



The Soulard Restorationist

VOLUME XI, ISSUE II

APRIL 1, 1985

Again this year the Soulard Restoration Group will be planting curbside trees throughout the area. Tree planting efforts have been undertaken each fall and spring since 1982 and have done much to bring a touch of green to our streetscapes. Many of the trees planted the first year have reached respectable size, and the younger specimens are not far behind! Still, there are lots of street-side locations waiting for trees, and this spring planting will try to fill about 100 spots throughout Soulard. Trees will only be placed where we have ascertained the residents will

care for them, a.k.a. dig the hole, and water the trees during dry weather. A larger variety of trees will be planted this go-round; they are: "old faithful" Bradford pears, tulips trees, mountain ash, honey locust, ginkgo, river birch, and red maple. Extra large growing trees will include Sugar Maples and "shademaster" locust trees. Also planned as an experiment are Magnolia trees. A lot of help will be needed to plant the 100 trees, and to educate their new owners as to necessary care. If we all help, we can make a big difference. See you on Saturday, April 20.

Jay Gibbs

MARDI GRAS BALL 1985

After several months of phone calls, red tape, and much leg work it was time for the 1985 Mardi Gras Ball to become a reality. One aspect that made preparations interesting was the fact that the 15th was the last day to purchase city stickers. So, when Bob Davis and his crew from Designs of Distinction, the tables and chairs from ACME Rental, and the plants from the Forestry Department arrived we had to dodge all of the lines plus the TV cameras doing a news report on all those folks who waited until the last minute to get their stickers. As the crowds started to thin we realized that the Rotunda was pretty well trashed out. But the city came to the rescue and swept and mopped the floor. During this time the red cellophane bows were going up on the columns and John Meyer was helping with the chairs, lighting and wherever else he could. (If you need a hard worker, give John a call.) Around 7:15 the Rotunda had taken on a considerably different atmosphere. The hundreds of balloons had been put in place, the hors d'oeuvres had arrived and been sampled and the band, ENCORE, was beginning to set up.

It was time to make my break to Soulard to get dressed and get back.

When I returned everything was ready to go and before I knew it people were coming in the doors, early! A large entourage from Hilary's in Soulard arrived via two antique horse-

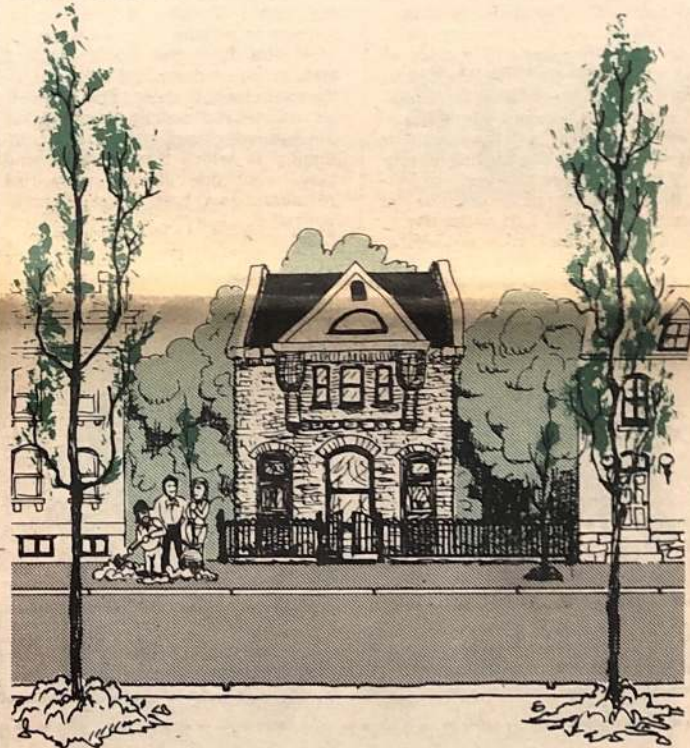
drawn carriages rented from the Cheshire Inn. The ball was under way. The TV crews from Channels 2, 4 and 5 started setting up and then the folks from Continental Furs showed up with 15-20 full length and some waist length coats. Amy Dawson was modeling a fox jacket, Kathy Poe was seen with a full length mink, and Madt Mallinkrodt and P.J. Price both had minks. And when one got tired of wearing a coat one could change for another. Sarah Ray, being carried away with being a TV personality thought she could keep one coat, but was very gracious when told she could not keep it.

As most of the Soulard residents know, the Rex of Mardi Gras was J.R. Key and the Cosmos was a lovely woman by the name of Beverly Blase. Around 11 p.m. the Hotsie Totsies entertained with a medley of songs and comedy. One of the Hotsie Totsies is Soulard's Celeste Beller. As the night wore on and the libations flowed freely, the effects were becoming obvious. ENCORE had everyone dancing and some unique dance steps were observed throughout the evening, especially toward the end.

At the end of the night the revelers headed by car and Cheshire carriages back to party some more in Soulard. A good time was had by all, evidenced by the bleary eyes the next day and the lack of recall concerning certain happenings from the night before.

by Robert Printz

APRIL 20th TREE PLANTING



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

Address Correction Requested

Notes from the Animal House . . .

by Tony Hanson

Spring is in the air: the grass is beginning to turn green, bushes and trees are beginning to bud, and the City of St. Louis is planning its annual spring cleaning. Operation Bright Side is again sponsoring Project Blitz, a city-wide neighborhood cleanup effort aimed at making our city a cleaner, more attractive place to live and work.

The big day for our area is Saturday, May 4th. The city will provide the heavy equipment, and we will provide the energy and enthusiasm required to make it all happen. I have seen miracles occur to trash-heaped lots and to alleys that once looked like show rooms for abandoned furniture. If this year is anything like years past, hundreds of thousands of pounds of trash will find itself being trucked to wherever it is they take all that junk.

I know that there is a strong temptation to clean up your basement or alley house when the hauling is provided free of charge, no questions asked. But I am going to ask each of you to dedicate at least half of the day to somewhere besides your own yard. Look around your block: I am sure that there is some lot, some unsightly pile of junk whose demise would greatly improve the looks of our

neighborhood. Maybe it isn't right by your house: maybe it isn't even on your block. Clean it up anyway. You'll be glad you did.

Cecelia Andres has generously volunteered to act as chairman of our House Sales committee. Souard has reached that awkward stage of being mostly (but not quite) developed. Anyone who has been in the area for the past few years has seen development take place at an almost frightening pace, but there is still so much to be done. She will need assistance as she attempts to help buyers buy and sellers sell properties in the Souard Historic District. Contact Cecelia or any Board Member if you are interested in helping.

If you don't live in the Souard area, come on down and see what all the excitement is about. This newsletter, and what it contains is proof that Souard is a vibrant and exciting community in which to live, work and play. Visit one of our many fine restaurants and bars, or spend a morning at the historic Souard Farmers Market. Keep up with the many events and activities by becoming a Friend of Souard. See how much you have been missing.

I'll see you on May 4th.

SRG MARDI GRAS FLOAT

At first, it appeared that the annual Mardi Gras Fever was not going to infect the Souard Restoration Group. Cold February winds and over-committed schedules seemed to ward off any Fat Tuesday spirit. As time drew near, a handful of SRG folks let their immunities fly out the window and allow the Mardi Gras crazies to take over.

Thanks to the creative efforts of Deb Hanson and Terri Dickman, the SRG float centered around the theme of "Let the Magic of Souard Restore You" and featured President Tony Hanson behind the wheel of John Durnell's pick-up truck, with a spirited 4-piece Dixieland band jivin' away in the truckbed.

Terri and Deb fashioned stunning rowhouses from cardboard boxes and somehow convinced six other SRG members that running behind a pick-up to the tune of "The St. Louis Blues", wearing a flounder house was perfectly normal. In addition, there was a bevy of very strange bears throwing Mardi Gras beads who curiously dropped out, one by one, due to the lure of local watering holes. Julie Dawson appeared as the Restorationist Rabbit with mom Amy Dawson attempting to keep Julie from making her own parade route!

The warm weather (and the cold beer!) aided in spreading the infectious Mardi Gras merriment; with the promise of evening activities ahead, all of us had a fabulous time in the 1985 Mardi Gras Parade!

by Nancy Farber

NEIGHBORHOOD SAFETY PROGRAMS

On February 14, 1985, about 24 Souard neighbors gathered at the Jesus Church at 12th and Victor for a Neighborhood Watch meeting. Those in attendance were residents of the 2400 block of 13th and 18th Streets and the 1200 block of Victor.

Officer Joe Kress, Public Affairs Officer for the 3rd District, conducted the hour-long meeting. Officer Kress discussed three major areas of the Home Crime Prevention Program: Operation Safestreet, Operation Ident and Neighborhood Watch Program.

The Neighborhood Watch Program, as the focus of the meeting, is a program that focuses on preventing such crimes as burglary and auto theft in a neighborhood by having neighbors band together and organize into an effective group that watches out for one another.

There are certain key requirements to a successful Neighborhood Watch Program: it must be organized by and in a neighborhood; sufficient neighbors must participate to be effective. The police encourage at least 25 percent of the households on the block to participate in the program; there must be a willingness to actively guard against crime.

After a meeting has been held, the block will receive signs for the street alerting would-be criminals that they are being watched! (This particular block proved the night before that they already had a very effective Neighborhood Watch program when three youngsters attempted a "Return of the Ninja" exercise!)

The SRG is soliciting Block Captains for Neighborhood Watch Program. If you would like more information or would like to volunteer as a Block Captain, please contact the Crime Committee, co-chairs: Terri Dickman at 771-4340 or Kirk Williams at 772-4441.

by Nancy Farber

SPECIAL THANKS

A special thanks to Skip Gattermann for conducting a special walking tour of Souard for a group of architectural students from St. Louis University. The tour was held on Sunday, March 3, 1985 from 2:00 to 4:00 p.m.

A special thanks also to Doug Junger and Junior Key for putting their home on view for the group and to Larry Hollenberg who also opened his home and served as Host House for the tour.

Committees

House Sales
Chairman: Cecelia Andres

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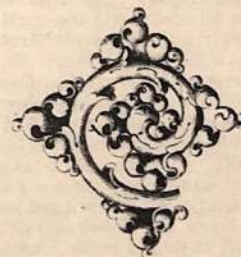
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and distribution)

CALL 771-7766

WELCOME

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

Ned Niemuc
Melbaline Meek



LETTER TO THE EDITOR

THOUGHTS FROM AN OLD HOUSE — ONE MAN'S OPINION

As work progresses and our neighborhood shows many signs of its new vitality, colorful Victorian facades abound. Proof of our dedication to saving a heritage, a way of life, a slice of Americana reborn from near extinction? Not exactly. What is happening to the souls of our homes? Are they being ripped apart, literally, by short sighted renovation? An interior once destroyed is 100 years of history down the drain, unlikely ever to return. So caught up in our renovation that I wonder if we really realize what is happening. All periods date themselves and social economic preferences show up in our history. Remember the modernization of many of our predecessors, wall-to-wall paneling, lowered ceilings, chopped woodworks and ruined plaster? Though many have done a more careful and tasteful renovation, time will no doubt show them similarly out of character with the original structure.

Perhaps when so close to home, it is harder to see what is happening — but we are an "historic" neighborhood. Would you not be shocked at the prospect of a

Williamsburg of "country modern" interiors? A Monticello of "trendy" apartments? Why is so little thought given to our total environment? Times passes by but once. What is our mark on it? European countries often require preservation of not *only* the outside but the insides of their century old homes. Tour visitors to our neighborhood often express surprise at what they find on our historic home tour. Are we becoming a neighborhood of disguised county interiors? Or can we attempt to provide advice and thought provoking stimulation to those about to embark on that great journey of restoration or renovation as the case by be? We all know the first impulse often proves wrong, and sometimes the second and third. How can we guide those on their first steps? Perhaps a printed guide of thought starters for the newcomer. Maybe a tour of homes so saved.

A *Newsweek* article once stated that in Washington, D.C.'s Georgetown, homes whose interior had survived urban renewal were worth much more than their historyless neighbors. Would you rather have a diamond or a cubic zirconium?

From time to time, with the hopeful input of others, I shall try to write articles to stimulate a true mood of restoration. Hopefully, in the decades and centuries to come, some idea of the real Souldard and its past will remain.

by Larry Hollenberg



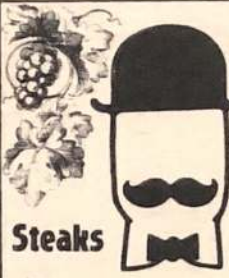
Souldard Mardi Gras revellers

About The Souldard Restorationist

The Souldard Restorationist, circulation 5,000, is published every two months by the Souldard Restoration Group. It is mailed to SRG members, advertisers and subscribers and is distributed in Souldard 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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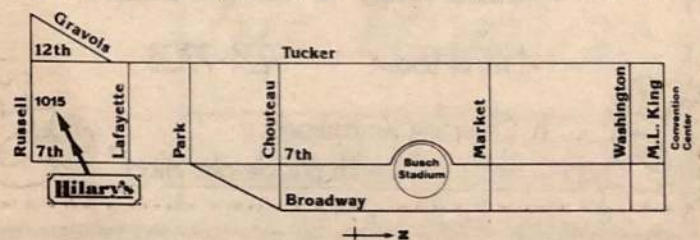
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More Adventures of an Amateur Rehabber

by Jay Gibbs

Well, I did it — the deed is done. The long journey is over, the mountain pinnacle has been reached. The climax has come. It's all downhill from here. (Huh?) I've passed the point of no return: I moved into my house yesterday. Yes, while the rest of you were celebrating Saint Pat's Day and finetuning your hangovers, I was industriously hauling belongings and myself into a partially rehabilitated house.

Let me introduce you to living conditions roughly equivalent to those in a campground tent. (True rehabbers know what I mean.) True, my brick tent has new windows, but when the temperature hit 28 degrees last night, the fact that I haven't caulked around them yet became apparent. I finally broke down and cranked the thermostat up to the balmy temperature of 65 degrees. My shivering subsided with the reassuring furnace hum but visions of spinning meters and laughing gas co. executives soon drove me to cut it back.

A little more than half of the house is insulated with that accursed fiberglass, giving the occasional optimistic sunbeam a peachy rose cast. Over the pink horror I have stapled impermeable plastic sheet which is supposed to keep heat and water vapor in and the dust and itchy stuff out. It works pretty well most of the time, except I have no real walls or ceilings — just the plastic. Drywall costs money, a preciously scarce commodity of late.

Due to this financial duress, I had concentrated on making one room livable, choosing the back room on the third floor. Even this room only has one wall with drywall, sans taping and paint. I swept, vacuumed, and emptied the non-room of boxes, debris, tools, and lumber; various pictures, posters, and tapestries festoon the non-walls. The whole third floor is lit by table lamps powered by tangles of construction electric cords snaking

along the walls, as I only have two working electrical circuits. The lamp closest to me is a hideous pink color which coordinates perfectly with the ever-present plastic covered insulation behind it. In the adjacent half-finished bathroom, a sink and toilet work, but the shower isn't operating yet. The floor is half complete; laying loose one-inch square tiles piece by piece imparts new meaning to the word tedium. No hot water either; the heater in the basement stubbornly refuses to light, my begging and cursing notwithstanding. I could go on and on.

In short, I find my house almost totally lacking of the comforts normally associated with civilized Western life. Look Ma, no hot water, no shower, no warm air, no kitchen, no electrical outlets, no walls, no ceilings, no furniture, and almost no sanity. If my college buddies could see me now ... Neanderthal Man had it about this good. Yet I couldn't be happier. I am hereby making my stand against urban blight, throwaway society, and high interest rates.

One looks differently at a house once one has slept within its walls: It is a minuscule change of perception. The walls are not just brick and mortar anymore, now they protect me from the elements. Floors are no longer just gathering places for dust, lumber, 77 someday projects, and yesterday's Dairy Queen wrappers, now I sleep, drop clothes, and write newspaper articles on them. Roofs are no longer just places from which the fiberglass batts fall, now they keep rain, snow, hail, and summer sun out. Windows not only afford a spectacular view of the arch, downtown, and vacant houses around me, now they keep the cold and the occasional whiff of Monsanto at bay. I have established a livable beachhead in an old empty building — now the real work starts. Now the house is home.



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Spring has arrived in Souard and signs of the season abound. Trees are budding, flowers are blooming, windows are being opened, yards and stoops cleaned. Audible signs too — take a walk through Souard and you are likely to hear the sounds of a neighborhood on the move: the banging of hammers, the buzz of saws, the banter of workmen. Softer is the chink of tuckpointers and bricklayers, and their accompanying transistor radios. Listen even more closely and the distant grumble of a lone bulldozer is discernable. That sound is probably the remains of an ill-fated house being buried in its own basement.

Believe it or not, demolition of historic buildings is still an imminent concern in Souard. One long-time rehabber summed it up as she sadly shook her head and moaned, "After all this time, they're still taking 'em down!" She is, unfortunately, correct. Although the razing of houses is not the epidemic it once was, the problem continues like rining in the ears after loud noise. Why? Why does a neighborhood that survived the urban 'renewal' efforts of the 1950's and 1960's to become the up-and-coming community it is today still have to endure more demolition?

Incredibly, many seem to feel that demolition of dilapidated structures will somehow improve the neighborhood. In strictly short terms it could; there is almost nothing more depressing to both the senses and property values than the constant presence of a vacant, derelict building

Letter from the EDITOR... JULIA'S MISSING CHILDREN



Another Souard home dies. (1727 S. 8th St.)

nearby. But in a 150 year old neighborhood, one is forced by nature to look at things with a longer view; and, in the long term, demolition of such structures harms the fabric of the area. The flavor of a neighborhood such as Souard is defined by the individuality of its housing. A damaged structure, though now damaged, was originally a part of that flavor and could be so again given the right combination of buyer, money, and resolve. We need look no further than this newspaper's "Neighborhood Fabric" feature for examples of this dynamic. Hundreds

of "hopelessly unfeasible" structures now house home, apartments, businesses, and offices. Renovated original buildings are far superior architecturally to both vacant lots and the infill housing for which developers snap up these vacant lots.

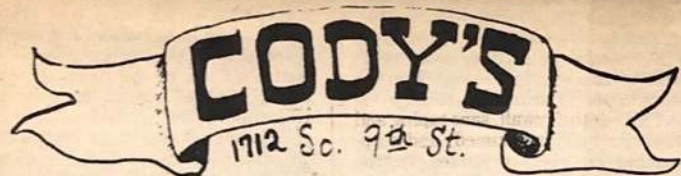
It is our contention that any historic building that still has walls to stand on, that withstood over one hundred years of use, abuse, and disuse, should be saved at all costs. If renovation is not cost effective (and it is no small argument that many are not), the building should be boarded up,

braced up, propped up, or spot-renovated to render it safe from collapse and intruders. The building can be "warehoused," to use a popular term, until rising property values of the surrounding area render renovation possible. If that is not likely, then a conditional sale could be tried. More on that later.

A current example of these possibilities exists in the case of the houses at 2302-04 Menard St. These two rowhouses are owned by a developer and face imminent demolition. Even more ironic is the fact that this dilapidated pair was bought by the Souard Restoration Group in the 1970's to stave off demolition then. This same organization, incredibly, voted not to oppose the recent demolition application. The developer expresses regret that the houses "are not feasible" to renovate and indicated that infill housing could be built on the site. He expressed reluctance to sell the condemned structures to anyone else for fear that a new owner would do just what the previous four owners have done: nothing. An understandable concern, since the headquarters of said developer are a short distance away. The developer makes a rather persuasive argument, but, we of the editorial staff of the *Restorationist*, cannot concur with his solution. The very fact that this developing company has scores of successful building rehabilitations to its credit and generally has had a positive impact on Souard only underscores our confusion and frustration over this attitude. Our suggestion as a solution: sell the

Continued on pg. 8

This article written by Jay Gibbs



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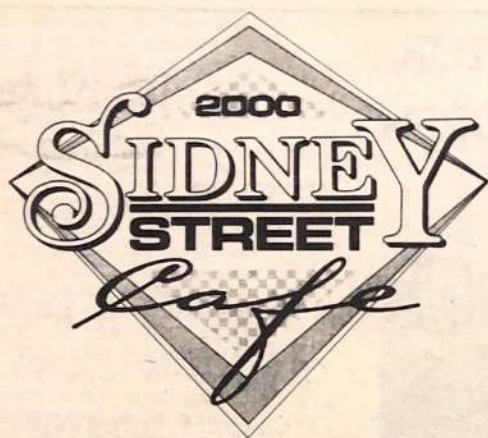
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A Closer Look at History

by Russell Farber

A MEASURE OF IMMORTALITY

They were among the most illustrious men of their time. As pioneer attorneys, lawmakers, jurists and statesmen, they were the leading figures in Missouri's transition from territory to state and guided it through its early years. Though nearly forgotten today, by lending their names to Soular streets, David Barton, Henry Sheffie Geyer and Matthias McGirk gained some measure of immortality.

David Barton was a tragic hero of epic proportion. Blessed with the tools of greatness, he was brought down by an alliance of political foes and personal sorrow and died too young, destitute and insane.

Born in eastern Tennessee in 1783, the product of three generations of Baptist ministers, Barton moved to the village of St. Charles, Missouri Territory in 1809. Two brothers, Joshua and Isaac, arrived with him, or shortly after. In St. Charles he practiced law and taught school, but in 1813 was elected Attorney General of the Territory and moved to St. Louis. His public career had begun.

Following his term he was appointed Circuit Judge of the Northern District of Missouri and then elected to the Territorial House of Representatives, becoming Speaker in 1818. Two years later Barton was elected to the state Constitutional Convention and became its presiding officer. He has long been credited with profoundly influencing the drafting of the constitution, indeed it is sometimes referred to as the "Barton Constitution."

The most popular man in Missouri, the first State Legislature unanimously elected Barton to be United States Senator. Several men were candidates for the second senatorial position. One was Thomas Hart Benton, attorney for the Chouteaus and other fur traders, who was considered arrogant and pushy by some and had many enemies. Barton's support, however, gave Benton a close victory.

At the moment of his greatest triumph, then, Barton sowed the seeds of his own demise. Almost from the time of his election, Benton aligned himself in opposition to the man who made his political career possible.

The contrast between the two was distinct and obvious to those who knew them. In 1823 a correspondent for the New York Advertiser compared the tall, imposing Benton with the slight, unpretending Barton. He described the former as active, astute, contentious and ambitious while the latter was sedentary, gifted, modest and "careless of political fame and advancement."

Barton's career shows that he was guided by basic principles of political philosophy. He was committed to the doctrine of nationalism amid growing

sectional rivalries. In a letter published in the *Missouri Intelligencer*, he wrote, "It is time to . . . no longer view the government of the United States, a government of ourselves, as an invading alien enemy about to destroy the governments of individual states."

Barton was an advocate of Henry Clay's American System and actively supported such internal improvements as the Cumberland Road and systems of highways and canals. Benton supported the interests of his client, John Jacob Astor, and pushed for the development of the Missouri and Mississippi Rivers, instead of such publicly financed projects.

A second principal of Barton's philosophy was equitability. No where was this more clearly demonstrated than in his long-running dispute with Benton over public land sales, which Barton was determined to see managed fairly and equitably.

Benton consistently introduced proposals calling for a graduated reduction of land prices. Under this plan prices would be annually reduced for unsold land, and that remaining unsold at the minimum price would be donated to settlers or ceded to the states. Barton, as a member of the Senate Committee on Public Lands, had some influence in this area and used it in opposition to the graduation plan. He contended it would permit public lands to fall under the control of speculators and money lenders and establish "one of the most alarming and oppressive land aristocracies that ever afflicted any" country.

The two senators also clashed over the proposed sale of federally owned lead mines in Missouri, then being leased. Benton ridiculed the Federal Government for deriving revenue from the lead ore leases and, in 1823, proposed that they be sold. Barton again staunchly opposed him, arguing that such a move was premature. The average land owner, he said, was too deeply immersed in debt to compete with the speculators for such prime property. "The inevitable consequence," he stated, "must be that mines would be monopolized by a few companies of monied speculators, while the body of the country are borne down by the debts contracted for the lands they live on."

These and other quarrels were augmented by the events of the 1824 presidential election. In that year there were four candidates: John Quincy Adams, representing New England; William Crawford, representing the South; and Andrew Jackson and Henry Clay, representing the West.

None of the four received a majority of the electoral votes so, by constitutional provision, the choice from the top three finishers went to the

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House of Representatives. Clay, having finished fourth, was removed from consideration.

Clay had been the clear favorite of Missourians, so the state's lone congressman, John Scott, sought the advice of both senators. Senator Benton had years earlier in Tennessee injured Andrew Jackson in a fist fight and his clients, the Chouteaus, were strong Adams supporters. An astute politician, however, he could sense the coming political change. He advised Scott to vote for Jackson.

Although Adams had finished a poor third in Missouri, Senator Barton urged Scott to vote for the New Englander, for the good of the nation. This he did and Adams became the sixth president.

From this point on the Jackson-Benton gang hounded Barton unceasingly. In newspaper articles they accused him of immorality and drunkenness. Even Governor McNair reported that Barton "in a drunken frenzy had stripped and broken everything in his room."

Barton fought back bravely and friends rallied to his support, but this challenge to his integrity, while politically motivated, must have hurt deeply. Coupled with the tragic death of his beloved brother, Joshua, it gradually drew him into a state of melancholia.

Joshua had been killed in a duel with Thomas Rector on Bloody Island in June of 1823, the circumstances intertwined with David Barton's fight against corruption. Rector's brother, General William Rector, an old friend of the Senator's, had distinguished himself in various public offices. Early in 1823, however, Barton learned that the General had used those positions to the advantage of many of his relatives and sought his removal from office.

Part of the campaign was a letter in the *Missouri Republican* charging Rector with favoritism in his appointments. When Thomas Rector, overseeing the General's interests while the latter was absent from St. Louis, learned that the letter was authored by Joshua Barton, he challenged Joshua to a duel. Barton refused the challenge until Rector admitted the truth of the charges. Rector admitted guilt and hours later "as cool as though he had been hunting rabbits" shot Barton dead.

Both Barton brothers were victims of their own integrity. In 1828 Andrew Jackson won the presidency in a landslide, making David Barton clearly unelectable for another term in 1830. Following an unsuccessful bid for Congress in 1831, he steadily declined. He served a term in the State Legislature in 1834-35 and maintained a modest practice, but friends observed that he was "unusually abstracted and moody. A slow, but desponding melancholy seemed to be preying upon his faculties." In the last months before his death, Barton was reduced to near savagery, at times being restrained by a straightjacket or chained to the floor. His misery finally ended in September 1857 at Boonville. It was more than 15 years before the State erected a monument to its first

Senator, "a profound jurist, an honest and able statesman, a just and benevolent man."



Thomas Hart Benton, meanwhile, remained in the Senate for 30 years and is remembered fondly by history. Eventually his anti-slavery views put him too greatly at odds with his constituency, however, and in 1851 the legislature, after twelve days and 40 ballots, agreed upon his successor, the noted proslavery attorney from St. Louis, Henry Sheffie Geyer.

Geyer had been born in Maryland in 1790 and practiced law there before serving in the War of 1812. Immediately after the War he moved to St. Louis where he quickly rose to prominence at the bar. In 1818 he was elected to the Territorial Legislature, of which David Barton was speaker, and that year published a *Digest of the Laws of Missouri Territory*.

Although he didn't take part in the state Constitutional Convention, as principal author of the "Solemn Public Act" for the admission of Missouri to the Union, Geyer played a leading role in the statehood struggle. This was followed by three terms in the legislature, two as Speaker of the House.

Geyer's brilliant legal mind was largely responsible for the revisions to Missouri statute law made in 1825 and 1835. His skill as a trial attorney earned him accolades from Chief Justice John Marshall and the noted Boston attorney, Rufus Choate. Marshall went so far as to remark that he was surprised to find "so much learning come from West of the Mississippi."

The Geyer Act of 1839 may be its author's most lasting legacy. Although never fully implemented, it was the foundation for the present public school system and provided the genesis for the state university. The act further created the office of state superintendent of schools and a permanent school fund.

As United States Senator, Henry S. Geyer was not so widely respected. The disposal of public lands had continued to be the principal activity of the western senators and Geyer was particularly interested in securing land grants for his cronies in the railroad business. This brought harsh criticism from eastern senators who accused Geyer and his cohorts of being "land pirates."

Continued on pg. 8

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Continued from pg. 7

Nor did Geyer attempt to quell the growing stridency of the slavery debate. Instead he exacerbated it. In what is considered his greatest senatorial speech he spoke in favor of Missouri "border ruffians" who were terrorizing the free settlements of eastern Kansas. He argued that Missourians had a greater right to determine Kansas' future than newly-arrived settlers subsidized by the eastern, abolitionist Emigrant Aid Society.

Geyer left the Senate in 1857 and, for the last two years of his life, combined his skill at litigation and proslavery bias in serving as counsel for the defendant slaveowner in the historic Dred Scott case. His well-conceived argument held sway in the Supreme Court and it is widely recognized that practically all the arguments, principal points and citations elaborated in Chief Justice Taney's ruling were originated by Geyer.

Despite his long years of service to Missouri, little is known about Matthias McGirk. Born in eastern Tennessee in 1783, there is a tradition that he and David Barton grew up in the same community. Coming to St. Louis with his brothers, Isaac and Andrew, just before the War of 1812, it is certain that they were close associates in Missouri. When Barton temporarily gave up law practice in 1815, it was McGirk, then a member of the General Assembly, took over his office. That same year he wrote "An Act Declaring What Laws Shall be in Force in This Territory" which

provided that common law, rather than civil, as previously, would prevail. David Barton is thought to have actively promoted its writing and adoption. He and his brothers had studied common law in Tennessee and the change made it easier for them to pursue their profession.

Like Geyer, McGirk was not a member of the Constitutional Convention, but was elected to the state's first General Assembly as a senator from St. Louis. He soon resigned, however, to accept an appointment to the state Supreme Court.

Matthias' brother, Andrew, was also a member of the first General Assembly, as a senator from Howard County. As such he was responsible for the act which subdivided that huge county into several smaller, one of which he suggested be named for the recently deceased Daniel Boone. Andrew's political career was probably best remembered, however, for the incident in which he threw a pewter inkstand at fellow senator Duff Green, sparking a fist fight in which Governor McNair futilely attempted to intervene.

It was as Chief Justice of the Supreme Court of Missouri until 1841 that Judge Matthias McGirk made his greatest impact. He was described by an acquaintance as being very popular, having a fine reputation, and using language which was "strong, concise, vigorous and terse, and remarkably free from doubt and ambiguity."

While not well educated outside of the law, nor brilliant like Geyer and Barton, Judge McGirk apparently had

a good common sense, a strong intellect and a retentive memory to assist in his legal learning. No portrait of the Judge has survived, but he was remembered as being of average size with an inclination toward corpulency, possessing a humorous wit when among friends and a reticency among strangers.

After his death in 1842 of an illness described as "epilepsy, which terminated in palsy," the Judge was buried on a lonely hilltop near the home he had built in Montgomery County. The flat stone placed there by his widow, Elizabeth, stated that he had "spent his life honorably to himself and usefully to his country and left a name above reproach."

There is no evidence that either Barton, Geyer or McGirk ever lived in Souard. All but Geyer, in fact, were dead by the time that the neighborhood began to be settled in any numbers. According to an 1821 city directory, David Barton's home was on South Fourth Street, below market and Henry Geyer's a block away at Market and Third. By the time of the next directory in 1836, the declining Barton was splitting his

time between Boonville and his friend W.H. Hopkin's home in St. Louis. Geyer had moved to 22 Chestnut and the next few directories place him in that vicinity.

Matthias McGirk doesn't appear in any of these documents, but in 1944 the St. Louis Chamber of Commerce placed a marker on St. Charles Street where his home was believed to have stood.

The credit for naming city streets after these men probably goes to Thomas Allen, who owned and subdivided the area for development. Allen, who also named streets for family members and himself, may have had the acquaintance of all three and likely conferred with Geyer on railroad business.

Today's streets don't honor anyone's memory; they are computer-produced idyllic images and the neighborhoods they service have no anchor in time. If we learn nothing else from living in Souard, it should be that history is alive and enriching, that understanding the past makes the present more meaningful, that the old and abandoned still have value in the modern world.

Continued from pg. 5

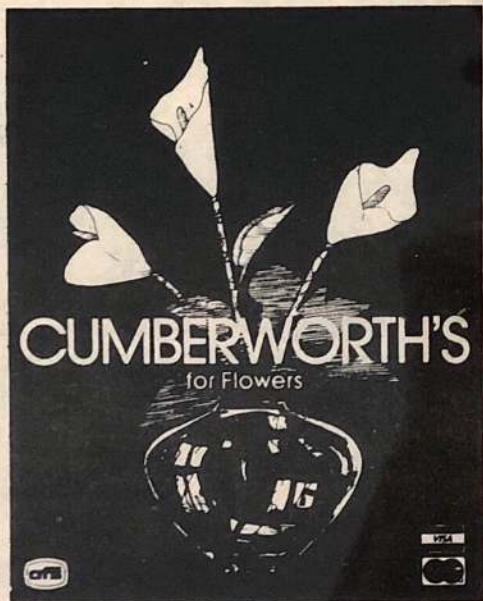
buildings as single family structures at a low price with the condition that renovation must be undertaken within one year by the new owners, using said developer as general contractor. Possibly FSIP financing could be employed. This solution would preserve the buildings, keep the streetscape intact, bring in two new homeowners, provide the developer with a profit, and clean up what can only be an eyesore to all involved. Of course this all becomes moot if demolition takes place, as the developer expected.

This is not the only recent case of possible demolition in Souard but was spotlighted because of its immediate nature. We are not excusing others using the same approach; we condemn the use of demolition of historic structures as a tool for improving a neighborhood. But, more outrageous than anyone else are those who buy with demolition in mind, and

let the structure slowly deteriorate by neglect until razing becomes "necessary." This is a tactic of companies large and small which seek to expand their facilities within the Souard Historic District. We are serving notice that such actions will no longer be quietly tolerated by this editorial staff; in the future the gloves will come off and this mouse will roar. There are reasonable (if not as profitable) solutions to problem buildings that preclude razing, and it is to the neighborhood's benefit when these solutions are found. Hopefully, soon, one can take a walk down a Souard street and hear only positive sounds of a neighborhood on the move. We invite responses to this editorial.

Julia Souard, as did others, began subdividing her estate in the 1830's and the houses remaining in the area today are the legacy of that time. Let's not destroy any more of them!

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Top row, l to r: Zach Taylor, Bob Dieckhaus, Jamie Wilke, Eric Jefferson, Antoine Esters, Coach, Lynn Bremer Center row, l to r: Brian Reeves, Ken Hochstatter, Tom Gattermann, Don Morris, Shaun Hoovler, Kevin Lee, Harry Lee Front row, l to r: Brian Baker, Chris Seebeck, Jason DeEulis, Ben Wilke

For the first time in several years Trinity Lutheran School (1809 South 8th Street) has boys basketball teams. A varsity team composed of 7th and 8th graders with a few 6th graders and a B team with members from the 4th, 5th, and 6th grades have just completed their season. The boys sported new uniforms of the school colors — black with gold trim. Under the school's new mascot, the tiger, the teams adopted the name of the Trinity Tigers.

Under the direction of principal and coach, Lynn Bremer, the boys worked diligently throughout November and early December. Attendance at the twice weekly practices was high, spirits were higher and the Tigers were optimistic about the season ahead.

The season opened in December, and for the varsity team it was a tough one. The boys were playing experienced teams, of which they were aware very much. They knew this meant an uphill battle throughout the season.

The season, however, was filled with personal victories which helped to make each player a little better at the game and a little wiser, too. One such victory came for Zach Taylor when he saw that the center was the team's weakness. Taylor concentrated on eliminating the weakness which paid off with the 13 points he scored in a game against Concord Lutheran School of Pagedale, Missouri on January 23.

For Ken Hochstatter, the victory was different. He learned quickly that there was more to basketball than just standing and shooting. Hochstatter learned to penetrate the middle of the defense. He was able to score 22 points for the varsity during the season. Also, because of his 6th grade status, he played for the B team as well and scored 58 points for them.

High scorer for the varsity team was Bob Dieckhaus with 44 points to

his credit. Other high scorers on varsity were Zach Taylor and Antoine Esters.

For the B team the victory was different. The team fundamentally understood the game. The boys were able to recognize their individual and team weaknesses. They were learning to think and play as a team.

An early highlight in the season came in a game versus Messiah Lutheran School. This was a combined B team and varsity game where the Tigers played boys of equal talent and the team discovered their inexperience was no handicap. The Tigers won 22 to 20 with Trinity's 22 points scored by Eric Jefferson. It was a tense and exciting game, but Jefferson displayed unusual skill in shooting and rebounding.

The finish of the season showed just how far the B team had come. Their progress was displayed in the Holy Cross Invitational Tournament which was held from February 4 through 9. In the first game of the tournament they lost to St. Luke's with a heartbreaking 31 to 30 score. The following evening the team was on the rebound and determined to show their ability. They walked over Zion Lutheran of Harvester, Missouri, 51 to 15. High scorers for the game were Ken Hochstatter, Eric Jefferson and Harry Lee.

Three nights later the B team Tigers took on St. Paul's Lutheran of North St. Louis and won again. In this game even the 4th graders such as Ben Wilke and Brian Baker were scoring. The final score was 45 to 39.

In the final game the Tigers lost to Hope Lutheran, but managed to place sixth of the 18 teams in the tournament. The Tigers brought home the

Continued on pg. 12

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Continued from pg. 9

school's first trophy — 2nd Place Consolation. This trophy represented a lot of hard work, skill and determination.

High scorer for the B team season was Eric Jefferson with 164 points. Other B team Tigers who scored high were Ken Hochstatter, Brian Reeves and Harry Lee. With their first season behind them the Tigers are looking forward to next season. One can almost hear the Tiger growling already.

by Skip Gattermann

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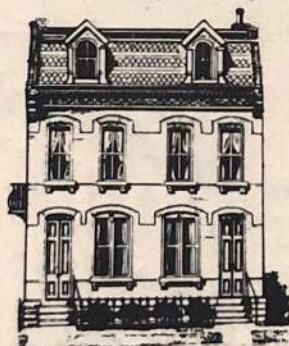
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SOULARD'S COUSIN TO THE SOUTH

Ste. Genevieve, Missouri, known as the Mother of the West, is of special interest to St. Louisans because of its proximity and its rich historical tradition. At least as early as 900 A.D., the same Mississippian Indians who constructed the great Cahokia Mounds established a smaller ritual center some 60 miles south and across the great river. Journals from the explorations of Marquette and Jolliet in the 1670's identify sites near what was to become Ste. Genevieve. And Joutel, a survivor of the ill-fated 1680's La Salle expedition, records the amenities of the area's salt deposits and arable hills.

It was in the early part of the 18th century when the Royal Company of the Indies opened lead mines inland that a regular, if temporary, campground settlement was developed by keel boat crews charged with transporting the lead down-river to the Gulf.

However, existing documents suggest that it was in the mid-1730's that the little settlement became sufficiently permanent and populous a domicile for it to be considered a village. The 1825 *Minutes* of Theodore Hunt, recorder of land titles for the American government, contains a reference to "... the Old Village of St. Genevieve ..." where there were 50 or 60 cabins and a settled population, established there in the 1730's. Hunt's *Minutes* names Baptiste LaRose (who reportedly died in 1802 at 103) as the first settler in the Old Village.

The early houses in Ste. Genevieve were built much like the houses in Quebec and Normandy — largely one room vertical log dwellings with steeply pitched roofs formed by pegged Norman trusses. The logs, spaced about 6 inches apart, were mortared with bouzillage, a mixture of clay, twigs, straw or gravel. Exterior walls were white-washed.

Interiors were plastered. Most homes had a limestone fireplace in each room. The galerie was adapted as a wide porch surrounding the house on four sides. As early thatch roofs were replaced with shingles, the outdoor kitchen was moved into the galerie.

The Old Village was located on the banks of the Mississippi, on the river side of a 3,000-acre alluvial deposit called "le grand champ." Recurrent floods were reported from the start. But in 1875, the Year of the Great Flood, the village was almost totally submerged. In 1778, after a flood season, Joseph Coulture had moved his family about a mile up-river to "les petites cotes", the little hills. Francis Valle, Jr. led the more general movement in 1786. Whole structures were removed to the higher ground. By 1791, the Old Village was abandoned and the new Ste. Genevieve was well established.

As the New Village grew, non-French settlers made a place for themselves in the community. The first brick building west of the Mississippi was constructed in 1785 by an Englishman. Americans of diverse background settled in the town after the 1904 Louisiana Purchase. A wave of German migration beginning in 1825 lasted through the mid-19th century.

The early history of Ste. Genevieve is the history of its people — the Bolducs, Ste. Gemmes, Vions, Viviats, Beauvais, Marcoux, DuFours, Roziers, Peyroux, Bossiers, Loissettes, LaChances, Billérons, Masses and Charpentiers. Some of these names ring familiar to St. Louisians. And it is of interest to speculate on how Missouri's earliest town and its inhabitants participated in and influenced the later development of the French sectors of its larger, up-river sister city. We invite you to come explore the possibilities with us.

by Jean Rissover

GIRLS CLUB

The Girls Club of Soular has received a \$5,000 grant award from the Ralston Purina Trust Fund.

The Girls Club, located at 900 Shenandoah Avenue, serves more than 250 girls ages 6 to 18 and is the only Girls Club in the St. Louis area.

The Ralston Purina grant will enable the Club to expand its programs which include arts and crafts, sports and recreation, tutoring, career development, dance, drama and community betterment projects. The after-school and Saturday programs are open to all girls in the St. Louis area.

The Girls Club is a United Way member agency and also receives financial support from the Junior League of St. Louis, Monsanto Co., Anheuser-Busch, Steelweld, YEHS, the Elijah Parish Lovejoy Presbytery and through the girls' own fund raising.

SRG RAFFLES ANTIQUE DOLL

On March 6 the Soular Restoration Group held the raffle drawing for a Jeanette McDonald doll. Jeanette was donated for this purpose to the SRG by Soular resident Marge Cooper, whose hobby is doll collecting. Standing 22 inches tall, Jeanette was a 2 year limited edition doll from the movie *Naughty Marietta* and was recently valued at over \$200 by Selkirks. SRG raised over \$120 in the raffle. Thanks to all those who sold, and who bought tickets. An extra special thanks goes to Marge Cooper whose donation made it all possible. By the way, Jeanette's proud new owner is Kelly Schultheis, 16, of Soular.

BUSINESS REVIEWS

Sidney Street Cafe

There's a new restaurant in Senate Square that is quickly becoming a fixture of the Southside. The *Sidney Street Cafe* at 2000 Sidney Street is a delight by any measure. Formerly *The Other Mother*, the interior has been totally rearranged and renovated, and managers Kathy and Payton Carmody officially opened their new place February 23 to a large and still growing clientele. There are three main reasons why this newcomer to the restaurant scene is so popular: decor, food, and hospitality.

The decor comfortably melts old into new. The old includes antique bar and backbar, antique signs, and wood brackets. The new comes as butcher block round tables, cushioned round chairs, and modern suspended ventilation ducts. Predominant colors are greens, browns and tans. Place all this in rooms of exposed brick, refinished floors, ceiling fans and hanging plants and the background is complete. The cafe consists of two dining areas; the first side holds the bar and about half a dozen tables in a pub-like atmosphere. Through a brick arch lies the other side, which has the feel of a sidewalk cafe achieved by combining a long green canvas awning, the high ceiling, and lots of tables and booths on various floor levels. Hanover lights illuminate the illusion. Throughout, the patina of old is nicely stirred into the shine of the new.

Payton and Kathy's kitchen fairly gleams with newness and sports such innovations as under-the-counter refrigerators and overhead plate warmers. This efficient kitchen layout is wise considering the crowds *Sidney Street* has been attracting to eat the delicious and unusual food.

The food selection is described by Payton as "Americanized regional cuisine." This is apparent as one skims the well-organized menu. The hardest part is deciding what to have. Appetizers include quesadillas, potato skins, various cheese platters, and stuffed mushroom caps. The soups du jour are prepared from scratch, and the salads feature Romaine and Boston lettuce and freshly-made dressings. Sandwich selection is really unique, including muffalato, scrambled egg, and chicken-grape-cashew salad sandwiches among more traditional favorites. The pasta and pizza section mixes old favorites and new tastes. Dinner entrees vary from chicken and tarragon sauce to steaks, to chops, to broiled sword fish; all include a vegetable of the day. The desserts are absolutely out of this world and are made fresh daily.

The full bar and first-name

hospitality seem to say, "We're happy you're here." Food serving hours are 11:30 a.m. to 10 p.m. Monday through Wednesday and 11:30 a.m. to 11:30 p.m. Thursday through Saturday. Bar hours are 11:30 a.m. to 1:30 a.m. Monday through Saturday. The menu will vary by season, and an outdoor patio and/or enclosed atrium is in the works. Folks, the Carmody's are onto something good here. Good food, reasonable prices, pleasant hospitality in like decor, the *Sidney Street Cafe*, 2000 Sidney Street, is well worth your exploration; the varied menu will have you hooked.

by Jay Gibbs

Hickory Street Gallery

Passing by the corner of Hickory and Mississippi the past several years, one could observe the progress as Walter Moody and friends toiled to bring the structure to a new life. From what was a turn-of-the-century ice cream parlor fallen to disrepair, a new and colorful gallery has emerged.

From the outside, one is greeted by a brightly painted Victorian style storefront. Large expanses of glass are capped by etched glass windows designed and executed by Moody. Inside, a new tin ceiling manufactured by the W.F. Norman Company of Nevada, Missouri covers the large viewing area.

As a partnership, Moody, along with Susan Bailey, a glass artist, R.C. Jones and Darryl Meyer, potters, have founded their business to "Create a Gallery that combines fine art and fine craft in the same space." Besides works of their own, works by local and national craftsmen are represented. Paintings by Joe Renard, known for his city scapes, some of Souland and Lafayette, ceramics by Bob Allen, and fine wooden cooking wear from Bradford Woodworking are but a few. Photos, glass, lithographs, clay, leather, water colors, jewelry and metal work are also shown. The quality of design and workmanship gives the exhibition a look of sophistication.

From April 2 through May 4, the gallery will be cleared for a special showing of works by six nationally known clay artists. The show is in conjunction with the National Council on Education for the Ceramic Arts which is being held at the Chase Park Plaza and Washington University. The theme for the convention is "Ceramic Art and Architecture." Works of Elaine Coleman, Pat Harsley, Jenny Lind, Tom Coleman, Jim Romberg and Tom Turner will be shown.

by Larry Hollenberg

The Souland Restorationist, April 1, 1985 13

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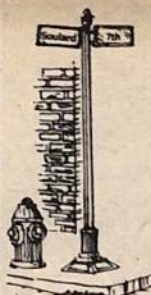
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ARE YOU A ...Yukkies?

Alright, enough is enough; I've stood by and let the Yuppies, the Puppies, the Guppies, the Juppies and even the Sluppies have their say. Now I want everyone to be aware of, once and for all, the most important, up and coming group: the YUKKIES (Young Urban Kids, natch!!)

So, what makes a Yukkies? The criterion is strict, but I've listed several of the most critical factors on what constitutes our on-the-move group.

1. Yukkies must be the right age, between 2 and 11. Anyone younger than 2 belongs to the Yubbies (Young Urban Babies).

SCOUTS SERVE SOULARD

Cub Scout Pack 79 and Boy Scout Troop 79 are seeking new members. Both the pack and the troop meet at Lafayette Park United Methodist Church at Missouri and Lafayette Avenues in Lafayette Square. Pack and troop 79 have boys from all over the near southside portion of the city. Boys come from Soulard, Benton Park, McKinley-Fox as well as from Lafayette Square.

A full program of scouting activities is planned for the coming year. Camping crafts and other activities are designed to appeal to the boys' diverse interests. The cub scout pack regularly takes field trips to compliment their den activities.

Cub Scouts (ages 8 and 9) meet on Thursday afternoons from 4:30 to 5:30. Webelos Scouts (age 10) meet on Thursdays at the same time. Boy Scouts meet at 7:00 p.m. on Mondays. For information on pack and troop 79 one may call the following leaders: Janie Macy (Cubs) at 773-2369, Skip Gatermann (Webelos) at 771-4191 and Al Macy (Boy Scouts) at 773-2369.

A Tiger Cub Pack is planned for boys of seven years of age. For information on this program call Cubmaster Danny Coleman at 865-3991.

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Mary Johnson

772-0480

2. Yukkies have 18 sets of "aunts" and "uncles" within a 5 block area.

3. Yukkies have balloon tires and 3-wheel drive on their tricycles in order to negotiate brick sidewalks.

4. Yukkies define "fresh air" as when the wind shifts from the northeast to the south, so you can smell the brewery rather than Monsanto.

5. Yukkies define "a clear day" as when you can see Sauget from the top of Barton Street.

6. Yukkies play with Fisher-Price flatbars and joint compound rather than Fisher-Price badminton sets and playdough.

7. Yukkies have parents who want their kids to have everything; their parents go crazy trying to figure out how to hang a swing from the street light in the alley.

8. Yukkies have parents who give them a good sense of equality of the sexes: their parents curse equally well when they drop the fourth piece of drywall that they're trying to hang on the attic ceiling.

9. Yukkies know words like "tuck-point," "in-fill" and "gut-rehab" and enjoy using them at birthday parties in the County.

**Yukkies also know that their name is the most important word in Oscar the Grouch's vocabulary. If you don't know who Oscar the Grouch is, you might as well move to far West County.*

by Tema Farber

THE UNICORN

Of all his creatures the world did boast

It was the unicorn he loved the most
He gave them eyes that did twinkle and glow

Then gave them coats as white as snow

He endowed them with magic to free a soul

And Mystical power to warm a heart that's cold

With a horn in their forehead they ran wild and free

Displaying the beauty for all to see
When the ark was built and the great flood came

They were to busy playing to hear their name

Then the rain came down and the ark set sail

The lightning flashed and the wind did wail

And the Lord looked down and cried forlorn

For his Magical, Mystical unicorn
The flood waters swelled and swept them away

And that is why there are no unicorns to this day

But maybe he saved a few that day
Just put down his hand and took them away

And kept them in heaven till the earth was new

Then put them back for me and you
So if you capture one let him not depart

Till he frees a soul and warms a heart

But harm him not for he is blessed
For he was the creature God loved the best

by M. Cooper



Horse drawn carriages

FROM THE MAYOR'S DESK

In February, I announced the establishment of a new city-sponsored pilot training program to prepare underprivileged city youths for jobs in the hospitality industry. Under the program, 120 youths will be guaranteed permanent job placement upon the completion of a 12-week training program.

The program, called H.O.S.T. (Hospitality Occupational Skills Training), combines education and job skill training to provide jobs in a growing sector of the St. Louis economy. The four week education component includes instruction in math and reading comprehension skills, as well as G.E.D. preparation for those without a high school diploma. The instruction is being provided by Providence Program, Inc., a local not-for-profit organization.

The remaining eight weeks of training consist of four weeks of job skill training in a classroom setting and four weeks of on-the-job training. The job skill training is being provided by Career Works, Inc., a nationwide vocational training firm based in Detroit. The trainees receive full pay during the on-the-job training period.

Five local businesses are participating in the program. The five and the number of trainees they have

agreed to hire are: the Clarion Hotel — 30 trainees, the Chase-Park Plaza Hotel — 25, the Sheraton-St. Louis Hotel — 20, the Marriott Pavilion — 21, and McDonald's restaurants — 24.

The cost of the training program is \$80,400, or \$670 per trainee.

This program represents a unique approach to placing underprivileged youth on the road to successful employment. By providing educational instruction as well as job skill training, we are able to offer better prepared candidates to local employers. The five businesses which agreed to participate in this pilot program are to be commended for their cooperation and commitment to assisting city residents in finding steady employment.

While these are entry level jobs, the hospitality industry is a growth area in the St. Louis economy and a motivated employee who shows a willingness to work will have ample opportunity for advancement.

The first class of 40 trainees began February 25th. Applications are being accepted for the remaining two classes. Persons interested in the program should contact the St. Louis Agency on Training and Employment (SLATE) at 241-4300.

by Mayor Vincent C. Shoemehl, Jr.

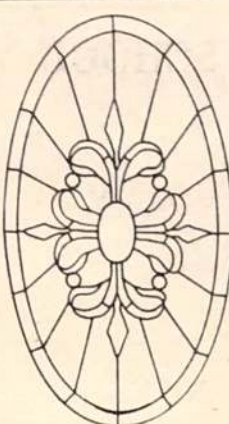
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Dear Aunt Judy

by Judy Shehan

Dear Aunt Judy,

You promised you would write me about selecting a general contractor or acting as one's own or using a developer. Please hurry as I'm getting more frustrated by the minute.

Love, Clay

Dear Clay,

Please be advised that Aunt Judy always moves at her own pace and frantic pleas fall on deaf ears. Besides, if you had thoroughly read your *St. Louis Home* some issues ago — the Bath one — you would have found an excellent article regarding selecting a general contractor. If you have foolishly mislaid your copy, perhaps you could call Aunt Barbara at the office or go to the Library (Bar Branch) and make a copy. While you are at the library, you should investigate the number of excellent books available on rehab topics. Located at Jefferson at I-44 in the heart of rehab country, the staff there makes a great effort to stock materials of interest to the do-it-yourselfer. If the particular publication you need is not there, they will obtain it from the Main or other branches. "New Shelter" has featured a number of excellent articles over the past two years concerning planning and financing remodeling projects as well as "case study" article about persons who have successfully managed their own construction projects. I believe you would find a subscription to same quite worthwhile.

However, since I promised, I will make some effort to at least define some terms. Developers as we know them in rehabdom generally own the property being rehabbed and do a number of units in each package or phase. These properties may or may not be contiguous. Their efforts are assisted by UDAG funding and the Investment Tax Credit is pivotal in making the projects financially feasible. If Congress does not renew the I.T.C., one can expect to see a major change in the activities of the primary developers. I.T.C. applies only to rental units and does not benefit rehab for resale or owner occupied projects. Hence the proliferation of apartments that must remain so for at least 5 years in order to get full benefit of the tax credit.

Developers do, also, provide whole house service to individuals. However, in this context they are actually acting as general contractor.

These "developers" can provide a complete service from planning and architectural services to vacuuming before occupancy. This is the most painless way to rehab, however, perhaps the most dollar expensive. If one's time and expertise in the construction field is limited, then this is certainly an avenue to consider. Laclede Partnership has provided this service to a number of Souland homeowners. Mead-McClellan has been known to do so and rumor has it BSB Redevelopment has some single families scheduled in the next phase. If you opt for selecting a general contractor yourself, here are some do's and don'ts. Before you call anyone, have some idea as to what you want from your contractor. Invest in good architectural services first. While such services are not inexpensive, they are essential to a successful project with a happy contractor and happy homeowner. Try and have your project planned to the last door knob before one nail is driven. Changes during construction are both expensive and frustrating. If you have thoroughly done your homework, you will be able to equitably compare the prices offered by general contractors. A great deal of time goes into putting together a bid on the part of the contractor and one should only ask for same if one is seriously considering the said contractor. While the estimate may be "free" for you, the time involved for the contractor is considerable and must be absorbed as a loss of doing business. Never ask for a "price on the spot" for anything but the smallest of repairs. Contractors are amazing people but to expect them to carry in their heads an up to date material and labor cost list for every imaginable type of project is unrealistic. All good contractors carefully research this factor before giving you a quote and limits the time for which the quote is valid because of constantly changing costs to him or her. Thirty to 90 days are generally acceptable time frames for acceptance. If you do not respond in this specified period, the quote becomes invalid and the process must start over. If you are taking bids in January for a project you expect to begin in June, so inform your contractor so appropriate projections can be made initially and so your paper work will be retained on file.

Also, don't ask your contractor to bid things ten different ways unless you are seriously considering each option. In other words, your contractor can be more generous with his time during the project if you haven't "free estiated" him to death before the work starts. The general contractor must obtain bids from each subcontractor before he can give you a price; and, he will get a better deal from the individual subs if he hasn't "estimated" them to death. The general contractor coordinates the whole project, deals with the scheduling and the sub-contractors, handles the day-to-day "emergencies" that occur on the job site and tries to keep you happy and satisfied with the quality and quantity of the work performed. So, if you decide to act as your own general, be aware that you are not "cutting out fluff" when you "save" the general fee but rather are assuming all these tasks yourself. One bad decision in a specific field such as plumbing, electrical or HVAC can cost far more in both time and money than hiring a professional general contractor to oversee the job. To do so assumes that you have the expertise and ability to do in your "spare time" what the general contractor does as a profession.

However, if you are willing to inform yourself and train yourself for this job, it can be done. The first thing to remember is that roof and structural problems must be dealt with first. If you paper your parlor before you fix your roof, you will be very sorry. The order of installation of systems goes from most rigid to most flexible. In other words, carpentry framers first, then plumbers, then HVAC, then electricians. Now that the walls are ready to close, you bring in the drywallers, then the finish carpenters, then carpet. Getting the sequence out of order is expensive, time consuming and stupid. If quality of the work is not up to par at any step, all future steps will suffer and the final product will be less than it could have been. And most of all, do not hire anyone just because they are cheap — be sure they are both good and reasonable in cost and carry a lien waiver.

Good luck, kid. Let Aunt Judy know which route you choose and why.

Love, Aunt Judy

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ABOUT INSURANCE ...

The definition of insurance in the dictionary is "A contract (insurance policy) purchased to guarantee compensation for a specified loss." It can also be defined, and is frequently defined in the insurance industry, as being the transfer of risk from one party to another for compensation.

If, after reading the above, anybody is still with me, I would like to talk a little bit about insurance, specifically homeowner's insurance, for people in Souland.

Insurance is very definitely available and affordable in Souland, to the same extent that it is in Florissant, Kirkwood, South St. Louis, Belleville, Fairview Heights, or almost any city where the properties are properly maintained, or have been rehabbed/renovated in order to provide adequate and comfortable living space.

Several years ago, there were many properties in Souland that were basically not livable. Thus, many cases were unable to be insured. This is no longer true.

Any homeowner, apartment dweller, or owner of habitational rental property in Souland that has been rehabbed, and is then more suitable for human occupation, can obtain insurance, and can obtain it at an affordable price. Homes do not have to be completely rehabbed to qualify for a homeowner's. A home in the process of restoration is eligible for homeowner's coverage or a "Builder's Risk" form during the rehab process.

There are two ways to write homeowner's insurance. First, and worst, is the basic or standard homeowner's policy. The contract specifically names each peril or loss cause that it will cover. Typically, it lists fire, lightning, windstorm, tornado, cyclone, hail, riot, vandalism, malicious mischief, vehicles running in to your property and falling aircraft. Burglary and theft are normally also included, although they may carry a higher deductible.

I say the homeowner's policy is the worst due to the fact that in the event of a loss, the burden of proof is on you to prove the cause of the loss is one of those that is specifically listed.

Second, and superior (you note I do not rhyme well), is the "so-called" ALL RISK. This policy says that it covers you for all risk of loss EXCEPT it tells you the things that are specifically not covered. The burden of proof is on the insurance carrier to prove that the loss was caused by one of the EXCLUDED perils, as opposed to the first type.

The best way for you to decide what you have is to look at your policy. I know that insurance policies are dull and boring, but you can make a fast, first estimate by simply looking at the forms that are listed on the first page of your policy.

For the first and worst, if you have a homeowner's policy, it will show on the declarations page various form numbers, such as HO-1, HO-2, HO-3. If you are a tenant, it will show HO-4. If you own rental dwelling property, it will show DP-1, or DP-2. These are all named peril policies. It covers you only for what is specifically listed.

The second, and superior, will show as form numbers, HO-3, HO-5, HO-6, HO-7. If you are a tenant, HO-4A. If you own rental dwelling property, DP-3.

When you are looking at your insurance and thinking about it, the first thing you need to do is decide what kind of coverage you want, which I briefly outlined above, and then decide the valuation basis on which you would want to be paid if you do have a loss.

First and worst (back to the rhymes), is the ACV or DEPRECIATED VALUE. In as basic terms as I can come up with, the property is valued and insured at its depreciated value, which is its value after considering its useful lifetime. In practical terms, it means that if you have a ten-year-old roof that is torn off in a tornado or windstorm, when the company makes a settlement with you, they will pay for half of a roof, less the deductible. Likewise, if you have a burglary, and a two-year-old suit is stolen, and the suit has a three-year estimated economic life, they will pay for one-third of the suit.

Market value is essentially the same thing as actual cash value, and the losses are paid in the same way. It is really just another term for the value determination.

Second and superior, is replacement value. This means exactly what it says. You determine what it would cost to replace the property, whether it be building or contents, with like material and quality, and then you insure the property for that value. If a loss occurs, the company pays to replace or repair the damage, less the deductible, always. The only additional cost for insuring on this basis is the difference in the valuation between actual cash value and replacement cost. Your home may have a depreciated value of \$75,000 and the cost to replace it with like kind and quality might be \$150,000. They will pay for a loss on the same basis as its value insured.

The last thing I would like to touch on, in this very brief article, is Co-insurance. Someplace in every policy it mentions either 80% co-insurance, 90% co-insurance and 100% co-insurance. Co-insurance is a way to encourage people to carry an adequate amount of insurance as related to the value they have selected to insure. 80% co-insurance clause means that your insurance amount should equal 80% of the depreciated value or the replacement value on the property as you have chosen.

If, in fact, at the time of the loss, the amount of insurance is equal to that percentage, then the company will pay in full, based upon the settlement terms of the contract, either depreciated value or replacement value, minus the deductible.

If you do not have an adequate amount of insurance, the company is entitled to reduce the payment. In effect the co-insurance clause becomes an additional deductible clause, and the deductible amount is the same as the proportion of amount of insurance carried divided by amount of insurance re-

Continued on pg. 19

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Remember When...

by John Soderberg

Two of the most colorful names associated with early railroading in Missouri are Soulard's own Thomas Allen — builder of railroads and Jesse James — robber of trains. It was perhaps inevitable that their paths would cross as they did on that memorable day, January 31st, 1874.

Several years prior to 1874, Allen left his Crystal Springs Farm at 9th and Russell and moved downtown to a new home on fashionable Lucas Place. From his corporate offices a short distance away at 5th and Market he directed a growing railroad empire. By 1874 Allen had combined four separate railroad companies to form the St. Louis, Iron Mountain and Southern Railroad with over 600 miles of track. His successful railroad operation added approximately \$100 million annually to the City's trade.

While Allen was building his railroads however, another Missourian, Jesse James, was building an even greater reputation robbing banks, stage coaches and trains. Although the James Gang was not the first to rob trains; they did it more often, and with a greater flair than anyone else.

After holding up the St. Genevieve Savings Assn. in St. Genevieve, Missouri, the gang, consisting of Jesse and Frank James; Cole, Bob and Jim Younger; Clell Miller; and Bill Chadwell, headed up to Adair, Iowa where, on July 21, 1873 they committed their first train robbery. This holdup forced Thomas Allen and other railroad magnates to join with bankers in an all-out effort to rid themselves of these outlaws. To that end, the Allen Pinkerton Detective Agency from Chicago was called in to assist lawmen. Feeling this increased pressure, the gang went into hiding for about six months — emerging on January 15, 1874 to rob the Hot Springs-Little Rock stage coach. Their real destination on this outing however was Gads Hill, Missouri on the St. Louis, Iron Mountain and Southern Railroad. Jesse's information network indicated that in addition to many wealthy passengers, this express train usually carried a great deal of money.

By the time Thomas Allen arrived at his office that cold dreary January 31st morning, his St. Louis-Texas Express train was already boarding passengers for its morning departure from the Plum Street Depot. Promptly at 9:30 a.m. at the direction of Chief Conductor C.H. Alford, the train departed — slowly making its way parallel to the river along the eastern edge of the Frenchtown-Soulard area, picking up steam as it left the City, heading toward Southern Missouri.

Meanwhile, around 3:00 p.m. that afternoon, Jesse and his gang rode into the Little Village of Gads Hill; not much more than a railroad way station in the Northwest Corner of Wayne County. Some of the local menfolk had gathered at the station,



THOMAS ALLEN
when he was promoting railroads for St. Louis



Jesse James in 1875 (Carl W. Brennan Collection)

as was their custom; to watch the express go through. The gang tied up everyone, including the railroad agent, then set the semaphore signal for STOP and settled in to await the train's arrival.

Around 6:00 p.m., as the train drew near, the engineer saw the red flag displayed and signalled the brakeman to stop. Following a now familiar routine, two of the bandits held the engineer, conductor and brakeman at gunpoint while the others went through the coaches relieving the passengers of their valuables and then looting the safe. Everything went so smoothly that the whole operation took no more than 15 minutes and netted about \$7,000.

True to his reputation for theatrics, Jesse handed an envelope to the conductor saying "This contains an exact account of the robbery. We prefer this to be published in the newspapers rather than the grossly exaggerated accounts that usually appear after one of our jobs." And indeed the newspapers in St. Louis and elsewhere printed the item. It read:

"The most daring on record — the Southbound train on the Iron Mountain Railroad was robbed here this evening by seven heavily armed men, and robbed of (blank) dollars. The robbers arrived at the station sometime before the arrival of the

Continued on pg. 19



GARDENING IN SOULARD



When I planted my first garden in Soulard, I plopped a couple of six packs of Petunias in a circle in the middle of the lawn (yes, in the grass). While I was standing back admiring my gardening creativity, my dear husband and neighbor walked up and started to laugh. Bill wanted to know how he was to cut the grass and not the Petunias and Larry said the flowers looked dumb in the middle of the lawn. Well, I was completely taken aback and couldn't believe that anyone, especially my husband and neighbor, would ridicule my efforts.

I'm telling this little story only to illustrate the point that a garden must be well planned and no more true is it in gardening that beauty is in the eye of the beholder. (Believe me, I thought those Petunias in the lawn were really beautiful.)

I don't profess to be a master gardener, although someday I'd like to try it. (There really is a Master Gardener program and you are selected to participate.) Even though I like to fancy myself as some sort of female Jim Crockett (of "Victory Garden" fame) I know I still have a lot to learn about gardening.

Gardening is the kind of activity you either love or hate. I've decided there's no in-between. From late February (weather permitting) to December I'm rooting-around in my garden. In February I may be cleaning up the lawn and flower beds and in December I'm usually mulching my plants, preparing them for the big freeze. Believe me, when December rolls around, I'm really glad to put the season behind me.

So when I was asked to write a gardening column for the *Restorationist* I accepted rather reluctantly. The editors said the first column should deal with preparing your garden and deciding what type of flowers to plant. So with a little help from my friends (Larry, Leslie, Eric, Doug, Jim Crockett, the Missouri Botanical Garden, etc., etc.) here goes.

This is the time of year when you should be planting grass in your yard. To have a successful lawn you need sun, water and well prepared, fertilized soil. This means that you must turn the dirt over by hand or roto till. After you've worked the soil to the point of fine dirt, rake it and plant grass seed. A nice Bluegrass (my favorite as well as William's and Larry's too) or Rebel Fescue (Leslie and Doug's favorite) will do well in Soulard.

PLEASE DO NOT PLANT BERMUDA GRASS IN SOULARD — MY GARDENING FRIENDS AND I CONSIDER IT TO BE THE CANCER OF THE GRASS SPECIES — IT TAKES OVER EVERYTHING — FLOWER AND VEGETABLE

BEDS INCLUDED AND IT DOES NOT MAKE A PRETTY LAWN.

You should fertilize and put down a pre-emergent weed killer at the time of planting. Eric Young uses the Central Hardware-type fertilizer and pre-emergent and we have used Scott's (available at Bayer's Garden Shop at Hampton and Chippewa). The pre-emergent is crucial to the success of the lawn because it prohibits crab grass seed from sprouting by covering the soil with a protective barrier. One thing you must remember, don't rake the soil or your lawn after applying a pre-emergent because it will diminish its effectiveness.

After your grass is growing and you've cut your lawn several times the next step is to apply a summer weed control. All garden supply centers carry this item and there are personnel there who can advise you. The secret of success for a beautiful lawn is good soil preparation, fertilization and weed control. You still must be prepared to go out every couple of weeks and dig up all those weeds that invade your lawn. For example, water grass must be dug. I know it's the last thing you'd rather do on a hot day, but it's great therapy if you start early when it's really quiet and still relatively cool. Always start on the east side of your house so you can finish early and go work in the remaining shade on the west side of the house. Lawn planting and care really isn't complicated, it's just time consuming and labor intensive.

One of the other things that you can do in the spring is set aside some space for a flower and vegetable bed. The flowers and vegetables can be planted in mid-May. I recommend that for the first year, you concentrate on establishing a lawn. If you decide to plant flowers and vegetables, pick the types that you like and follow the planting instructions included with the six packs. However, if you are really ambitious or you have hired Paul Kjolrie to develop a landscaping plan for your yard then go ahead and do all your planting the first year. My pocketbook and lack of experience prohibited me from doing so. Besides, it gives you something to look forward to every year.

If you are really serious about gardening then I'd like to recommend several books for you to read and consult. These books have proved very helpful to me and my gardening friends. *The Time Life Gardening Series*, *Crockett's Victory Garden* by James Underwood Crockett and the *Reader's Digest Gardening Encyclopedia*. Next issue I'll talk about flowers and vegetables and early summer garden care.

by Kathy Dabrowski-Poe

Continued from pg. 17

quired. Or in plain terms, if the formula says you should be carrying \$100,000 insurance and you are carrying \$50,000, they are going to pay for half of what they would normally pay, which would be over and above the standard listed deductible.

I believe that you should look at your insurance policy. Remember, the thing is not meant to be easy to read. It is a legal contract. Lawyers, claims adjusters, and insurance brokers get paid to read policies. It is understandable however. If you read it and are not sure about anything, call your broker or agent, or someone and start asking questions. After you ask the questions and have decided how you want to be insured, how you want it valued, go look for someone who will do what you want and will explain it. There are such people out there, it is up to you to find them.

Thomas L. Whitby
C.J. Thomas Company



PRESERVING OUR HERITAGE

Only Historic Buildings are subject to the Souldard District Standards.

My building is not a historic building.

Therefore, my building is not subject to the Souldard District Standards.

This is a valid argument since the first two statements imply the conclusion, but it is an unsound argument since the first statement is false. The question of whether statement two is true or false is not an issue. The issue is the scope of Heritage review.

There are those who would have you believe that only buildings built before a certain year (you insert the year) are subject to the Historic District Standards.

There are also those who would have you believe that due to their particular set of unique circumstances, they should not have to comply with the standards.

The language of the Heritage enabling ordinance and the Souldard Historic District Standards is quite clear. All buildings are subject to the standards. The Heritage ordinance applies to "any improvement situated within the Historic District." The Souldard District Standards are "to be applied ... for all structures and the design details for all fences, streets and drives, street furniture, signs and landscape material."

If the standards did not apply to all buildings, who should be authorized to exclude buildings? Surely, the owner should be the one to determine if the standards should apply to his or her building. If the neighborhood was uneasy about that type of arrangement, then maybe the other owners on the block should decide. If that still did not satisfy everybody, maybe the neighborhood association should decide. As you can see, this can be carried *ad infinitum*.

By applying the same standards to all buildings in the district uncertainty

is eliminated, and the character of the neighborhood is maintained. If an owner were allowed to make any changes he or she desired, the entire district would suffer.

Does this place a burden on the owner of a property? Yes, but it also helps to protect the owner's investment. It does this by insuring that alteration to structures will be up to the district standards.

Alteration to existing structures should reflect the era of the building. Clearly, the Heritage staff would not require that a 1920's building be changed to resemble an 1880's style but, likewise, the Heritage staff should not approve of changing a 1920's building appearance to approximate a 1880's style.

Please don't ask the Heritage staff to approve something that is not architecturally defensible as being of the correct era. And, please do not write letters for friends and neighbors explaining why the standards should not be applied to a particular building.

Arnold Montgomery
Heritage Commission

Copies of the Standards for Souldard are available at The Souldard Restoration Group Housing Office at 1216 Russell, Monday, Tuesday, Wednesday and Friday from 11 am to 2 p.m.

Continued from pg. 18

train and arrested the station agent and put him under guard, then threw the train switch. The robbers were all large men, none of them under six feet tall. They were all masked and started in a southerly direction after they robbed the train. They were all mounted on fine blooded horses. There was a hell of an excitement in this part of the country."

The gang then rode off, allowing the train to proceed on to Piedmont, Missouri where word of the robbery was telegraphed back to St. Louis. It took several hours before a posse could be assembled, hence pursuit of the gang was ultimately unsuccessful. The chase ended in the vicinity of Stanton, Missouri where the posse believed they had forced the gang to take refuge in a large cave now known as the Meramec Caverns. For a week the lawmen camped outside the entrance to the cave, finally deciding to enter. Inside they found the horses of the bandits, but not the men themselves. It was later learned that a man could swim out of the cave by means of an underground river.

Thomas Allen, indignant over this latest outrage, put additional pressure on Pinkerton to live up to his reputation and quickly track down the outlaws. Thus, the agency sent their most resourceful operative, Mr. J.W. Whicher to Missouri. News of the agent's arrival however was communicated to Jesse. Mr. Whicher proved to be no match for the well disciplined James Gang; he was found shot to death a few weeks after his arrival.

For the next several years, the robberies continued; the gang's notoriety increased, as did the rewards for its capture; until April 3, 1882 when

Jesse was shot in the back at home, by Bob Ford, one of his own men.

Ironically just 5 days later, in Washington D.C., U.S. Congressman Thomas Allen, as a result of a long illness, also died. He lived just long enough to see justice finally come to Jesse James for his deed on that January 31, 1874 — the day of the train robbery with a Souldard Connection.



7TH WARD ALDERMANIC RACE

On March 5, 1985 Mayor Vincent Schoemehl and Comptroller Paul Berra won resounding renomination victories in the Democratic Primary. Alderman Martie Aboussie of the 9th Ward, which includes a portion of the Souldard neighborhood, also won the Democratic Primary handily by garnering in excess of 90 percent of the vote.

The race for the Democratic nomination for Alderman of the 7th Ward was of particular interest since the seat has been vacant since early November when former Alderman Sorkis Webbe, Jr. resigned. This race included three Democratic candidates from three different neighborhoods in the Ward. The candidates included Kathleen Sanders from the McKinley Fox Neighborhood, Fonda Fantroy of LaSalle Park and Phyllis Young of Souldard. Sanders was supported by the 7th Ward Regular Democratic Organization and Fontroy and Young ran as independent Democrats. The

final returns had Phyllis Young as the winner by 144 votes. Of the 2,827 ballots cast, Young received 1,249 votes to Sander's 1,105 and Fantroy's 473. In reviewing precinct counts within the 7th Ward, Phyllis Young carried nine of the thirteen precincts, major victory margins were achieved in precincts 5 and 6 (which cover the Souldard Neighborhood) where Young polled 442 of 612 ballots cast for a 72 percent victory margin. A very impressive victory was scored by Young in the Mansion House where her Democratic candidacy was supported by 148 of 196 votes for a 76 percent victory margin. Young also won in precincts covering the McKinley Fox and Fox Park neighborhoods.

Democratic nomination winner Phyllis Young will face Independent candidate David Eagleton in the April 2, 1985 General Election.

by Peter Sortino

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Calendar of Events

April 3
General Membership Meeting
at Trinity Lutheran Church at
7:30 p.m.
April 6
First Day of Passover
April 7
Easter Sunday
April 15
Souldard Restoration Group
Board Meeting

April 20
Spring Tree Planting
May 4
Operation Brightside — Project
Blitz
May 6
General Membership Meeting
at Trinity Lutheran Church at
7:30 p.m.
May 20
Souldard Restoration Group
Board Meeting
June 2 Membership Picnic



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