive to ill health, transmission of disease, crime or inability to pay reasonable taxes;

C. "City" means the city of St. Louis;

D. "Construction work" means the taking of possession of land, clearance of the area, erection of improvements and all other related matters to effectuate an approved development plan causing the physical rehabilitation, construction, reconstruction and redevelopment of the area;

E. "Corporation" means an urban redevelopment corporation organized and existing under and pursuant to the provisions of the "Urban Redevelopment Corporations Law";

F. "Cost" means the amount stated in the approved development plan which is determined to be the estimated or actual expenses to the urban redevelopment corporation in the redevelopment project and shall include, among other expenses, interest during construction, the estimated or actual expense of demolition of existing structures, the estimated or actual expense of utilities, landscaping and roadways, the estimated or actual expense of construction, equipment and furnishing of buildings and improvements, including architectural, engineering and builder's fees, the estimated or actual expense of reconstruction, rehabilitation, redevelopment, remodeling, or initial repair of existing

buildings and improvements, reasonable management and operation expenses until the project is ready for its proposed use, as provided for in the approved development plan, and the estimated or actual expense of improving those portions of the area which are to remain open spaces, together with additional expense incurred as a result of additions to or changes in the development plan where such additions or changes are approved by ordinance;

G. "Development plan" means a plan, together with any amendments thereto, for the development of all or any part of a blighted area;

H. "Real property" includes lands, buildings, improvements, land under water, waterfront property, and any and all easements, franchises and hereditaments, corporeal or incor-

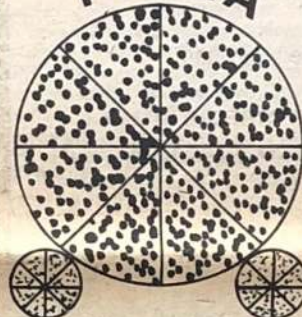
corporeal, and every estate, interest, privilege, easement, franchise and right therein, or appurtenant thereto, legal or equitable, including restrictions of record, created by plat, covenant, or otherwise, rights-of-way, and terms for years;

I. "Redevelopment" means the clearance, replanning, reconstruction or rehabilitation of any blighted area, and the provision for such industrial, commercial, residential or public structures and spaces as may be appropriate, including recreational and other facilities incidental or appurtenant thereto;

J. "Urban Redevelopment Corporations Law" means Chapter 353 of the Revised Statutes of Missouri, 1949, as amended. (Ord. 49583 ss 2, 1959; 1960 C. ss 29.020.)

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WHAT IS IT?



What is it? It's known as a raking bar. This steel bar is approximately 18" long. It's used to rake mortar from unit masonry walls. Generally raking bars are used to rake old mortar joints of brick walls in preparation for tuckpointing. Raking bars are essential tools of the tuckpointer. There is probably more maintenance to this tool than any other tool of the brickmason. Raking bars are used to rake very abrasive material which dulls them rapidly. In full use everyday, raking bars have to be sharpened every 2 days. Raking brick walls with this tool

can be very strenuous when raking hard, stubborn mortar and very easy in soft, powdery mortar. Use of this tool is a very monotonous job. Use of this tool requires less knowledge and experience than any other job in a tuckpointing crew. New men on tuckpointing jobs almost always get this job first. Raking bars can be bought at most hardware stores and masonry supply houses.

Under perfect conditions brick walls that are to be tuckpointed should be cleaned first, then all mortar joints rakes to a minimum of 1/2" depth, and then fully tuckpointed. This full treatment is very expensive and some budgets will not allow this. If all mortar joints are not deteriorated, some homeowners find spot tuckpointing less expensive. This consists of saving the good mortar joints, raking and pointing the bad ones.

This second option brings with it another problem. How do you match the color of the good mortar joints that are not rakes? Because all colors of concrete and mortar dyes are available we just mix in some dye, match the color, tuckpoint the open joints and all the mortar matches. Wrong. Mortar does not dry the same color as when it's applied. Mortar does not dry the color when it is applied in different thicknesses. Tuckpointers today have to be chemists and color co-ordinators. Old brick walls sometimes have chemicals inside them that will discolor the mortar. This chemical can cause mortar joints to bleed a white, milky looking substance which, although harmless, is less than pleasing to the eye.

Down through the decades, every kind of mortar mix has been used to tuckpoint old brick walls in the city. An ideal mortar mix has one part waterproof masonry cement to 2 1/2 parts fine sand mixed to a consistency suitable for application. To avoid confusion about the type of cement to be used, waterproofed masonry cement consists of 40% portland cement and 60% hydrated lime with waterproofing added. Premixed masonry cement offers more uniformity of color than trying to mix 40% portland cement and 60%

hydrated lime.

A general rule of thumb about tuckpointing mortar is that the larger the aggregate in the mortar the stronger the mortar will be and the longer it will last. Fine sand makes beautiful finished joints while sand that has larger granules lasts longer but is not as durable to the weather. Any additives to mortar to change color or drying time will weaken mortar. It is generally necessary to add some color but the less additives the better. The same is true of accelerators. Accelerator is sometimes called antifreeze because it can be used to speed drying time to avoid freezing in cold weather. Some accelerators have a sodium chloride base which is much like sidewalk salt and will prevent freezing in mortar but will discolor mortar and weaken it to some extent.

Tuckpointing can be done with the temperature as low as 25° with properly used accelerators. Better results are achieved when tuckpointing is done with temperatures between 32° and 60°. Cool and humid weather conditions are the best for application of mortar to joints. Ideally, bricks should be wet when mortar is applied to achieve better adhesion of mortar to bricks. It is often not feasible for professional tuckpointers to spray water on walls before applying mortar to joints because water will streak the wall as old mortar is washed over bricks. If this occurs it becomes necessary to wash the wall completely when finished. This would in turn cost more money.

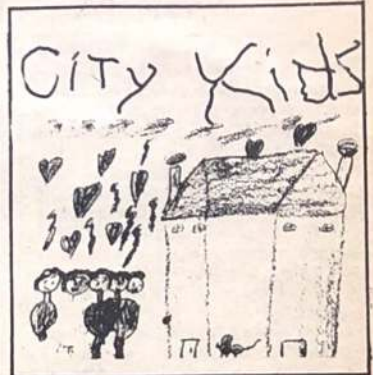
There are several other tools that tuckpointers use in addition to the raking bar. We must have something to hold mortar on during application. This tool is called a hawk. A hawk is a flat, thin, piece of wood or metal approximately 10" square with a round handle on the bottom side in the center. Actual application is done with a caulking trowel, sometimes called a jointer or tuckpointing tool. Caulking trowels come in all shapes and sizes. The most commonly used caulking trowel resembles a mental popsicle stick with a wooden handle on the end.

If you own a house, live in the city, and think your house needs tuckpointing, ask your neighbor. The chances are he will know how to answer your questions. Everyone who's owned an older brick building in the city has had to make the agonizing decision about how to handle a tuckpointing problem.

Tucker Stark



A new reform synagogue has recently been formed in the City. Central Reform Congregation currently has a membership of more than 50 families and continues to attract new members. Central Reform is open to everyone and has no hang-ups about families from inter-faith backgrounds. Anyone interested in learning about this new, exciting congregation may phone Terry Berger, 664-6356 or Nancy Farber, 773-7058 for more information.



I like living in Souland because it's a friendly neighborhood. It's fun. I like going to Girls Club. At Girls Club we go skating. At Girls Club they teach us a lot of stuff. I live close to the Market. I like to go there with my mother. *Theresa, age 8*

I like living in Souland because I like to go to Girls Club. *Theresa, age 8*

I live in Souland. I go to Lafayette School and I like school. I live on Menard St. I like to go to the park. Sometimes I like reading books. I like where I live because I can go outside. *Tonya, age 6*

I like living in Souland because it's fun. I love the Girls Club and I like to see Wanda. I like to ride bikes and I like to cook. I like playing with new kids I don't know. I like to go to the park. *Angela, age 7*

I like to play at the park. I like my school. I like to go to Souland Market with my mom. I like reading books. I go to McDonald's and to Kroger. *Ranisha, age 6*

I like the Girls Club because they help you learn. I like to play and help my mama. Sometimes I play at school. I go to Hodgen School. *Ericka, age 7*

I like living in Souland because I like to go to the Girls Club. We have a new house in Souland. We live close to Souland Market and there is a mailbox down the street from us. I go to Lafayette School and I can walk there. I like to help my little sister. I like to watch TV and play with my teddy bear. *Terri, age 9*

I like the Girls Club because it is fun. We play games and learn stuff. We have people there that help us in school work. We visit places in Souland and different spots. We also get to see Souland. We get to meet different people. We learn how to read. *Shannon, age 8*

I like living in Souland because it is a nice neighborhood. I live on Barton Street. I go to Woodward School. It is a nice school. I am in the 4th grade. Sometimes I go down to the park. *Betty, age 10*

I like Girls Club because you get away from the house and you play games. We also get to see Souland. We do a lot of stuff with Girls Club. They take us on field trips to the Art Museum, Zoo, Forest Park and other places. The leaders are nice, too. They try to help us with homework and other problems. Girls Club is a fun place to be. *April, age 12*

Girls Club and Jessica Tucker, 3 1/2

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SOULARD POOP — HERE'S THE SCOOP

Did you know there's a spot in Souard where some of our best known citizens go every day without fail, come rain or shine? It's not a bar, restaurant, or park. There's no place to sit and no one ever stays more than 5 minutes. Sounds pretty suspicious, doesn't it, but don't worry, it's all quite innocent.

Where and what is this place? Well, I've been asked to write an article for your reading pleasure on the existence of POOP HILL. Never heard of it? Just let your next walk take you to the northeast corner of Barton and South 18th Streets and see who you meet.

Since large back yards are few and far between in Souard, those of us with small yards and family members of the canine persuasion have to "walk" our VIP's (very important pets) on their daily constitutional. I've always tried to get Tracy to avoid the tree lawns because I know from personal experience what it's like to be leaving for work in the morning and accidentally step on a land mine before getting in the car. I always pretend it was left by a stranger because Tracy's friends just wouldn't do that.

So, the first time we discovered POOP HILL, I felt like Christopher Columbus (Land Ho!) and claimed it in the name of "Clean Yards on Victor". I wasn't the only one. Leslie Sortino and Lilly can make it there in a blinding snowstorm and home in 6 minutes. It's not uncommon to hear "Madame! Madame! Have you pooped? You have not! Stop fooling around and hurry up!" Leslie eventually gets her way but to "get even" for being "hurried," Lilly always runs half a block ahead dragging her leash with Leslie in hot pursuit. Lilly seems to know how far she can go that won't lead to anything more than verbal reprimands and one more horror story about what can happen to dogs that run out in streets without looking first.

Now, Jake and Vicki Renisch is a combo that can start out your day with a smile. Jake's territory is the whole block around their house. He comes and goes pretty much as he pleases in spite of Vicki's efforts to plug the holes in her fence and Telma Hemmen's as well. But for some reason, Jake is always on a leash on POOP HILL. Vicki's leash arm is always stretched to the point of being dislocated due to Jake's resistance of his momma's well-meaning and determined opinion that dogs on walks should be on leashes.

Jake totally ignores Vicki's commands to "Stop pulling!" and quietly goes about his business. He's always glad to run into others on the POOP HILL stroll because it usually means Momma will stop and talk for a few minutes and give him some extra time to himself.

Not everyone that you run into is walking a dog. I was with Vicki one day when a man with a scraggly beard approached us and asked "Excuse me, but are you two rehabbers?" "Sure are!" Vicki said proudly. "Thought so," he said, confirming the worst possible truth. "I don't mean anything bad, but you both look so middle class." Vicki said something about having a coat with a hole in it but even that didn't make him feel any better.

Nancy Farber claims that her two-year-old daughter's vocabulary has grown tremendously as a result of living in proximity to POOP HILL. By watching people coming and going as they pass in the alley under her bedroom window, Tema tells Nancy who's out there and which way they're going. Whiskey Compton is one of her favorites because he comes and goes so often escorting the harem of lady friends he maintains. POOP HILL appears to be his favorite place to take a date. There's almost always a cat up there he can chase and demonstrate his physical prowess. He's another one who is always glad to run into someone up there and gives you a look as if to say "Hey! Let's go to your place and have a beer!"

Griffin Mallinckrodt is the self-appointed guardian and dowager empress of "the Hill." Griffin patiently watches from her sanctuary on Barton and barks at everyone least anyone get offended. She's always friendly to those she knows and casts a disparaging eye at most newcomers and those that don't pay her the respect of her position. Her new live-in boyfriend, Frank, is an old "Hill Hound" from way back.

Of course, as long as Mead McClellan, the owners of this oasis, don't build any townhouses soon, no one's really worried about the POOPER SCOOPER LAW. But no doubt development will occur someday and we'll be forced to search for greener pastures. I just hope that when the new residents move in, someone won't slip up and say "Oh yeah! You live up there where all those dogs used to ... uh ... oh, never mind."

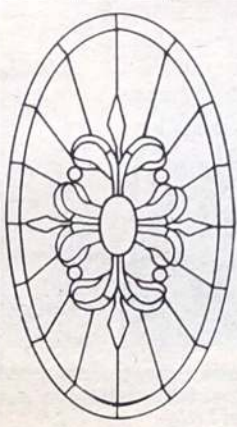
Doug Junger



HERE IT IS!

The hanging balcony is located at 1849 S. 9th Street, a typical mid-19th century rowhouse, which will soon be renovated by Series, Inc.

The Souard Restorationist, February 1, 1985 15



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AFTER THE FALL

By Michael Leccese
Preservation News, November 1984

"The Carthage of the Middle West" is how urban affairs writer Michael C.D. Macdonald recently described St. Louis. But the city of 448,000 — down from 857,000 in 1950 — was once a railroad and manufacturing power, and is still the only place to snare the Olympics and a World's Fair in the same year.

That was back in 1904, when shoes, freight, tobacco and beer were booming. Lately the city has topped such dreary urban lists as population loss, vacant lots and abandoned housing.

The decline steamrolled in the 70s. In 1971 columnist Neal Peirce wrote of the "gnawing fear that St. Louis has already reached the point of no return." Harper's rated it next-to-last for "urban conditions" in 1975. Crime soared to triple the national rate by 1980, the same year the census bureau declared that St. Louis will be a "ghost town" by 2015 if the population drain continues.

But don't pull the plug yet. Encouraged by low prices, tax incentives, and a huge stock of vacant historic buildings, investors are coming back into town from the bloated suburbs. They hope to bring people with them — to live in converted temples, schools and breweries, browse in gourmet food halls and set up shop in former handbag warehouses.

When final figures are available, many think St. Louis will top the nation's cities in rehab investment — \$261 million in the last two years.

So you'd expect St. Louis to be a consultant's dream, with market surveys overflowing executive desks and wall charts registering young urban professional migrations to in-town rowhouses and restaurants.

Wrong. "We've never done a market study," says John W. Moore of the Pantheon Corp., whose restored Fox Theater has done booming business with Las Vegas-style shows. "If we'd done one for the Fox, it would have concluded 'don't do it'..." Now the group has two rehab projects on line worth nearly \$30 million. "The developers here are definitely taking a chance," Moore adds.

While some hold their properties to see how projects like Pantheon's will pan out, most plunge ahead. For example, works on the boards or recently finished include:

- Union Station, at \$135 million the nation's biggest rehab project. The 1894 Beaux-Arts station served 100,000 people a day in the 1940s but closed by the late 70s. Now the Rouse Corp. will insert one of its "festival marketplaces," with 160,000 square feet of space in the lobby, while Omni International will run a 550-room hotel built within a 500,000 square-foot train shed out back. Opening date: summer '85. Trains could come back to the area too, if the city builds a proposed trolley system and Amtrak can be lured from its temporary station (locally dubbed "Amshack"). "All eyes are on this project," says one developer.

- Nearby, the success of a convention center and a planned urban shopping mall are prompting the comeback of a warehouse district on Washington Avenue. Keys are the Lennox Hotel, undergoing a \$12 million conversion to apartments, and the Lammert Building, an 1898 furniture store that will become high-priced offices. If those fly, Pantheon and the Washington Avenue Redevelopment Corp. will embark on a 15-year plan to rehab about half of the 14-block area, with lots of housing in the works.

- Built in 1925, Union Market may be the world's largest covered market. Since then it's been a bus station and vacant, but now will be revived as a restaurant-hotel-gourmet market combo, with developer Donn Lipton pumping in \$12 million.

- Rents over \$1,000 have not dissuaded tenants from filling the Temple Apartments, a \$1 million conversion of a historic synagogue (and lately a gymnasium) into 12 units. Some 28-foot ceilings and balconies built into turrets haven't hurt, says architect Richard Claybour.

- "The area's pretty well bombed out," says Claybour of another project, the Columbia Brewery conversion into subsidized and market-rate housing. The \$6 million job will also see the rehab of historic workers' houses across the street from the 1892 brick complex. "We're being cautious — trying to keep the rents down," Claybour says. Sensing possible revival, the city has spruced up a neighboring park "from better times."

- Loft housing comes downtown in the guise of the \$4.5 million Lucas Park project in an 1899 warehouse. "It's the first downtown apartments to be built in a long time," says developer Clarkson Carpenter, III. "Others have bought but they're waiting to see what we do with this. In the past it was difficult to get the type of financing you need here. The time has finally come."

- Polly Droegge of McCormack, Baron & Associates, a group reviving a school as apartments, is playing the same hunch. She thinks that commuting distances will drive people back into town — "You go out on highway 40 at night to get to the suburbs and you feel like committing suicide" — if the shopping, athletic facilities and other urban amenities are in place.

- City Hall does its bit by making "underground" improvements, says Droegge: manicuring parks near projects; marshalling federal grants and loans to help developers and fight displacement; and floating bonds to help finance larger ventures, such as Pantheon's \$12 million rehab of the 26-story Lennox Hotel.

- Droegge and others say an anti-city bias may finally be passing. "It's taken outside developers like Rouse to come in and say, 'Look, this is a great town,'" says Carpenter. "Only in the last three years have natives taken the city seriously."

- Until then outsiders made the best prospects, even though "housing offices of some companies would tell incoming executives that there's no place to stay in town," says Carpenter.

Continued on pg. 17

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"We've had to infiltrate corporate relocation offices," confirms Barbara Geisman of the city's community development agency, responsible for spurring housing.

Many credit the city's private Landmarks Association of St. Louis and public Heritage Commission for increasing the rolls of historic buildings — thus enlarging the potential for investment using tax credits. But the city's preservation record hasn't been pristine, as years of "urban removal" and the recent erasing of a chunk of downtown for the Gateway Mall project attest ("Concrete me in St. Louis," *PN*, July).

St. Louisians would just as soon forget the battle and the bad publicity. "We've got a good stock of buildings despite all the demolition," says Carolyn Toft of the Landmarks Association. "The mall can sit there and be a desolate swamp." Adds Moore of Pantheon. "Gateway Mall

was clearly opposed by most. But powerful people wanted it."

But can preservation salvage a city whose jobs and very bricks are raided for new sunbelt enclaves? Can new shopping, housing and offices in old buildings replace the dead or dying industries and bolster the tax base? Relative poverty can be a plus, note some city partisans. The low prices of empty buildings attract investors. The high vacancy rates mean that displacement is minimal in the higher-rent rehab projects. "We were a little ahead of others in our decline," says Claybour. "Now we're a little ahead in coming back."

And Geisman can't prove it with a "scientific base," but she "thinks" the population is increasing. "Many things have happened in the four years since the 1980 census." So goes what Claybour calls the "watching and waiting" in what could be re-nicknamed the City of Hunches.



LOCAL BUSINESSES RAISE MONEY FOR NEEDY

Soulard has always supported, and been supported by, her businesses. Immigrants settled in the area peopled by their countrymen and frequented the shops and taverns in that area, giving Soulard a close, neighborly touch. Taverns were especially important: they served as banks, community gathering halls, social societies, and stopping-off places for entire families, as well as places for a cool draught of beer. When a family had trouble, their local tavern would step in with whatever help was needed. That tradition still exists at some Soulard establishments as was evidenced during the holiday season.

On December sixth a pig roast was held "just for the fun" at *John and Shirley's* tavern on Russell Ave. The donated 280 pound pig was cooked overnight, and that along with lots of donated side dishes made for a feast for all who attended the event. The food was free, and a donation jar collected an appreciable sum to be given to the homeless and hungry through local agencies. The roast brought together Soulardians and local businesses for a good time and for a good cause as well.

But that's not all. A couple weeks

later John Heitman of *John and Shirley's* began collecting money for a children's Christmas fund. The effort snowballed, and the result was that 12 children, aged 1 to 13, of working poor families went shopping for new shoes, coats, and other clothing. John played Santa as the children received toys bought by others. Their families received food and household items. Again the donations were collected from local businesses and individuals.

Meanwhile, Bill Farrell of *Farrell's Food Shop* on Allen Ave. showed the same spirit by collecting money for the elderly residents of Soulard. He donated his coffer to the "Meals on Wheels" program, which delivers hot meals to the elderly who cannot get around anymore.

In all cases the generous giving and caring reflected at once the spirit of Christmas and the tradition of local business coming to the aid of those less fortunate. Those efforts, and the efforts of individuals such as Jim and Judy Marquis with their "canned goods party" are perhaps the best sign of the rebirth of the new/old neighborhood called Soulard.

— Jay Gibbs

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Dear Aunt Judy

by Judy Shehan

Dear Aunt Judy:

Since last I wrote, I have spent countless hours working on my house ... It's so frustrating. My hair is like straw, my clothes are ruined, and sometimes I think if I don't have a real shower soon, I shall totally lose my mind. The utility bills are outrageous, I wear my coat in the house and I can't get the parlour doors to close. Aunt Judy, if you truly, really love me, why did you let me get myself into anything so foolish?

Love, Clay

Dear Clay,

Please stop whining! Being aware of your "raising" I'm quite sure you shall muster the strength of character to endure the urban rite of passage. As far as my non-interference, such would have been as pointless and cruel as telling you your first love was in any way flawed. Once the emotional attachment has been formed to the "house" only time can show the cost, structure and work involved to make your life comfortable. Sincerely, Clay, soon you shall either sell, take your lumps and losses in the process, or move to Phase III in this conversion process. During this stage, you, your bankbook and your resident spirit Urban Saviour will have some hard confrontations. You will realize that most of the exhaustive effort you have expended was so undirected as to be more of emotional potlash than sweat equity. In the midst of this personal "tragedy" your pal, Urban Saviour, is attending a yuppie brunch in the Central West End. However, at the completion of this stage, rationality will slowly begin to return. Logical thinking will begin to make occasional visits to your troubled mind. (If you had had a wife, your attorneys would be working out the terms of an "uncontested divorce" or you would be discussing the need for counseling.)

At this point, Aunt Judy can be of some real (and concrete) help. First, choose one kitchen, one bath, and the room you have "rehabilitated" least and set these aside as a DMZ (de-muddling zone). Generally, this is the second parlour. Therefore, the door issue becomes relevant and the utility cost can be controlled. If the sliding doors are bottom track, your problem is somewhat easier than if top hung. Now that your basic understanding of physics and particularly gravity have returned, you will be able to solve the problem.

First we'll deal with bottom track type. Using sheer brute force, drag one door to "where it belongs" in the opening. If there is a small raised track on the floor between the joints, check to see if the little wheels embedded in the bottom of the doors are situated on the center of said track. Spray tracks with graphite, DW40 or other products. If one or both doors are off the track, place newspaper on the floor to avoid scratching, place "wonder bar" under the edge of the door, applying pressure with foot while keeping the top of the door aligned under the grooves in the top jamb. (If missing track, obtain track from architectural collector or get new one from Lacey Brothers on Jef-

erson). Once you have both doors on the track, you will find that they slide well if all the screws are properly sunken in the track. However, they probably will not be plumb on the face and there will be a gap at either the top or bottom. Obtain a long, straight two-by-four and set your four-foot level on top of same to determine if your floor is convex, or concave or tilted. Using wood shims, "wonder bar", and eighth grade math, figure which little wheel has to be raised or lowered, and by how much to make the door meet plumb at the center. Remove center stop or top jamb so door will pull out beyond center. With the help of a strong friend, lift door up and out of opening. Repeat until you get it right. Do other door and replace stop.

If your doors are top hung, call a good carpenter — or staple plastic over the opening and wait until Aunt Judy feels like writing about that.

Now, seal all except one door with plastic, and buy a portable heater or retire to your womb room until you hear from Aunt Judy in the next issue. I shall then explain how to be your own general contractor, or how to choose a good general contractor, or why you may want to call a developer or realtor. Above all else, clean up and go out to dinner. Talk to people who have interests other than rehabbing and come home and read a good book.

Love, Aunt Judy

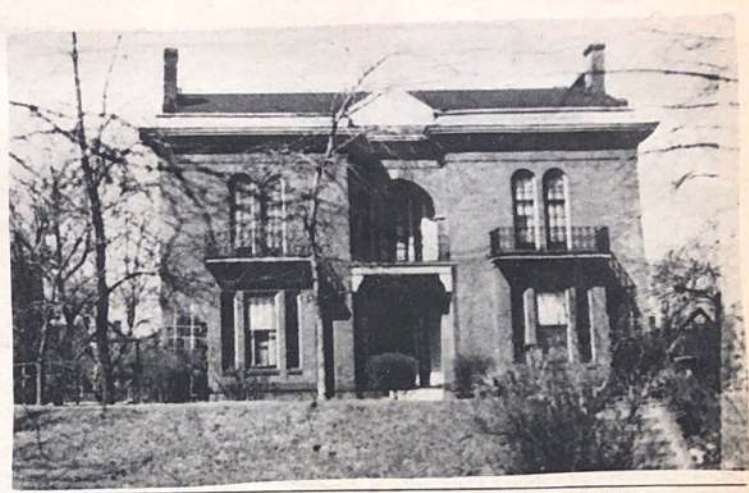
P.S. Clayton, you are not listening. Put that hammer back in your tool box as well as the chisels and vise grips you left on the third floor.



WELCOME

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

Carl Zimmerle
Rosemary Lee
Brenna and Bob Alexandra
Jeffrey Palmore
Scott Thompson
Jan Heizer



ORIGINAL ST. LUKE'S HOSPITAL

On many occasions in the past four years the original location of St. Luke's Hospital has been pointed out to me to be on Lami where it meets 13th Street on a vacant lot. Even though the now gone buildings were standing at the time of the writing of *Historical St. Louis* by Compton and Dry in 1875, the actual location of the original hospital was 2345 S. 13th. At that time S. 13th Street was known as Summer Street, which I think might add to the confusion about its location.

The actual structure utilized was a southern mansion of 25 rooms built in 1850 by Joanna Roberts of Sumpster County, Alabama. Whenever you hear about the Roberts Mansion, you know the reference was to this location which included two and one-quarter acres of land. Joanna later gave the property to her son, Elbert G. Roberts, a wholesale grocer who moved to Litchfield, Connecticut in 1866 and leased the property to the founders of St. Luke's Hospital. It's interesting to note that the terms of the agreement were a leasing cost of \$2,000 per year with the option to buy the property for \$35,000. Based on the sale of other properties in the Soulard area, this was not an unreasonable price.

The idea for the establishment of St. Luke's Hospital was the result of a conversation held in the home of Edward Mead with a few friends who had gathered there on a Sunday afternoon in November 1865. The conversation was a direct result of the visit of Rev. J.P. Cannon, M.D. of Memphis, Tennessee, who as a physician was in favor of the establishment of the same. The

group of individuals involved, all of whom were Episcopalians, resolved itself into the "St. Luke's Association" with the aim of establishing a hospital for the sick and for furthering other church work. The building at 2345 S. 13th was selected for this purpose, leased and renovated. Rev. J.P. Cannon, M.D. was chosen as the hospital's first Superintendent.

The hospital officially opened its doors to its first patient February 28, 1866. During the summer of 1866 a cholera epidemic dealt a heavy blow to the City of St. Louis. Typical of the spirit of helping others, the board of directors held a special meeting in August, 1866, at which the decision was made to open the institution's door for free treatment of cholera patients during the epidemic. Conjecture alone can tell us how many souls were treated at this location.

Initially, attempts were made to purchase the land at 2345 S. 13th. But, after three years at this location, the decision was made to move to the corner of 6th and Elm because of the inaccessibility to surgical patients brought in by rail at the Soulard location.

After St. Luke's moved in 1870, the building served as a residence until 1946 when it became a rooming house. Sadly, the building was destroyed by fire in 1969 and, subsequently torn down.

Mary Jo Warren
I would like to take this opportunity to thank St. Luke's Hospital for their cooperation and for allowing us to use one of the rare photographs of the original St. Luke's for your information.

BOYS CLUB BOXING CHAMP



Kevin Dempsey won the 1984 boxing championship of the Boy's Club of St. Louis in the seven-year-old age group. Kevin's title is his second as he won the six-year-old championship in 1983. In addition to the Boy's Club, Kevin is a member of the South Side Warriors Boxing Club and the Millard Fillmore Athletic Club.

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Calendar of Events

Feb. 6 General Membership
Meeting
Feb. 14 Valentine's Day
Feb. 15 Mardi Gras Ball
Feb. 16 Mardi Gras Parade
Creole Cajun Cookoff
Feb. 18 Board Meeting
Mar. 6 General Membership
Meeting
Mar. 17 St. Patrick's Day
Mar. 18 Board Meeting

Mardi Gras Feb. 16th
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