

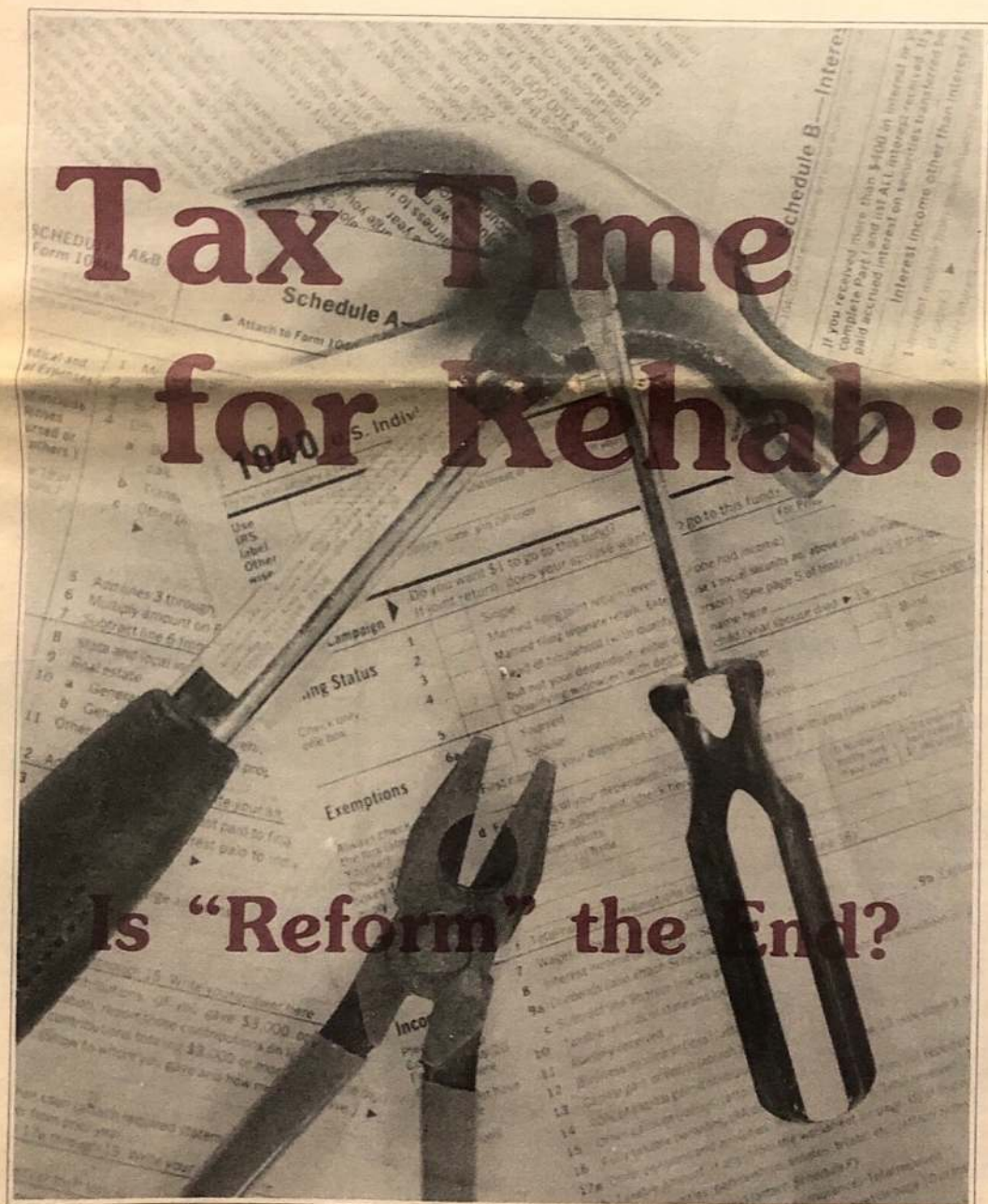


The Souldard Restorationist

Volume XII Issue III

August/September 1987

by Phil Willman



In 1986, Congress enacted the Tax Reform Act, a sweeping overhaul of the complex set of tax laws affecting the American taxpayer. Among the most profound changes were those that will redirect the course of redevelopment and rehabilitation in historic neighborhoods such as Souldard. Today, a year after the act was signed into law, the picture is still muddled. It may not be clear for years to come. What is certain, however, is that whether the ultimate outcome is for good or ill, the old ways of doing rehab are gone.

The part of the tax structure altered by the Tax Reform Act that mattered most to rehab was the investment tax credit program. It is important to remember that this program applied to income-producing properties only, such as multi-family rental units and commercial structures like Union Station. Individual rehabbers working on single-family dwellings did not benefit from it directly.

Originally enacted in 1982, in its former guise the investment tax credit program was the keystone



NOTES FROM THE BRICK HOUSE

On a hot Sunday afternoon in late May, we all had the opportunity to peer into the brewing past of Souland. The "What's Brewing in Souland" tour held on May 17 provided us with an admiring glance at how the American brewing industry in Souland was born.

By whatever standards one uses, the tour was a success. Despite a heavy rain from a late afternoon thunder-shower, attendance was even better than expected. The tour booklet alone, with its numerous illustrations and detailed historical articles, was worth the \$3 price of admission. Plans for next year's tour are already being discussed.

Russell and Nancy Farber deserve special mention for their creativity and hard work in bringing the tour to

fruition. And Anheuser-Busch showed its commitment both to the history of the neighborhood and to the Souland Restoration Group by its sponsorship of the tour.

Perhaps the proudest accomplishment so far this year, however, has been SRG's regaining the softball trophy from Lafayette Square on July 4. Months of practice paid off, as a tight defense and Judy Pope's skillful pitching held the red-shirted Lafayette Square team scoreless until the late innings. The victory eased the memory of last year's defeat—the first for Souland in almost a decade. The friendly rivalry will continue next year, with Lafayette Square obligated to supply liquid refreshments.

Phil Willman, president
Souland Restoration Group

LETTERS TO THE EDITOR

Communication breakdown

The Souland Restoration Group is not a private club. Its monthly meetings are a public forum which residents and non-residents may attend.

Non-members cannot vote, nor raise a motion, but they have the right to be

heard. The actions at the August SRG meeting were no way to encourage new membership or to stimulate involvement.

Gale Wachslicht

P.S. Perhaps the SRG should change its name. Any suggestions?



The Souland Restorationist

The *Souland Restorationist* has a circulation of 6,000 and 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.

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Editor & Designer: Barbara Alice MacRobie
Copy Editor: Lana Downing
Editorial Assistant: Edward R. Fliss
Advertising Manager: Jann Briesacher
Business Manager: Thelma Hemmen
Contributing Writers: Cecelia Andres, Bill Berry, Martha S. Ficklen, Edward R. Fliss, Jay Gibbs, Mary Hahn, Bradley S. LeBoeuf, Randy Smith, Gale Wachslichts, Phil Willman, Summer Whitford
Photography: Edward R. Fliss, Madi Mallinkrodt
Illustrators: David Lester, Joe Saputo
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CALENDAR

August 6	Tennyson's Birthday	September 16	SRG Board Meeting, 7 p.m.
August 19	SRG Board Meeting, 7 p.m.	September 25	First American Newspaper Anniversary
SEPTEMBER IS BE KIND TO EDITORS AND WRITERS MONTH			
September 2	SRG General Membership Meeting, Trinity Lutheran Church, 7:30 p.m.	October 7	SRG General Membership Meeting, Trinity Lutheran Church, 7:30 p.m.

COMMENTARY

Reflections on Souland *Canis familiaris*

The dogs of Souland. They're everywhere, traipsing the neighborhood like wine experts, sniffing and scrutinizing every bush as if it held the fragrance of a competitor. Zoo animals could only wish for such population density.

"Beware of the Dog" signs on unlocked gates are a mockery. When a pastel flea-collared Chihuahua makes a mad dash towards me, yipping, yapping and yelping with the neurotic fervor of one of the Three Stooges, and stops short of the chain-link fence, I barely flinch. Ho! This dog is going to rip a burglar's tendons apart or detour a pizza delivery man? Not hardly. I'm more afraid of a hot dog sold by an itinerant pushcart vendor than a dog in the shape of a Chihuahua.

Occasionally I try to communicate with the dogs. I bark at them with an inquisitive air or a vicious tone, depending on the mood. If the dog blocks the road, of course I yell at it to move and honk the car horn. If a brutish human blocks the road, I roll up

the window, check to make sure the doors are locked, then honk, feigning ignorance of the English language. On April Fool's Day, I traumatize cats by howling like a Tennessee hound dog caught in a leg trap staring at a full moon.

Then there's the smell. Is it the smell from the neighbor's eight puppies? (Or is it 11 puppies?) Whew! The day I moved to St. Louis last spring, a stench erupted which I attributed to the next-door neighbor's thawing stockpile of dog manure. Not until about two weeks later was the smell again recognizable blocks from the neighbor's row-doghouse. I positively knew then that the platoon of dogs camping next door could not totally be responsible for the dangerous ferment. A local bank official excluded the brewery as the source of the odor, stating that the smell from the vats of beer was "something natural."

Query: Are Shar Peis circumcised? Even Toto was a mean dog.

Bradley S. LeBoeuf

Care to Comment on the Code?

The final report on revisions to the Historic Code that the Souland Restoration Group intends to propose to the Board of Aldermen is now available for review. Written comments are due by September 2. In addition, the SRG will sponsor public hearings on the proposed revisions in early September.

If you wish to receive a copy of the

final report, contact Amy Dawson (773-4079), code committee chairperson, Fred Andres (773-8188), Jay Gibbs (241-3894), or Phil Willman (773-6573).

Once signed into law, the new historic code will be the blueprint for Souland's appearance for many years into the future. If you want a voice in that future, now's the time to be heard.

Bop at the Halloween Hop

If you've always yearned to do the frug in a pumpkin suit, your chance is coming up. On Saturday, October 10, the Souland Restoration Group will sponsor a Halloween Hop at the Souland Recreation Center (second floor of the Souland Market). A DJ will keep the platters spinning from 8 p.m. to midnight. There will be substantial

hors d'oeuvres and liquid refreshments.

Costumes will add to the occasion, but if you look like merely yourself they'll let you in anyway as long as you've paid \$7.50 for your ticket (or \$8.50 at the door). To obtain tickets in advance, call 772-7778.

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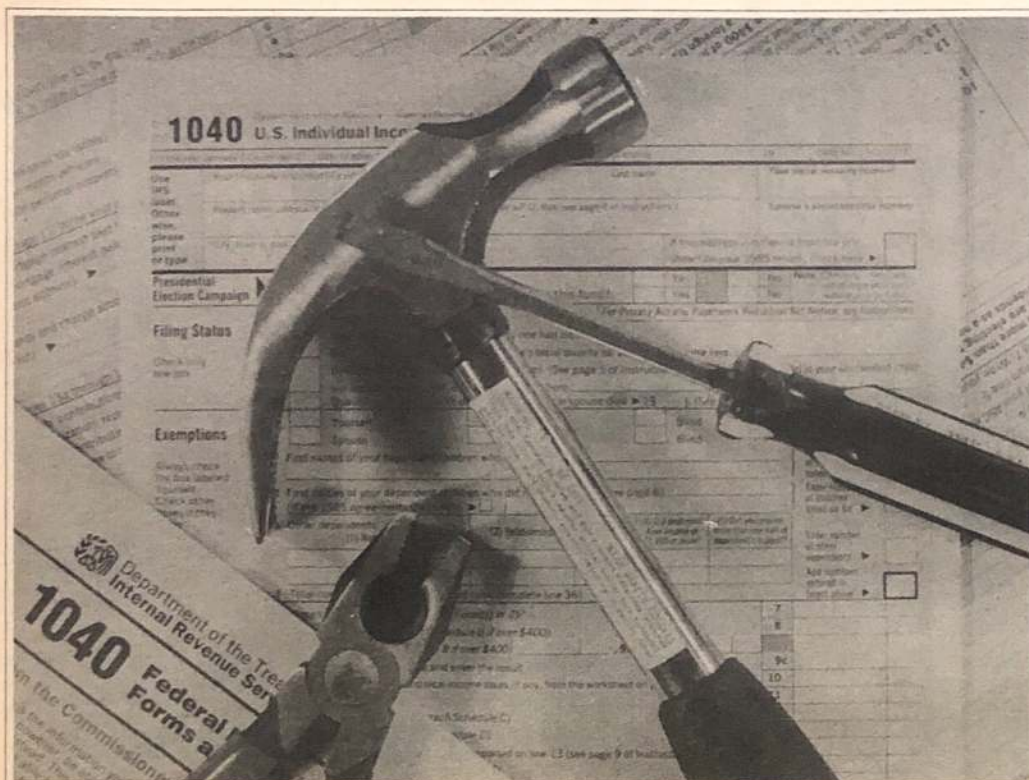
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EDWARD R. FLUGS

Tax Time for Rehab: Is "Reform" the End? (from page 1)

in an investment climate that was supportive of the revitalization of American cities. St. Louis in particular had heavily depended on the program as a source of private funding for redevelopment of its historic structures. In a study prepared by the St. Louis Urban Investment Task Force entitled "The Impact of the Investment Tax Credit on Neighborhood, Commercial and Downtown Development and Historic Preservation in St. Louis," it was reported that between 1982 and 1985 a total of \$435,633,000 in historic rehabilitation activity was under way or completed in the city. During that time, the investment tax program generated more than 4,200 housing units and the rehabilitation of over 675 deteriorated structures. Investment in neighborhood development alone, excluding commercial and downtown activity, amounted to almost \$184 million.

St. Louis' reliance on the investment tax credit was so heavy, in fact, that in 1986 the city ranked first in the nation in the number of projects using the program for historic rehabilitation.

The impact of the investment tax credit program on the Souard Historic District was just as significant. The St. Louis Urban Investment Task Force report concluded that, in Souard, 491 housing units in 158 buildings were developed between 1982 and 1985 as a result of the program. Almost \$23 million in investments were made during that time. Although historic preservation efforts and in-

vestment began in Souard in the mid-1970s, before the effective date of the investment credit program, the rate of investment in Souard increased by 300 percent after the program took effect in 1982—a dramatic jump by any measure.

Good deal for investors

The reason for this boom was the advantageous terms offered to investors who participated in renovation and rehabilitation. There were four major provisions.

First, an investor could take a credit of as much as 25 percent against renovation and development of certified historic buildings. Tax credits of 15 and 20 percent were available for the rehabilitation of non-historic buildings. (A credit is an amount subtracted from a person's taxes after they have been calculated based on entire taxable income. A deduction, on the other hand, is an amount subtracted from income before taxes are calculated.)

Second, these tax credits could be used to offset the tax liability for anyone with an income of \$200,000 or more. Wealthy investors—those who had enough money to spare so that all investments did not need to be conservative and safe—were thus encouraged to take a risk on rehab projects in neighborhoods whose future appeared uncertain.

The third provision depended on a distinction between "active" and "passive" sources of income. Salaries, interest and dividends were "active";

income derived from projects outside an investor's main business was "passive." For example, a physician who took profits from her private practice and invested them in a real estate partnership would be making a "passive" investment. The physician could then take the losses incurred in the real estate investment as a deduction against the profits from her practice, thus reducing the total of her income for tax purposes. This ability to take passive loss credits on active income offered taxpayers great benefits.

Finally, the depreciation period for residential real estate was 19 years. (Defined in simplistic terms, depreciation is the decrease in value of a property due to the normal wear-and-tear of the passing of time.) Since the property was considered to be worth less every year, the investor paid less taxes. This allowed investors to write off a significant portion of their losses each year.

End of an era

The Tax Reform Act of 1986 changed all that. Under the new law, the tax credit on historic buildings was reduced from 25 to 20 percent. The 15 and 20 percent credits on non-historic buildings dropped to 10 percent. Investors with incomes over \$250,000 lost their tax credits completely, and those with incomes between \$200,000 and \$250,000 had credits reduced. The passive-active rules were changed to allow passive income write-offs only

against profits from passive income projects instead of against total income. And depreciation periods for residential real estate were extended from 19 to 27.5 years, so that, at least on paper, a property was worth more each year and more taxes were paid. All these changes made the investment tax credit program, as applied to the rehabilitation of historic buildings, less attractive to investors.

The passage of the Tax Reform Act evoked cries of outrage from major developers. Many publicly decried it and predicted dire consequences for St. Louis. Guy McClellan, president of the Mead-McClellan development firm—perhaps the major developer in Souard—stated flatly in a St. Louis Post-Dispatch article of August 25, 1986, that the firm would no longer do rehabilitation projects in the city. "We're looking now at strip shopping centers outside of the city, self-storage facilities, suburban apartment buildings that produce cash—that sort of thing," he said. Mark Conner, who heads the Mark Conner Builder firm, called the tax reform bill "the end of an era of housing rehabilitation in St. Louis."

What especially alarms these developers is the possibility that money from passive investment sources will dry up. These sources are vital to expensive rehabilitation projects, which often do not show a profit for several years.

There are others besides developers who believe that the changes in the incentive tax credit program will deal a lethal blow to residential efforts in St. Louis. Carolyn Toft, executive director of Landmarks Association of St. Louis, Inc., a major proponent of historic preservation efforts here, has seen a "screeching halt" to rehab in city neighborhoods. After the tax changes went into effect, the number of inquiries her organization received about the investment tax credit program dwindled substantially.

According to Ms. Toft, before the new tax law redevelopment of a historic neighborhood consisted of a two-part effort. First, investors would take hold of projects suitable for multi-family development and complete rehabilitation through the investment tax program. This would have a spinoff effect on owners of single-family buildings, who would be encouraged by the work of developers and the consequent increase in property values to invest in the rehab of their own homes as well. The ability of a developer to find investment money to take a risk on an older neighborhood has been impaired by the tax changes and may have a ripple effect on owner and occupier development.

Will Souard benefit?

Despite these changes, Ms. Toft believes that Souard may not feel the impact of tax reform as keenly as will less developed historic neighborhoods. A substantial portion of Souard's rehabilitation has already oc-



The renovation of rows of apartments like these on Shenandoah in Souldard would not have been nearly as profitable — and thus desirable — for developers without the liberal provisions of the 1982 investment tax credit.

current as a result of the 1982 investment tax program. "Souldard is in a much better spot than other neighborhoods because of the number of people who have already done work there and because there has been little demolition," Ms. Toft said.

Others actually see a positive impact on Souldard as a result of the tax code changes: the emergence of single-family housing development. An increase in single-family owner-occupied dwellings is considered by

many neighborhood activists to give increased stability to an area. Before the passage of the Tax Reform Act of 1986 changed the picture entirely, concern was growing among some Souldard Restoration Group members that the balance between single-family homes and apartments was in danger of becoming distorted, giving the neighborhood a transient quality.

Ann Wotka, president of Laclede Partnership, a firm that has concentrated on "for sale" rehabilitation in his-

toric neighborhoods, has seen a change in the market for shells, which are used in "gut rehabs." Until recently, many shells in Souldard remained undeveloped because they were not appropriate for multi-family housing and the purchase price was too high. "Now, people are willing to negotiate a more reasonable price for shells," she observed. She also believes that there are a lot of people interested in buying completed rehabbed single-family units in Souldard.

Ms. Wotka's observations are echoed by Nancy Farber, a member of the Souldard Restoration Group and a real estate agent for Coldwell-Banker. "Because the passive investor is out of the market, the acquisition price of shells has dropped to a more marketable position," she remarked. Ms. Farber also sees a great demand for single-family total rehab housing. She believes that the rental market in Souldard will be forced into a single-family market by the Tax Reform Act.

Some developers have changed their strategies to adapt to the new investment climate without abandoning historic neighborhoods. Mead-McClellan, for instance, has redirected its efforts from rehab of multi-family rental units into new construction of single-family dwellings.

It is possible, then, that the massive investment in multifamily rental housing has passed, but the development of single-family housing will soon emerge in its place. It would be ironic indeed if the Tax Reform Act of 1986 proved to be the catalyst for single-family rehabilitation in Souldard. The irony, of course, is that the curtailment of the very program that spurred Souldard to its present state—multi-family rental development—could provide the impetus for another rehabilitation trend—owner-occupied single-family dwellings.

As the number of tax benefits to investors decrease, development in St. Louis may also begin to focus on lower risk, higher income yielding projects such as commercial and industrial development. While these economic sectors generate jobs and income, they do not provide needed property taxes, and they focus attention away from the plight of historic residential neighborhoods. Investment projects in Souldard will have to attract non-traditional sources of investment in order to preserve the health of development and prevent the demise of the neighborhood as it now exists.

The sobering reality for the City of St. Louis is that, although Souldard may weather the tax reform tempest, less rehabbed neighborhoods may not survive. And Souldard cannot long exist as an island of successful rehab in a city whose other historic neighborhoods have been left to decay. For the cause of historic rehabilitation, it remains to be seen whether the "reform" in the Tax Reform Act of 1986 becomes the greatest irony of all.

The Tax Reform Act of 1986

A Summary of the Provisions Affecting Historic Preservation

1. Congress reduced tax credits from 25 percent to 20 percent for the rehabilitation of certified historic buildings. The tax credits of 15 and 20 percent for the rehabilitation of non-historic buildings were consolidated into a single 10 percent credit for pre-1936 buildings.

2. The tax credit can be used to offset only the tax liability from \$25,000 of income in any year. The tax credit is reduced for those with total incomes above \$200,000 and eliminated entirely for incomes above \$250,000.

3. The "passive-active" rules were changed. Investors can no longer write off as tax credits as much of their "active" income from sources such as salaries, interest, and dividends, as loss incurred in "passive" investment. That is, money put into a project in which the investor does not take an active management role can now only be used to offset passive income.

4. Depreciation periods were extended from 19 years to 27.5 years for residential real estate and 31.5 years for commercial real estate. Investors thus write off less of their taxes each year.



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EDWARD R. FLISS

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Gastronomical Glut

by Jay Gibbs

Here it is, the dog days of summer, and as I sweat, with my window fan struggling gamely but futilely against the warmed-over humidity, my thoughts turn to ... food!

Ah yes, culinary delights: salad with caviar and Miracle Whip dressing, steak with peppermint patty sauce, and for dessert boiled shrimp a la mode, yum! Seriously, folks, I will now broach a very sensitive subject: what the ravenous rehabber puts in his stomach after a long day of joist-bridging, drywall hanging, fiberglass insulating, and yelling. Ever wonder what this rare breed of masochistic animal eats? The subject was brought to my mind afresh by the recent news that the fine chefs of the Souland Restoration Group are in the process of collating a Souland cookbook. I want my culinary creations in the book too, right next to the fajitas and tofu quiche.

After all, some of us who are rehabbing must deal with minor cooking

hardships, like having no kitchen. There's this room I call the kitchen, but its chief present contents are stacks of lumber, one wheelbarrow, coils of garden hoses, an air conditioner compressor, several bags of mortar and portland cement, and one lawnmower. Talk about "budget gourmet"! My food processing equipment includes a lonely refrigerator on the first floor and a microwave oven and temporary bathroom sink on the third floor. I doubt that I'll be whipping up some capons with hollandaise sauce any time soon.

With this handicap in mind, please consider my candidates for Souland's new cookbook. I've included exhaustive, and exhausting, preparation instructions. Any of these fine selections can be a meal in and of itself.

Hors d'oeuvres and appetizers

A. Potato chips (may substitute corn chips, cheese balls, etc.)

1. Harpoon bag with screwdriver or

other sharp instrument.

2. Eat until salt and grease loathing sets in.

B. Oreo cookies (especially popular when company comes over)

1. Rip asunder the damned uncooperative package.

2. Stuff face with about 26 Oreos, eaten either whole or halved, in which case one may scrape the white stuff with teeth first.

3. If any left, seal remaining cookies in package with duct tape to ensure freshness.

C. Overripe bananas

1. Bit off top of banana peel, taking care not to make a gooeey mess of the tip of the fruit, and remove rest of peelings.

2. Chug (very little chewing is necessary).

3. Repeat, if bananas are those wimpy small ones.

Entrees

A. Hot dog on Roman Meal bread

1. Nuke (a.k.a. cook in microwave oven) the hot dog into submission.

2. Place hot dog on one slice of bread, with ends of dog at opposing corners of the bread.

3. Slop on ketchup, mustard, relish, last week's leftover onions, etc.

4. Fold up loose corners of bread; squint and pretend it's a croissant.

5. Eat carefully, avoiding spilling condiments on oneself.

B. Cold leftover pizza from last Sunday

1. Remove plastic wrap from slices of pizza.

2. Put pizza toppings back on top of pizza.

3. Shove 'er in, avoiding eye contact with gross congealed oil and grease. (Note: pizza is very good for you; it contains elements of all four major food groups, in addition to the gross congealed oil and grease.)

C. Individually packaged pre-processed chicken patty on bun

1. Nuke patty 'til hot, turn it over without burning fingers, and nuke it some more (anti-salmonella measure).

2. Place patty between paper towels to absorb excess grease.

3. Place patty on bun.

4. Slop plenty of Miracle Whip on top bun (not the bottom one if you don't want to wear some of it).

5. Eat, without burning tongue.

D. Warmed-over leftovers

1. Nuke 'em until thoroughly warmed.

2. Eat until full.

3. Put the rest back in the refrigerator for next time.

Fruits and vegetables

A. Jay's salad

1. Purchase stuff (lettuce, celery, tomatoes, some more lettuce) at conveniently located Soulard Market.

2. Clean and wash veggies in bathroom sink (taking care to eliminate toothpaste wads and other foreign matter first).

3. Throw veggies in a large bowl,

add dressing or parmesan cheese, and eat until tired of seeing green.

4. Save limp leftovers for tomorrow.

B. Fruit cocktail

1. Open can, preferably with electric can opener.

2. Eat out of can (with spoon, that is).

3. Don't store leftovers in the opened can, or the metal will rust into the food, which, as you can imagine, tastes bad.

4. Mix leftover juice with rum for variety.

C. Apples, oranges, peaches, or whatever Mom or friends gave me

1. Wash the fruit in pre-cleaned bathroom sink.

2. Cut with knife (the fruit, not yourself).

3. Deseed the fruit as able.

4. Slurp 'em to avoid spilling sticky juice on new O.P. shorts (obviously you avoided rehabbing tasks today).

Beverages

A. Cold milk (warm milk is only palatable to dairy farmers and cats)

B. Flat, outdated soda (purchased on sale)

C. Iced tea (assuming your ice maker works)

D. Lemonade (again, add ice if available)

E. Coooooold, frosty Budweiser

F. Orange juice (especially if you've had too many of selection E)

Desserts

A. Oreo cookies (see "Hors d'oeuvres and appetizers," above)

B. Go to Dairy Queen for a "Blizzard."

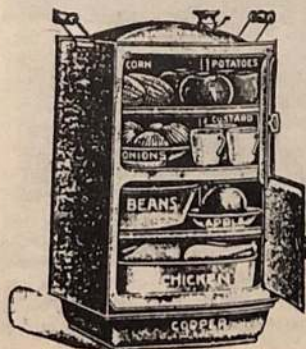
C. Go without, young man; you didn't finish your warmed-over leftovers.

Well, there you have it: the Amateur Rehabber's nominations for the SRG cookbook. Oh, there are two selections I neglected:

A. Go out to eat at neighborhood restaurant, as long as non-rehabbing friend (positive cash flow) is buying.

B. Go to friend's house, or out to Mom's house, for a real meal, for free.

I must go fix my lunch now; thank you for your attention. I leave you with just two closing thoughts: "you are what you eat" (anonymous), and, I'll give half my kingdom for a Kenmore automatic dishwasher!!!•



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Lena Flach at 19, when she was queen of the Peerless Social Club cotillion.

From Soulard to the Lena Flach celebrates 106 years

by Martha S. Ficklen and Mary Hahn

On June 29, 1881, at 2 o'clock in the afternoon, in a house at 1427 South Third Street, Lena Flach was born. For the next 33 years, her life centered on Soulard. Though her family moved to other parts of St. Louis, they never left the city. Today, at age 106, Lena is proud that she comes from Soulard and cherishes her past.

For the past four years Lena has made her home at Oak Park Care Center, 6637 Berthold Avenue, where this past June 29 she celebrated her birthday with a gathering of friends. During the party, she took some time to reminisce about what it was like to grow up in Soulard before the turn of the century.

"They held Sunday School over the market," she remembered. "My brother George, my sisters Mame and Anna, and I would go every Sunday. At Christmas, there'd be a party with presents for all the children."

Lena attended Pestalozzi School until the seventh grade. "The teacher scolded me for missing school one day and wanted me to go to the second class," she said. "I would not graduate with my class, so I picked up my books and did not return. Mama was feeling sick that day and I had to stay home and help her."



Lena Flach during the celebration of her 106th birthday on June 29.

Soon after that, Lena went to work for Flanger and Grahl, a printing and bookbinding firm at Third and Locust. She remained there for 36 years until the business closed, then worked for another such firm for 10 years until she retired.

In her teens, Lena was a member of the South St. Louis Turners Club, in which she was an acrobat on the mat, the rings and the horse. "I loved dancing," she reminisced. She enjoyed rides and dancing on the Mississippi excursion boats that preceded the Admiral. She also led the cotillion with her beau George Herbst at the exclusive men's Peerless Social Club.

Lena recalls many boyfriends, but if any of them mentioned marriage, she'd send them away. "I just wanted to stay with Mama. I told Mama I'd never leave her. Then she left me." Her mother died in 1936.

In 1914, the Flach family moved to the city limits on the outskirts of Forest Park. Talking about the move made Lena think about her trips to the World's Fair in 1904 with her beau and the grand shows you could see for a few nickels. "Under those very trees," she said, "the Igorots hunted for dogs. They roasted them over a campfire and ate them." The Igorots were a Philippine tribe who built an exhibition village for the fair. Their exploits furnish one of the explanations for the name of the city's far western region: Dogtown.

As the years went on, Lena began to lose her family. "First there was Papa in 1913, then my Mama in 1936, then brother George, sisters Mame and Anna, then my nephew Charlie in 1970." Charlie Swinhart, Lena's only nephew, was her greatest delight. She worshiped him—he loved dancing as much as she did. Charlie was a song-and-dance man at the Princess Theatre



Students of Pestalozzi School in 1891. Lena is the first child on the left side of the bottom row. Her sister Mame is just above and on her right, at the far left of the second row; her brother George is fourth from the right in the third row.

City Limits of memories

and-dance man at the Princess Theatre on Grand Avenue, and with his fiancée formed a well-known dance twosome.

Until the summer of 1983, when she broke her hip and moved to Oak Park Care Center, Lena lived in independent style. She always looked forward to seeing Jenny, a black and white spaniel belonging to one of her neighbors, and baked biscuits for her. She tossed crumbs to the squirrels and birds every afternoon. Nearly every day in good weather she would wash and hang out the dress she had worn the day before. She cooked for herself and was locally famous for her raisin bread.

Lena has mended well, mainly because she has determination. Her memory is keen, and she exercises by making her own bed, straightening her closet, and walking with the aid of her walker. She admits that if it weren't for television, she'd be lonely. She enjoys visits from her former neighbors, however, who visit her several times a week.

Lena continues to give great pleasure herself with her greetings and sense of humor. Her birthday party was a joy to all her guests, who relished her memories and her quips. When she noticed that the greeting card she received from President and Mrs. Reagan was exactly the same this year as it had been the year before, she had a ready explanation: "I guess he is trying to balance the budget," she said. •

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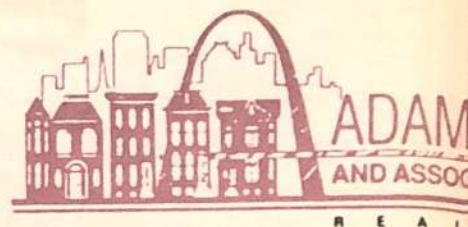
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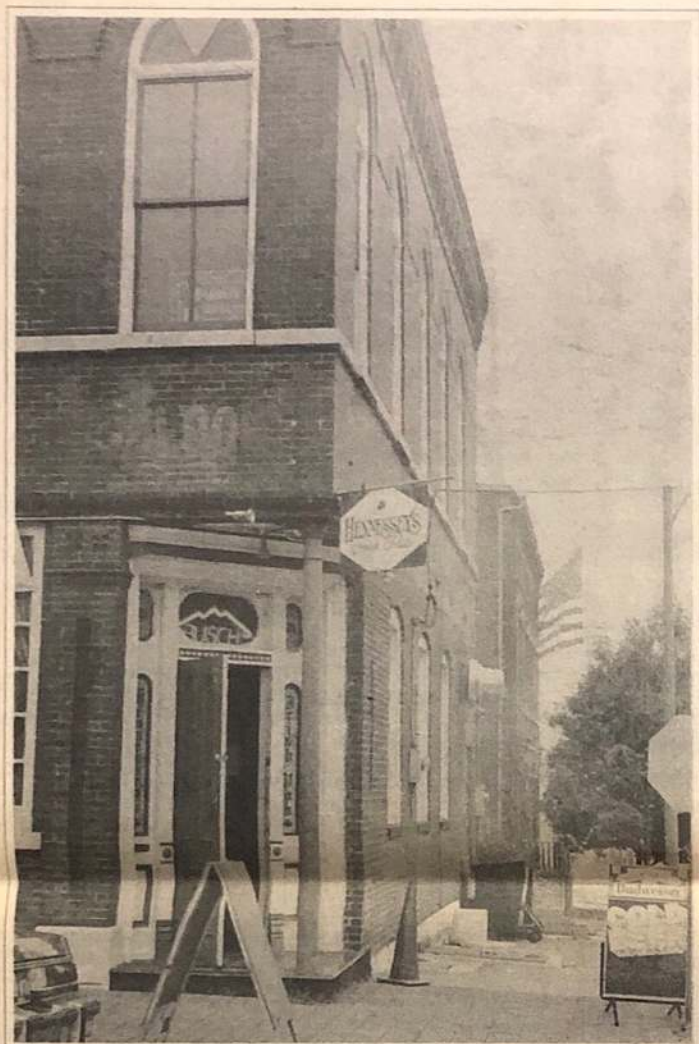
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BUSINESS REVIEWS



EDWARD R. FLUSS

Outdoor sandwich boards announce Hennessey's daily specials.

Hennessey's Irish Pub

An honest place with flare

8th & Souard Streets

by Bill Berry

Synopsis: Standard bar food emphasizing hot sandwiches, fried seafood, and broiled cuts. Sandwiches start around \$2.95, main courses come with a choice of soup or salad and start at \$4.95. Desserts start at \$1.50.

Dishes recommended: Mixed appetizer plate, fried catfish, all steaks and chops, Reuben sandwich, ice cream pies.

Hours: Monday-Saturday, 11 a.m.-1 a.m.

What do we want from a local pub besides access to moderately priced booze? George Orwell wrote an essay on the perfect pub, creating the ideal atmosphere and service down to the "pet names" barmaids could call the regulars. That sort of purism may be fine for British socialists, but I suspect we are far more flexible here in St. Louis. Most of us would settle for clean plastic cloths on the tables and a color TV above the bar with a screen large enough to do justice to the talents of Vanna White.

Hennessey's Irish Pub offers such basics, and more. Its central location in Souard and its talent for perking up plain fare could give it an enduring popularity. Dining space is a little on the modest side, but Hennessey's seems almost a perfect place for friends to meet after the end of a work

day or after shopping for the week's groceries.

My one query is, why does the place call itself an Irish pub? Sure and begorrah, there's a shamrock motif on the bar and green mats on the tables, but Hennessey's features Seagram wine coolers, not Irish stout on tap. Furthermore, the menu is almost devoid of Irish-American specialties unless you count the plain baked cod Boston-style. If you want corned beef, you have to look inside the Reuben sandwich. The music, piped in during the day (live bands often perform at night), is closer to Nashville than the old sod.

However, if a diner arrives at Hennessey's prepared for the usual range of bar dinners and snacks instead of Irish stew and soda bread, he or she is in for a happy surprise. There is some flare in the kitchen that is really appreciated on hot summer nights when the thought of cooking at home seems like a punishment.

When I ate dinner there recently with a party of friends, the plate of mixed appetizers was an instant hit. Those who order it, though, should be forewarned that the portions are extremely generous, and it will constitute a meal in itself unless shared between two or three persons. Nothing tasted as if it had been held under a warming lamp. I could still see the green parsley mixed with the meat filling in the toasted ravioli. The fried mushrooms were plump and juicy at the center with a light but almost electrically crispy batter on the outside. Chicken wings retained a gentle spice and succulent meat.

The soup or salad course proved to be the only disappointment during the whole evening. Although fresh mushrooms had been chucked in to the cream-of-mushroom, it remained gluggy in consistency, reminding me of what Garrison Keillor has called "Lutheran filler." I'm sorry, but a real salad must be more than shards of iceberg lettuce with a few flecks of carrot topped with parmesan dandruff.

On the other hand, everyone at my table expressed real satisfaction with their main course. The Reuben sandwich was well packed, and the corned beef remained moist and lean. A pork chop arrived with a fine charbroiling

that really put a shine on an excellent cut of meat. One friend praised the preparation of her coleslaw, admiring the coarse cut of the cabbage and the creamy dressing.

After two years of catfish nuggets and little square filets, I was both surprised and pleased to find a pub that gives you a whole, fried fish. The head had been removed, of course, but the tail remained to form a miniature, golden fan. Freshwater fish has such delicate flavors that I think taste is lost when it is cut into little pieces and encased in a thick batter. A whole fish seems to be a much gutsier affair and more "grown up" when your companions are downing steaks and chops.

There are only about three desserts offered at any time, but all of them are good. The cheesecake was solid but not cloyingly sweet or pumped up with gelatinous foam. The ice cream pies made an even bigger hit, with their generous additions of fudge topping. The mint ice cream pie boasted an old-fashioned graham cracker crust.

In conclusion, I hope that Hennessey's keeps building on its own strengths. Seafood dishes might benefit from additional lemon wedges. I got into an argument with a friend when I suggested that a quickly broiled onion ring would make the Hennessey burger taste even better (all toppings were very fresh); maybe I'm the only one who thinks that burgers bloom with cooked onion. However, unless the cook makes an effort to improve the soup and salad I think they could just as well dispense with the course. Why not increase portions of meat instead, or put some fresh, fried zucchini or eggplant next to the baked potato?

After the meal, I realized I had dined in a really honest pub. You won't need to stick your mouth under the cold water tap, since Hennessey's is happy to let the natural flavors of meat and fish dominate dinner. •

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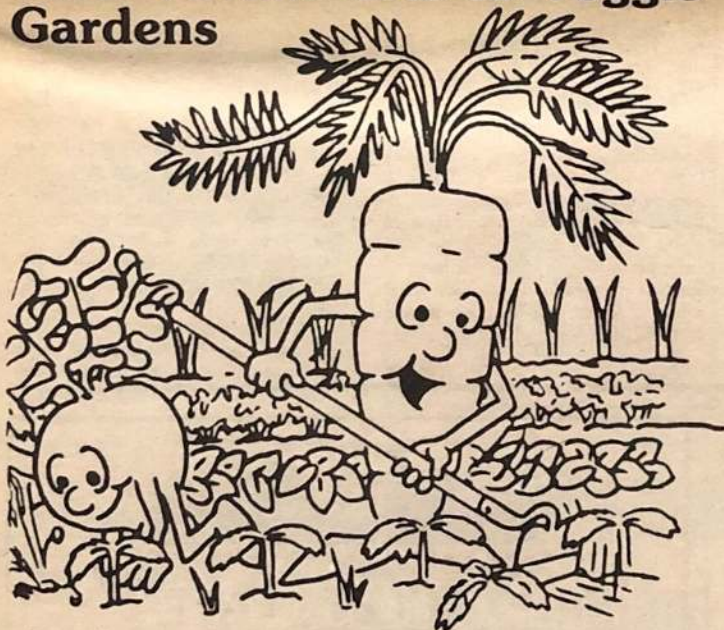
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SKETCHES OF OLD ST. LOUIS: This is what Union Station looked like on April 12, 1946, when St. Louis artist Roscoe Misselhorn put his pencil to paper to fix that moment in time. Over 130 of Misselhorn's scenes of historic buildings and rural Missouri are currently on view at the Missouri Historical Society in a retrospective exhibit that continues through December. The works were executed between 1920 and 1985. Many are accompanied by photographs of the way the sides appear today. The museum is open from 9:30 a.m. to 4:45 p.m., Tuesdays through Sundays. Admission is free.

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For more information, write to the Gateway to Gardening Association, 3807 Washington, St. Louis, MO 63108. Please include your name, address, zip code, and the phone number of a contact person.

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Keeping Old Cars on the Road

Disappearance of leaded gas threatens vintage vehicles

by Edward R. Fliss

Many people rehabbing older houses also drive older cars. Have you noticed that Amoco gasoline stations no longer carry leaded gas? Soon, leaded gas may be completely unavailable. Leaded gasoline used to contain 1.1 grams of tetraethyl lead (TEL) per gallon. Now, due to Environmental Protection Agency (EPA) restrictions, it only has 0.1 grams of TEL per gallon. By 1990 (less than three years from now!) there may be no leaded gas at all. This will have serious consequences for the owners of older cars.

Cars that were made before 1975 have engines that do not have the specially hardened valve-seats that newer engines have. They require leaded gas for higher octane, but they also need a certain amount of tetraethyl lead (TEL) to coat the valves and seats and to provide lubrication. Octane boosters that do not provide this lubrication will not completely replace TEL in gas.

Let me give you the EPA's own words on the subject, as reported in the Federal Register:

"Under high temperatures, loads or speeds, use of fuel in such engines that does not contain some amount of lead or other additive may result in valve-seat recession or abnormal valve-seat wear.

"Lead components produced by combustion of fuel containing such additives form deposits on the valve-seat, producing an anti-welding, lubricating film between the valve-seat and face during engine operation.

"Valve-seat recession causes leaking valves, loss of compression pressure in the cylinders, degraded vehicle performance, and significant increases in hydrocarbon emissions."

I would also add that it can lead to spot welds between the valve-seat and



This 1960 Karmann Ghia coupe is a typical example of a pre-1975 car that needs lead if it is to escape the junkyard.

face, causing rapid engine failure.

Elsewhere, the EPA states that engines that are not operated at high temperatures or speeds probably do not really require lead. The problem for owners of older cars is that each engine has different requirements. Some normally operate at higher speeds and temperatures than others. Volkswagen Beetles, for example, have engines that routinely operate at high temperatures, near the top of their speed ranges. Researchers at the Ethyl Corporation (the company that first added TEL to gasoline) estimate that a VW engine that is not designed for unleaded gas will last only about 5,000 miles, given the way most people drive their VWs. So pre-1975 VWs need leaded gas—no ifs, ands,

or buts! Other cars also have just as strong a requirement for TEL.

There are several solutions to the problem. One of the best is to replace the valve-seats with hardened ones. If you are tearing down your engine anyway, you may as well do this. If not, then this is probably either too much work or too expensive.

Another solution is to use a gasoline additive. Several non-lead-containing gas additives, such as Sta-Lube Sim-U-Lead, are available in auto parts stores and discount store automotive departments. These products claim that they will provide the same valve protection as TEL. They have not yet had a lot of time to prove themselves in actual consumer use. Several of these non-lead lubricants contain

methanol and should be used with extreme caution in older cars. Methanol is a cheap octane booster and will prevent engine knocking; however, it can dissolve rubber gaslines as well as gas tank sealants. More recent cars are built with methanol-resistant components, but any product containing methanol—including gasohol from gas station pumps—can cause costly damage to an older car.

Still another solution is a gas additive called 104+ Real Lead, produced by the Octane Boost Corp. of Mesquite, Texas. One quart of Real Lead will add the equivalent of 0.1 grams of TEL per gallon to 20 gallons of gas. This can be used to increase the lead content of today's low-lead gas or to provide the protection of TEL in unleaded gas. This product is now available at Western Auto stores.

If you choose to try 104+ Real Lead, several precautions should be taken. Like most fuel additives, Real Lead is highly flammable. It is also highly toxic, and careless handling could cause lead poisoning. It should especially be kept away from small children, since it could cause mental retardation.

It should also be noted that post-1975 cars do not require lead, and adding leaded gas to them is harmful to both the cars and our overall environment. Using small amounts of TEL in a decreasing number of older cars can be done with a minimum of environmental hazard, while helping to keep these useful machines in good running condition.

If we are going to keep our older cars running through the 1990s we are going to have to modify our engines or start adding valve lubricants to our gas. Now, while leaded gas is still available, may be the best time to start trying the TEL or non-lead lubricating additives. •

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Grant Program

Boatmen's Bancshares, Inc. has awarded grants totaling \$100,000 to 17 neighborhood associations as part of its Community Reinvestment Program. Administered in the St. Louis area by The Boatmen's National Bank, the program is targeted toward home mortgages and home improvement loans in low to moderate income areas. The neighborhood organizations receiving the grants work with the bank to help individuals and families apply for loans.

Several of the community organizations receiving grants were from historic south side neighborhoods: Carondelet Community Betterment Federation, Inc., DeSales Commission on Housing (Tower Grove East), David Ranken Housing Corporation, and St. Margaret of Scotland Housing Corporation (Shaw).

Safety Tips Taught

Three classes on how to make your life safer will be sponsored by Jesus United Church of Christ, 12th and Victor, on Wednesday evenings during the latter part of September.

The church's Citizens Awareness Series begins on September 16 with "Citizens Against Crime." On September 23, the topic is "Fire Safety," followed by "Neighborhood Safety" on September 30. The classes, which are free, will be taught by local authorities. Sessions begin at 7 p.m. and will last for about 45 minutes, with a question and answer period following. Classes are held in the church auditorium (enter on Victor Street).

Jesus Church to Hold Soulard Days

The 10:30 worship service at Jesus United Church of Christ on October 11 will be dedicated to a celebration of the spirit of Soulard. Phil Willman, president of the Soulard Restoration Group, will conduct the liturgy and give the homily. The service will be followed by a fellowship hour with light refreshments. Everyone is welcome.



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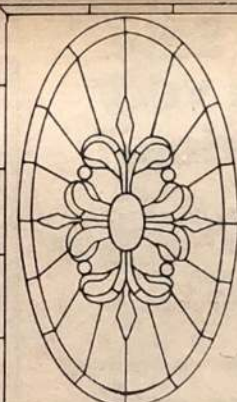
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- New Construction in Old Neighborhoods: Integrity and Survival at Stake

- Americana Museum at Laclede's Landing

- and more!

Ad deadline Sept. 15; copy deadline Sept. 1.

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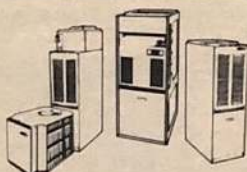
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Battling Bugs How a mild- mannered teacher turned into Soulard's favorite exterminator

by Cecelia Andres

I don't like spiders 'n' snakes—but they and other creepy creatures happen to be my business. That makes me a novelty. In any field where few women perform a service, it's a surprise to see a female walk into a customer's place of business or home. I've had many customers comment about how fascinating it is to meet a woman pest control operator. The uniform looks cute, and my job seems like an adventurous and romantic path. Almost every client will ask why I chose to become an exterminator. The choice was not entirely mine—it was born of desperation and fear.

In a sense, my career began the day I decided to buy and rehab a house in Soulard. I and other early rehabbers wanted to create lovely homes from our historic structures. These structures are not so lovely, though, if inhabited by thousands of insects. The obstacles involved with full-scale renovation project are enough to handle—most people simply are not prepared to deal with a major infestation. I was no different.

I had never realized before that bugs could and would live in a home on a permanent basis. An occasional spider or two in the autumn or "Tom & Jerry" on TV had been my only experiences with insect and rodents. But before the deal on my house was even finalized, I suspected there would be a problem. The contract hadn't been signed yet when I purchased my bottle of insecticide and sprayer.

My basement and first floor contained only a few spiders—but the second floor had been claimed by the mighty roach. There were hundreds of roaches in the second-floor kitchen of my building. Not only cabinets and appliances were infested, but also the phone, electrical outlets, and refrigerator. You couldn't enter the kitchen without a roach falling on your head.

My initial treatments were not very effective. After a few drastic measures—and an entire year—I finally managed total eradication. But closing up your entire second floor for six to eight weeks is not a viable solution for most people. Literally washing down the walls with insecticide is another

alternative I would not recommend.

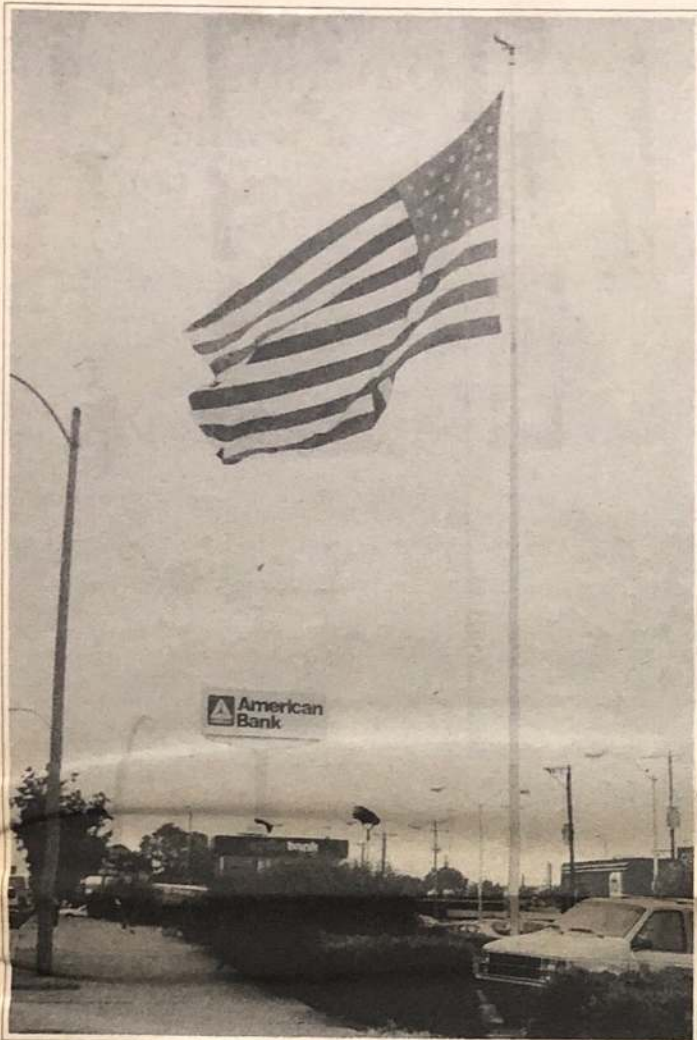
In the meantime, I learned other techniques. Eventually, other restorationists began asking me to spray their homes. That's how the Lady Bug developed her wings. In those early days, money rarely changed hands. A Budweiser or two always took care of the tab. Sometimes I traded a job or service.

Bugs remained a serious hobby while I was involved with a teaching career and graduate school. The serious part came with the licensing and insurance required to do this type of work professionally. However, as an election official once pointed out after seeing my uniform, "Teaching and pest control, it's all the same."

Along the way, some of my experiences have made for great party entertainment. The infamous story of the rat in a neighbor's kitchen turned me into an instant hero, as I'd relate how the 300-pound electrician almost fainted when he discovered the two dead rats in traps I had set. He was speechless when I in all my womanhood arrived on the scene to remove the carcasses. The stench cast doubts in my nostrils about any glamour associated with this occupation!

The next time you write a check to an exterminator, know that the person has been through at least one or maybe all of the following: dog bites, fingers snapped in trees, chemical spills (those are the exotic problems); being bitten by insects, walking or crawling into dark, damp, spider-infested basements and crawlspaces, having roaches fall on your head or crawl on (and into) your uniform (those are everyday problems). Some rehab projects cannot even begin until an exterminator visits the site first. I've walked past work crews who refused to enter a building until it had been treated. Sounds kind of like Joan of Arc, doesn't it? No, I don't really care to be covered from head to toe with fleas.

My husband married an educated, civilized teacher and moved into her city townhouse. He never considered that he would periodically scan her body for fleas and roaches. If he runs off to South County with his secretary, I'll know why! •



EDWARD R. FLUSS

OLD GLORY OVER SOULARD: This impressive sight on South Broadway, is the largest flagpole and flag on permanent display in the city of St. Louis. Dedicated on June 12 of this year by American Bank, the nylon flag measures 30 x 90 feet and weighs 90 pounds. The flagpole is 100 feet tall and extends 10 feet below ground. The eagle perched at its summit has a wing span of 46 inches.

Historical Flea Market Scheduled For September

You can furnish your domicile and at the same time do a favor for the Missouri Historical Society by going to the museum's annual flea market September 17-19 in Forest Park.

The museum's warehouse will soon spill forth the treasures that have been slowly stockpiling since last year's flea market. A 30-year tradition, the market is known throughout St. Louis as one of the best sources of luxuries from the city's past. For sale will be fine furniture, silver, china, crystal, Persian rugs, and works of art, some donated from estates. There will be plenty of useful slightly-used and even new widgets as well, from kitchen utensils to sporting goods.

If you're looking to clean out your

attic rather than fill your parlor, the flea market can help you out too. Donations are being accepted right up to the opening of the sale. If you call 361-1424 by August 31, you can get free pickup. Donors will receive written appraisals for tax deduction purposes.

The market will be held in the World's Fair Pavilion in Forest Park, which is located across the east border of the St. Louis Zoo off the Hampton exit from Highway 40. There is a \$3 admission charge for the opening day preview on Thursday, September 17, 3 p.m. to 7:30 p.m. Friday and Saturday admission is free. The hours are 9:30 a.m. to 7:30 p.m. on Friday, 9:30 a.m. to 6 p.m. on Saturday.

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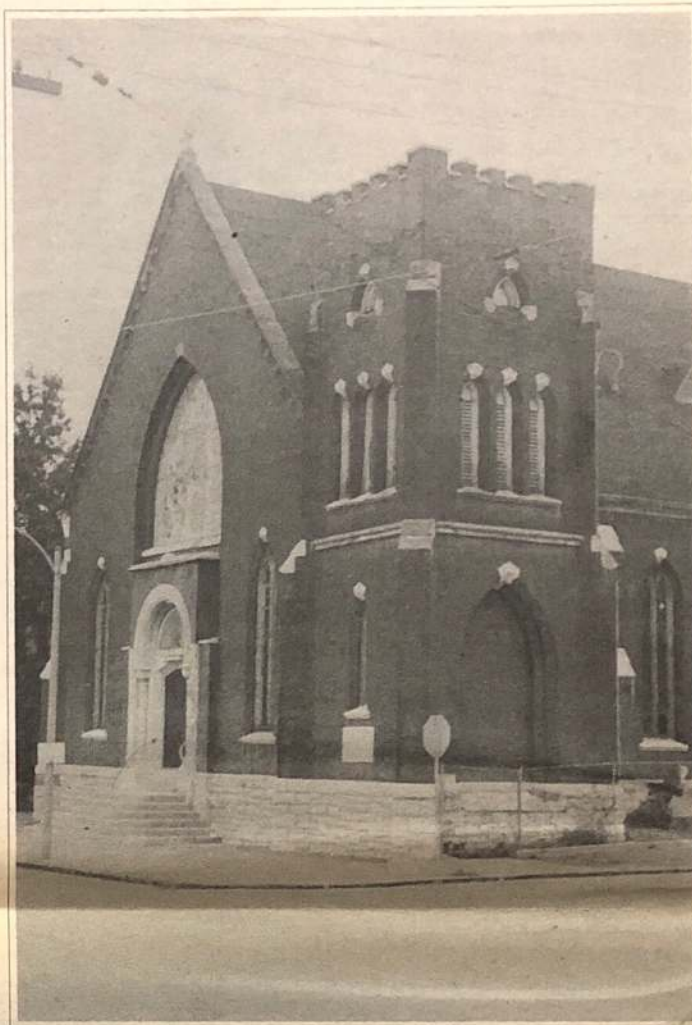


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EDWARD R. FLISS

Metropolitan Community Church at 1120 Dolman.

Church to Start Restoration Drive

by Randy Smith

Metropolitan Community Church has been a good neighbor to the Lafayette Square community for almost three years. The church structure is located at 1120 Dolman, two blocks north of Park Avenue. Dating back to the late 1890s, it is still a beautiful building, with its stained glass and interior wall paintings.

The time has now come that the church is ready to take steps to improve worship conditions and clean up structural problems. But we can't do it without community help.

On August 23, Metropolitan Community Church will kick off a five-week campaign to raise \$20,000 in pledges for building repairs and restoration to be carried out next year. The campaign is being coordinated by the Pillars, a building rejuvenation group which formed two years ago. Our campaign is entitled "VIP '88" (Very Important Pillar '88).

Naturally, we are asking members of the congregation to join the 1988

Pillars Club. But this campaign is important for more people than church members. If you want to see continual improvements in Lafayette Square; if you are a believer in restoring turn-of-the-century structures; if you want to be a part of improving the environment of the worship service and community meeting places—then you should become a VIP '88.

Throughout August and September, Metropolitan Community Church will be unfolding our plans for 1988. Every Sunday worship service from August 23 through September 20 will include some announcements about the planned renovations and the campaign's progress. Services begin at 11:00, and everyone is more than welcome to come.

You can also obtain an information packet about the restoration program by calling the church office at 231-9100. If you have any questions, ask for Charles.

We need your faith in this project and your pledges to make it happen. We need your commitment today!

"What a Team, What a Time, What a Neighborhood!"

by Jay Gibbs

The stage was set. The annual July 4 softball game between the Souldard Restoration Group and the Lafayette Square Restoration Committee promised to be a dandy. Remember last year when, for the first time in 10 years, Lafayette Square beat—no, *trampled*—Souldard's best? This year, Souldard coach Ed Bushmeyer, out for vengeance, took no chances. Not only did he have a firm player lineup before the first pitch, he actually held several practices in the weeks before the big event! The non-players, a.k.a. bench potatoes, sat back to behold the carnage, with cold, yes, cold beers in hands. (The losing team is prevailed upon to purchase the beer for the next annual game, and as Souldard lost last year, the beer was ice cold this year, unlike a certain infamous situation at the 1986 game.) Anyway, enough of this pre-game stuff, let's go to the play-by-play!

In the top of the third inning (hey, nothing much happened in the first two innings, i.e. this reporter was "just a bit" tardy for duty—sorry, guys), with the bases loaded, Peter Sortino doubled, plating the first three Souldard runs. Kirk Williams doubled Sortino home, and a Pete Seger sacrifice fly completed Souldard's scoring to make it 5-0 Souldard. In the bottom half of the third, Souldard pitcher Judy Pope set down the opponents in order.

The fourth inning was scoreless; Souldard stranded two, Lafayette Square stranded one.

Not so in the fifth. Kirk Williams stretched a base hit to a double with a controversial slide into second; sorry, but no instant replay. Pete Seger then belted a two-run homer into the left field trees, making the score a commanding 7-0. As Pete crossed the plate, he was heard chanting, "What a team, what a time..." Cecilia Andres, cold beverage in hand, bellowed, "They can't beat us! I played for the St. Louis Cardinals in 1942 and '43!" Indeed, Souldard seemed invincible—but the festivities were far from over.

In the bottom of the fifth, Lafayette Square combined several hits with some bizarre Souldard fielding errors to chalk their first tallies. When the dust cleared, the score stood at 7-3 Souldard.

In the sixth, Madt Mallincrodt and Dave Pope both singled, and Peter Sortino singled home Madt, making it 8-3 Souldard. The other two baserunners were stranded.

Lafayette Square began to apply pressure in the last of the sixth. A triple and a home run made the score 8-5, before Souldard could contain the rally. So the stage was set for the seventh and final inning.

In Souldard's half of the seventh, despite a Ken Sharp double, the team could not put anything together, perhaps out of exhaustion born of all their previous baserunning.

With Lafayette Square now set to bat, the heat was on. After getting two outs, a visibly tired Judy Pope allowed two singles and a walk to load the bases. Lafayette Square's slugger, representing the winning run, approached the platter. The heretofore banter on both sides silenced; the game, and more, were on the line. Who would have to eat crow with their cheese and crackers at parties for the next 12 months? Who would have to buy the beer next year?

With a 1-1 count and an approaching thunderstorm rumbling in the background, Judy challenged the batter with a slow-pitch fastball. The bat connected. A bouncing grounder was fielded, and in one silent, tense moment was fed to third baseman Kirk Williams—who touched the bag for the forceout and a Souldard victory!

Bedlam erupted from the Souldard dugout. Above it all Cecilia Andres was heard barking, "We impaled them on their own fence!" As multiple beer can tabs were popping, the impending downpour broke and soaked players, spectators and field alike.

Post-game euphoria was rampant, though softball fan Cindy Martin, whose husband played a good game, was heard to murmur, "I was pretty sur-

prised that we won." Pete Seger, after another rendition of "What a team, what a town," assured everyone, "Never any doubt!" Kirk Williams asked, "What happens if I sell my house—can I still be on the team?" Hurler Judy Pope, whose heroic complete game effort provided a crucial edge, just grinned and enjoyed her beer, while coach Ed Bushmeyer wandered around beaming from ear to ear like a new father, relishing Souldard's return to the top of this neighborhood rivalry.

A couple of additional games were waged with increasingly colorful play. Souldard was clobbered in the second game, but only the first one counts, folks: Souldard 8, Lafayette Square 5. Wait, what's that? The score was 9-6! But I kept track! 9-6, huh? Well, heh, heh, let's all have another coooooold, frosty Busch and toast the victory, whatever the score was. See you next year, folks, same time and place, for the next titanic clash of these two fine clubs. Pray for cold beer, and take me out to the ballgame!*

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