



The Soulard Renaissance

"The Neighborhood Magazine of Historic Soulard"

VOLUME XVI Issue 3

Christmas 1991

SOULARD HOLIDAY PARLOR TOUR

1991



Guided Tour Features Festive Home & Business December 7 & 8

On Saturday, December 7 and Sunday, December 8, the Soulard Restoration Group will hold its annual "Holiday Parlor Tour." Tour hours are 12 to 5 p.m. both days. Knowledgeable tour guides will lead groups and discuss the history of the homes, businesses and neighborhood, which will be decorated for the holidays.

The featured home is circa 1880s. This home is one of the most authentic Victorian restorations in Soulard. Included in this work are "grained" woodwork, repaired and painted floors, traditional Victorian styled wallpaper, stenciling and several working antique "gasolier" light fixtures.

The festive holiday decor continues the Victorian theme. Traditional crafts adorn the first floor. There are European Victorian tree ornaments and a "snow village" slopes across a grand piano in the parlor.

Additional tour highlights include a stroll through the Anheuser-Busch Clydesdale Stables, a trolley ride through the incredible Anheuser-Busch light display after dark, and pictures with Santa Claus in Santa's Workshop.

Tour guests are encouraged to wear comfortable shoes as this is a walking tour. Advance tickets are available through Metrotix at 534-1111 or by calling the Soulard Restoration Group at 771-5563. Advance tickets are \$5.00. Tickets may be purchased on the day of the tour for \$8.00 at the starting point of Jesus Church at the corner of 12th and Victor Streets. Tour proceeds will be used to renovate a building at 12th Street and Gravois in Soulard. It will serve as the Soulard Restoration Group's Information Center.

For information about the properties on tour, see page 12.

The Soulard Restoration Group thanks

ANHEUSER-BUSCH

for underwriting our house tours

and its continued support.



NOTES FROM THE BRICK HOUSE

by
Richard R. Eaton
President, SRG

DIVERSITY IS THE KEY

Annually, during the month of November, newly elected officers take their positions on the SRG Board of Directors. The new members bring fresh ideas, new energy, and innovative solutions to the Board where continuity is represented by the retention of Board members whose terms expire in November of 1992. The continued success and growth of the SRG is linked to the constant change of the Board members and to the diversity each brings in interest and experience. So it is with optimism that the new Board begins its purpose and task of fostering community improvement within the Souland Historic District.

There are mixed feelings, however, about retiring Board members, ones of gratitude, regret, satisfaction, and sadness because the time and effort given to the association will be missed. So it is in the spirit of sincere gratitude that the Souland Restoration Group says "Thank You" to four retiring Board members.

Cecilia Andres

- Co-author of the new Souland Historic Standards recently adopted by the City of St. Louis.
- Board liaison to the Code and Zoning Committee

Ron D'Aloia

- Committee Chair for the Residential Promotion Committee which sponsored 4 house tours and 2 "Souland For Sale" events plus 2 private tours.

Janet Van Fleet

- Ad manager for The Renaissance
- Board liaison to Ways and Means Committee which sponsored the Garage Sale
- Treasurer

Cindy Harrison

- Treasurer
- Board liaison to the Crime Committee

OFFICERS OF THE SOULAND RESTORATION GROUP

President	Richard Eaton
Vice President	Jeanne Weber
Secretary	Sue Varner
Treasurer	Nancy Adams
Directors	Chuck Coker Kathy Duckworth Charles Ryburn Gary Siddens Elaine Wright Carlisle Dawson
Editor—Renaissance	

Souland Restoration Group

Do you love living in Souland?

Would you like to meet more of your neighbors?

... then membership in the

SOULAND RESTORATION GROUP

is for you!

The group consists of homeowners, renters and local businesses. Meetings are held the first Wednesday of each month at the auditorium of Trinity Lutheran Church, 8th & Souland, at 7:30 p.m. The January meeting has been postponed until Jan. 8 due to holidays.

EDITORIALLY SPEAKING

NOVEMBER 4, 1991

Tradition tells me that a new editor should introduce himself, philosophize, and likely *bortize* (bore) his readership. I am Carlisle Dawson, humble, newly elected, new kid on the block, and resident of the fantastic Souland Neighborhood. I am very nonpolitical, believe that a strong identity in our Souland neighborhood is important to each of us, and that we can by cooperation and sharing of information continue to build an already good neighborhood.

I was asked to serve as editor, and committed to do so with some limitations: I ask for a commitment of volunteers to form a line as learners to continue the *Renaissance* publication. I ask for your support to submit ideas and effort to making this the *open voice* of Souland. Last, I requested to be released of the command as editor by the very group making up the *Renaissance* publication so as to let new people such as *you*, to come in and serve in our Neighborhood. I am proud to be a member of this extremely talented group of people who make up Souland... Thank you, and please join in and participate with your talent... We have a spot for you.

—Carlisle

A Word from Alderman Phyllis Young, 7th Ward

REDISTRICTING COMMENCES

Every ten years following the census the various governmental bodies must redraw the boundaries of their jurisdictions so that the lines reflect the shifts in population. There are 28 wards within the city of St. Louis, and the boundaries of each of these must be changed this year. In 1980 each ward contained approximately 16,200 people; however, in 1990 the census showed that due to the decline in population each ward should contain approximately 14,200 people.

A preliminary map to accomplish redistricting was introduced to the Board of Aldermen on November 1. The city charter requires that redistricting be completed by the end of this year. The votes of fifteen aldermen are necessary to pass any map.

I do not expect the boundaries of the seventh ward to change radically. With the requirements of the charter the new shape of our ward soon will be apparent, and you will be able to see whether the representation for your neighborhood has changed and how it has changed. It will be an interesting process to watch.



The Souland Renaissance

The Souland Renaissance has a circulation of 5000-7000 and is published six times a year by the Souland Restoration Group

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St. Louis, MO 63157

NEW LAW WILL BENEFIT THOSE WITH HEAD INJURIES

JEFFERSON CITY—In Missouri, there are approximately 5,000 who suffer from head injuries, most of them between the ages of 15 and 24.

During the last session, the House passed a bill that has been signed into law, which establishes a Division of Injury Prevention, Head Injury Rehabilitation, and Local Health Services in the Department of Health. The new division is responsible for carrying out a number of services that will benefit the growing number of people who have head injuries in the state.

The cost of care and support for those with head injuries is quite dramatic, especially since the majority of sufferers are very young and therefore may require care for a number of years. Many times patients are required to stay in an institution, which costs approximately \$35,000 a year.

Finding funds to care for persons with head injuries is not always an easy task. One of the charges of the division is to administer planning funds and federal grants. It will also issue a standard means test in order to establish the amount to be charged to patients in the programs and facilities operated or funded by the division.

The new law also requires the division to do a number of other things including ensuring access to injury prevention and head injury rehabilitation services, coordinating public information programs and private sector initiatives, and reviewing departmental budgets concerning injury prevention and head injury.

The existing Head Injury Advisory Council will advise the division on the directions, goals and objectives of its programs.

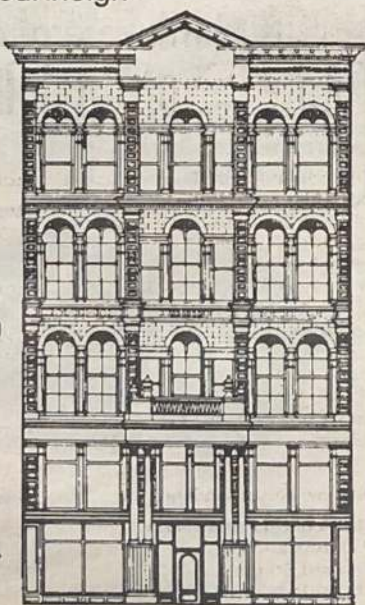
—Ronnie L. White (751-4043)

PRESERVATION PLAN ON IT

Planning on restoring a house, saving a landmark, reviving your neighborhood?

Gain a wealth of experience and help preserve our historic and architectural heritage. Join the National Trust for Historic Preservation and support preservation efforts in your community.

Write:
National Trust for
Historic Preservation
Department PA
1785 Massachusetts Ave., N.W.
Washington, D.C. 20036



Preservation Funding: Federal funding for historic preservation will increase slightly in fiscal 1992 if House and Senate recommendations hold firm through the final phases of the congressional funding process. On September 19, the Senate passed the Interior and Related Agencies Appropriation bill, which contains funding for the Historic Preservation Fund. The Senate agreed with the House recommendation of \$35.9 million, the amount recommended by President Bush. Of this appropriation, the state preservation offices would receive \$29 million, the National Trust \$5.8 million, and tribal preservation programs \$950,000. Funding for the Advisory Council on Historic Preservation is recommended by both the House and the Senate for a slight increase to \$2.6 million.

After the House and Senate meet in a conference committee to iron out the differences in the two versions of the legislation, the bill will be passed in final form by both bodies before it is sent to President Bush. However, across the board cuts to the budget in order to meet congressional spending goals may reduce preservation funding.

Preservation Law Amendments: A Senate committee went on the road to hear about the need to amend the National Historic Preservation Act (NHPA) in the act's 25th year. Senator Wyche Fowler (D-Ga.) sponsored a bill, S. 684, that would make a number of changes in the NHPA, including strengthening the law's protection of designated historic sites, increasing the role of archaeology and tribal preservation in the federal preservation program, and initiating a preservation education program in the National Park Service.

The Senate Subcommittee on Public Lands, National Parks, and Forests held hearings in Macon and Augusta, Ga., in September. At the

Southern Regional Office Director Susan Kidd testified about the positive effect the legislation would have on the work of historic preservationists in the South. During the hearing Senator Fowler praised the National Trust for its contributions to development of the proposed legislation and its close working relationship with his office on preservation matters.

The subcommittee will hold hearings in Washington, D.C., before voting on the bill.

Homework for RTC: The Resolution Trust Corporation (RTC) will be required to keep an inventory of historic, cultural, and environmental properties and establish a special 90-day period during which a property can be sold to a government agency or qualified organization for conservation purposes, if the House Banking subcommittee on Financial Institutions, Regulation, and Insurance has its way. On October 8 the subcommittee voted to support this legislation that also will require the RTC to provide routine maintenance on all of the historic properties it has in its holdings.

Interesting tidbit: Soulard's not alone in disagreements over what to do with large empty spaces of land (the Market Playground). Donald Trump has run into opposition to his plan to subdivide his estate, Mar-a-Lago, in Palm Springs. Local preservationists want the 17 acre 1920s estate left intact, but cash-distressed Trump want to divide the property into 9 lots for easy sell. Currently, the Palm Beach Landmarks Preservation Commission denied Trump's application. Trump appealed to the city council who upheld the commission's ruling but told the parties to try to iron out their differences.

These news briefs are compiled from *Historic Preservation News*, the newspaper of the National Trust for Historic Preservation.



5TH ANNUAL CHEROKEE STREET ANTIQUE ROW COOKIE SPREE

November 30th &
December 1st
10 am - 7 pm

Information Center:
1906 Cherokee St.
771-5121

SECRETARY'S CORNER

by
Susan A. Varner
Secretary, SRG

As the newly installed Secretary for the SRG, it is my pleasure to introduce a new regular feature to the *Renaissance*. I will be bringing you up to date on the highlights of the SRG Monthly Membership and Board Meetings.

October 1991 Membership Meeting was held on Wednesday, October 2, called to order at 7:40 p.m., with approximately 55 in attendance, including seven new visitors. The Secretary's, Treasurer's and Board Reports were approved as read.

It was reported that over 2,000 tickets were sold for the Fall House Tour, with enough money made to pay all the bills. Fall House Tour T-shirts were on sale for \$8. The Christmas House Tour will be held December 7th and 8th.

Candidates for the 1992 Board of Directors and Officers were introduced.

Bob Kraiberg presented the

Crime Committee update. Funds were requested for the off-duty police foot patrol. \$50 each was awarded to two neighborhood residents for assisting in the arrest of a juvenile suspected of burglary.

Gary Siddens promoted Entertainment '92 Books at \$30 each. It was also reported that 92 trees will be planted in Souland this fall.

The Santel Advertising Firm is moving into the old police station.

The meeting adjourned at 8:30 p.m., and the social was held at George Grove's home.

October 1991 Board Meeting was held on Wednesday, October 16. A proposal was presented for a restaurant at 1800 S. 10th. Full Board support of this venture was withheld pending receipt of a written statement from the promoters that it will be a restaurant and not a bar.

Carlis Dawson and Jeanne Weber agreed to be Editor and Ad Manager, respectively, of the *Renaissance*.

The route for the Christmas House Tour was discussed. More homes were needed. The underwrit-

ing money for the house tours was received from Anheuser-Busch.

Carlis Dawson has designed 1992 Souland calendars to sell for \$2 each.

Mike Winters inquired about leasing the lot next to SRG's future office. The Board approved this, with details to be attended to at a later date.

November 1991 Membership Meeting took place on Wednesday, November 7, called to order at 7:47 p.m. 37 people were present. The Secretary's, Treasurer's and Board Reports were approved.

1992 Officer and Board Candidates were elected by acclamation.

The Christmas House Tour route was reported by Ron D'Aloia. John Durnell will host the post tour party this year.

Carlis Dawson announced that the Souland 1992 calendar is free to all SRG members.

A lively debate took place over the possible construction of a parking lot south of the Souland Market. Due to an erroneous statement in the *Riverfront Times*, several members believed that the Board had approved such construction. In truth, the Board approved the concept of a parking lot with final ap-

proval possible only after the promoters present the final plans on paper. Members at the meeting expressed disappointment with the Board's preliminary decision. A motion to override the Board's approval will be placed on the December meeting agenda. Speakers on both sides of the issue will be welcome to voice their opinions at that meeting.

Announcement was made of the 3rd Police District Community Relations Meeting on November 14 at Trinity School, sponsored by the SRG.

The meeting adjourned at 8:45 p.m., in the midst of our first snow-storm of the season. The social was held at the 9th Street Abbey Banquet Hall. Patty Long Restaurant catered the event. Despite the weather, most who attended the meeting also went to the social. Accommodations and food were both first class!

Enjoy the holidays! I'll give you another report in our next issue.



LETTER TO THE EDITOR

PARK OR PARKING

I was incredulous when I learned that the City wants to pave (for a parking lot) half of the public park at Souland Market, and was further surprised to learn that the Board of the SRG has endorsed the "concept" of this proposal. (Two Board members have gone to great lengths to assure me that *only* the "concept" has been approved.) Personally, I believe that the "concept" of this idea *is* the problem, and I regret that I was out of town and missed the July SRG meeting where this issue was mentioned.

Consider the following two observations:

- The only time that parking around Souland Market is difficult is from about 7 am to 3 pm on Saturdays. During the other 160 hours of each week, existing parking space is quite adequate.
- Souland has just three public parks. The square footage slated for paving constitutes about 30% of the total park land in Souland.

Imagine it: Our financially-strapped City government wants to spend hundreds of thousands of dollars so that Saturday morning Market patrons don't have to walk that extra block or two. The City officials involved do not consider the present baseball field and green grass as the "highest and best use" for this land. (Two similarly myopic

proposals come to mind: The defunct move by Shaw's Garden to raze and pave the Gardenvue neighborhood; and the still-festering plan to build yet more parking lots around the Art Museum in Forest Park.)

The most distressing aspects of this situation are that the SRG Board agreed in any way with this ecologically and aesthetically flawed proposal and that back in July the SRG membership didn't even flinch at the idea. Did they really feel that we have superfluous public greenspace in Souland? At the November SRG meeting the reawakened membership voted to reconsider at the December meeting the SRG Board's support of the parking lot "concept." Hopefully at that time the SRG membership will vote down that Board decision.

I believe that our scarce greenspace should *never* be sacrificed to the automotive god, no matter how much fencing, shrubbery, and "community center" chicanery are proposed to semi-hide the abomination. Folks, Souland is a residential neighborhood; it is an historic district; it is not a shopping mall. A group of residents has formed to combat this parking lot proposal; please get involved to help stop this "concept" before it's too late.

—Jay Gibbs

Felling



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Fireplaces, decks, microwaves, skylights
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McCORMACK BARON

By Appointment, 773-6300, 2222 Menard, St. Louis, MO 63104

Do Your Christmas Shopping in Soulard

Soulard merchants offer a wide range of stores to meet those holiday gift and shopping needs. Just look at all the neighborhood has to offer.

Soulard's newest shop, Bon Appetit, will be open just in time to help with your holiday gift and catering needs. Gourmet baskets of pastries, meats, cheeses, or teas will be perfect for those hard to buy for friends and family. Their succulent special foods will make any party special.

Gift baskets can also be filled with fruit, nuts, or candy from the Soulard Farmer's Market. The Soulard Spice Shop has gourmet food items for a gift basket and, of course, spices for those Christmas goodies. How about a pet for a gift? The Market has that, too. The market has extended holiday hours during December.

Jewelry is always a great gift. The Haberdashery at 822 Lafayette has old world jewelry as do Cherokee Street Antique Shops. The antique shops also have books, china, furniture... the list is endless.

Many Soulard restaurants offer gift certificates that make great presents for friends who love to eat out.

TEASE at 1615 South 9th Street has gift certificates available for tanning, manicures or hair styling services. Also, they carry gift sets of beauty products and accessories.

Need a last minute toy for a child? Vincent's Market at 2400 South Twelfth has some.

If you're putting up decorations and find that you need more Christmas lights, decorations or a tree stand, Edele and Mertz Hardware has all that and more... how about a saw to cut off the trunk of your tree? They are very handy at 1822 South Broadway.

More decorations and wrapping paper are at Vincent's Market.

Wreaths and trees are waiting for you at Soulard Market. If you like original, unique tree ornaments, Felling Pottery has handmade, Victorian ornaments which can be dated and personalized. Call 664-4297. Or how about handmade glass ornaments from Mithra Glassworks at 1304 Sidney?

Want something new and unusual to wear to holiday events? The Haberdashery has treasures from the past: purses, hats, shoes, neckties, and jewelry just to name a few. You can rent or buy evening wear also at Remember Me at 1105 Russell... you have to see it to believe it! Hullabaloo has 50s and 60s costumes and a multitude of other attire at 1556 South Broadway.

Personalized Christmas cards are always impressive... Madco Printing, 1724 South Broadway, will be glad to help you create your own special greeting.

If you're planning to redecorate before you entertain for the holidays, there are many sources in Soulard. Beautiful prints and frames are at the Framery, 1208 Russell, 771-1238. Bonnie will be help you find a print and/or frame to match your decorating style.

Wouldn't a stained glass window look great in your foyer? Mithra Glassworks also has stained glass art and lamps. If you would like to learn the art of making glass windows, lessons are available.

Need one more antique to finish off a room? Where Did You Get That Fern Stand at 9th and Soulard is loaded with eclectic treasures and art. Patrick will be glad to help you, just call 241-3376.

As you can see, a wide variety of merchandise and services are available right here in Soulard. Support our local businesses and the neighborhood. We want to see them succeed, so think of them first when you need to buy.



Jolie Mackney pictured with vintage holiday apparel available at The Haberdashery.



Mithra Glassworks offers a wide variety of one-of-a-kind ornaments and festive holiday art glass.



COMPLETE DINNER \$4.99
Monday - Friday

Open Mon-Sat 11 am-1:30 am
Open Sunday at Noon

2028 S. 9th
In Historic Soulard

773-5565

TAN at TEASE...

3 sessions for \$10.00
thru December w/mention of this ad

1615 S. 9th
241-HAIR

GIFT CERTIFICATES AVAILABLE FOR ALL SERVICES

Neighborhood Fabric

by Jay Gibbs



The visual character of Soulard is not determined by grand mansions or bold architectural statements; rather, Soulard is composed mostly of simple, solidly-built townhouses and rowhouses like 1917 S. 11th St. But even an unremarkable building like this one has tales to tell.

Judging from the locations of interior brick walls, this structure apparently began its existence with a very different appearance. The window opening visible next to the front door was false: a brick wall, a former corner of the house, stood right behind it. Perhaps this structure was originally a small flounderhouse; at any rate it was once configured very differently. In the 1870s the original building was enlarged—and the facade rebuilt in the popular Victor-

ian style—resulting in the 2½ story, gabled-roof, 2-family rowhouse we now see.

By the time BSB Development bought this shell in the late 1980s, it had suffered from the usual weathering and accumulated wear and tear of over 120 years. The front wall, interior walls, the roof, rear porches, and the rear garage/carriage house all had to be rebuilt. Now rehabbed and sporting the third facade of its lifetime, 1917 S. 11th has been returned to its residential function, and the rebuilt Victorian iron fence in front completes the pretty picture. BSB Development has saved yet another piece of physical history, preserving another patch of our neighborhood fabric.



CRIME REPORT: WANTED — ALERT

As most of you know a life long criminal has recently, again been paroled in our neighborhood. He is the same slime ball that has roamed the streets and alleys robbing, pilfering and intimidating the residents of Soulard. The very reason he is so illusive and continues his crime spree openly is—**he is one of us!**

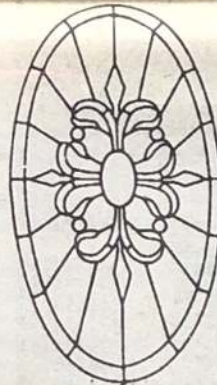
His name is **Freemen Apathy**. The Apathy family has been in the neighborhood for years. Not too long ago the family ruled the streets and fill the bulk of the residents in Soulard. **Constance Vigilance** moved into the neighborhood over near 916 Russell, and things haven't been the same since then. Freeman fell for her and embraced her wantonly. Freeman excel when they embrace a Constant Vigilance. The entire Apathy family was disgraced by what Freeman was doing. Constance as you know, is a sort of fickle and illusive lover, and requires many lovers to keep her coddling Freeman in any neighborhood.

The Apathy family continued to pressure Freeman not to embrace Vigilance. Because Freeman was

having some financial problems and other commitments, he has a clear choice to separate from the Apathy family or take on a roommate to share some expenses. Due to his frustration his choice was **Bitter Burnout**, not a pleasant housemate. This so interfered with the relationship of Freeman and Vigilance that of course, the entire Apathy family was gleeful. The Vigilance family was upset as they knew that Freeman cannot father Spirit, Enthusiasm, Safety, and Freedom with Bitter Burnout present.

Now the only hope for Connie Vigilance in Soulard is for you to embrace her for Freeman, and drive the Apathy family out of this neighborhood in spite of your jealous significant other, your job, reputation or whatever. Join the neighborhood watch — Be a block Captain — Write the next Crime Report for me. Avoid Apathy and Bitter Burnout . . . embrace a Constant Vigilance in Soulard.

—Sam Spade
of
Soulard



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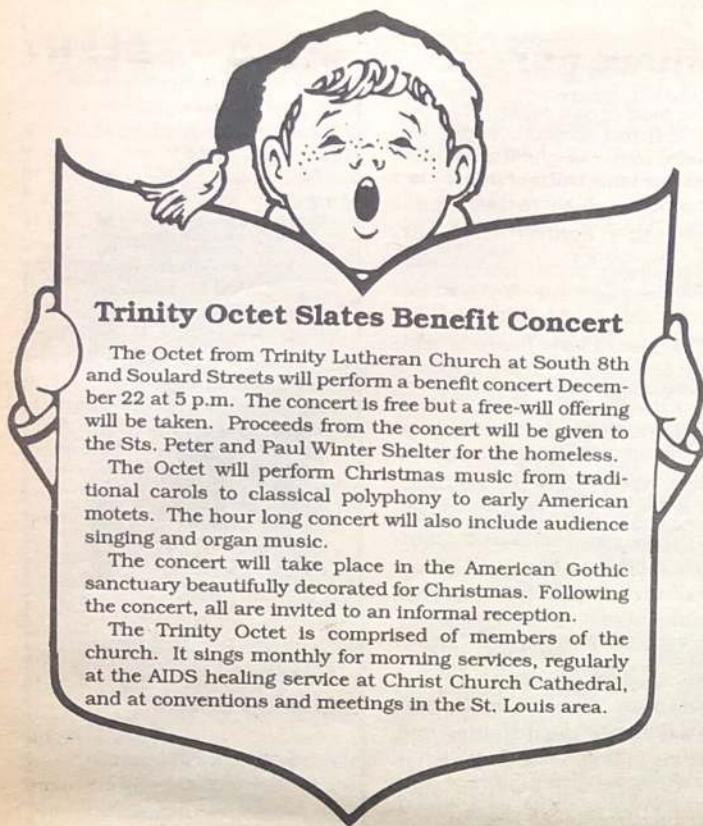


Soulard Manor

Bed & Breakfast

2346 S. 13th Street
St. Louis, MO 63104
314-664-9738

INNKEEPERS CARLIS & GERRY DAWSON



Trinity Octet Slates Benefit Concert

The Octet from Trinity Lutheran Church at South 8th and Souard Streets will perform a benefit concert December 22 at 5 p.m. The concert is free but a free-will offering will be taken. Proceeds from the concert will be given to the Sts. Peter and Paul Winter Shelter for the homeless.

The Octet will perform Christmas music from traditional carols to classical polyphony to early American motets. The hour long concert will also include audience singing and organ music.

The concert will take place in the American Gothic sanctuary beautifully decorated for Christmas. Following the concert, all are invited to an informal reception.

The Trinity Octet is comprised of members of the church. It sings monthly for morning services, regularly at the AIDS healing service at Christ Church Cathedral, and at conventions and meetings in the St. Louis area.

SOULARD HEADS FOR A RECORD YEAR

by Alan Richardson

You've read the headlines... "Housing sales down!" ... "1991 a bad year for resale properties" ... "Worst year since 1982" ... Not in Souard! By the end of '91, individual property sales in Souard will be the highest for at least five years, surpassing even the year of 1989 when 30 homes were sold in the neighborhood! And this in a year when other parts of the City and County have experienced not a little difficulty in moving properties!

So far this year, 31 Souard houses have been sold, and we have at least another three contracts in process at the moment. Brokers in other parts of the St. Louis area have expressed surprise and amazement as they track the continual progress here. A frequently asked question is, "What's happening in Souard?" The answer has to be ... "Souard is on the way up!" The facts are confirming that people are seeing it as a desirable neighborhood in which to live. It's selling more than any of the other historic neighborhoods at this moment in time.

WHAT'S SELLING?

It's still mostly single family homes under \$100,000. There have only been three homes sold listed over \$100,000 with Mary King agents account for two of them! Why the slow sales over \$100,000? It's mostly due to economic uncertainty. We're also slow coming out of the recession. These factors mostly affect middle management and middle income buyers and property. This quiet time for properties in the \$100,000 to \$200,000 bracket is not unique to Souard or the City either. Friends and colleagues from the County tell me the same.

WHO'S BUYING?

Some singles, some married couples—professionals working downtown. There's a growing number of renters already living in Souard who from experience know that they want to live here. They are making up a percentage of the buyers as well as new inquirers. But here's something that's breaking the trends. Families with young children are moving into the neighborhood! I know of at least six who have moved in this year. Souard is on the way up!

WHAT ELSE IS HAPPENING?

You might ask whether rehabbing is coming back into vogue. I've sold two recently with a third about to come under contract. Mercantile is offering a pretty good "rehabbers loan" and there's still some gap

funding money available from City Hall for the qualified applicants. With prices now as competitive as they are, fixer uppers make great buys!

FINANCIAL NEWS

Interest rates are low—will they come lower? The Fed is anxious to boost the economy, but dropping the rate doesn't seem to be working. If individuals fail to take the initiative, that leaves matters in the hands of the White House. But if the government has to spend money to jump start the economy, they will almost certainly have to jack up interest rates to pay for it! But, who's going to sanction an increase in bank rates during a presidential election year! Did you know that the USA is the only western nation to give a 30 year fixed rate? So, if you're thinking of selling, buying or refinancing don't wait too long!

WHAT'S HAPPENING TO VALUES?

Probably 5-10% down in real terms from 3 years ago. That's not as bad as some parts of the country at 33-50%. But get this ... If you look at it positively, you're not losing. What you sell for is what you buy for and with, if you've got a good agent. If you're selling 10% lower, you will also be buying 10% lower. It's still the same house you would have purchased. If you had sold your home at a 10% increase, you would have had to buy at a 10% increase. If you can bite the bullet, price your house realistically in today's market, you'll sell it reasonably quickly, and get out into the buyers market place where there are some excellent bargains to be bought with the added bonus of low interest rates.

FOOTNOTE:

Of the 31 houses currently sold, Mary King & Associates agents have accounted for 17. That means your own local Souard broker is producing the results! Mary and Bill King are also planning to move both home and new headquarters into Souard. They've put in a contract on 1833 S. 8th Street and are planning to use the carriage house as an office. With the expanding business, they had the choice of Souard or the Central West End. Asked why they chose Souard, Mary responded, "We believe in The City and see the historic neighborhoods as a key to its future. Souard has one of the best and most diverse stocks of property and it's also a very well integrated neighborhood. We're looking forward to living here!"



Stop in
after the
House Tour!

Tuesday-Friday
Lunch —
11:00 to 2:00

Dinner —
4:00 to Midnight

In Historic Souard
2117 South 12th
Half Block South of Russell

772-5977

MEET YOUR NEW NEIGHBOR



by
Vicki Deane

Twelve moves in 10 years!! Boy am I sick and tired of boxes, moving vans, no-show utility companies, change of address forms, new phone numbers, new directions, finding grocery stores, hairdressers, dry cleaners, and the list goes on! Moving this frequently isn't the greatest for establishing permanent roots and—needless to say—our animals now run and hide every time we start the car! There is an interesting facet of picking up your home and relocating so often—the value of a real community becomes incredibly important. The presence or absence of a strong framework also becomes readily apparent.

Soulard's strong sense of community was actually the deciding factor in our move here. It took us three brief hours to decide that this was the neighborhood we wanted to be a part of. During our tour through

Soulard we met and were actually welcomed by people, noticed the care and pride involved in restoration and even met our future neighbor!

City living was the last place we expected to find an active, thriving and caring community. Sure, all places and people have their differences, but it is exactly those differences that enrich and strengthen a community. We lived in our first home for three years—not once did we meet a neighbor or have an opportunity to get to know them. Our last place of residence was a very small rural town (pop. 1700). Yes, Mayberry indeed! In all the places before, after and in-between there was an obvious lack of community. Soulard has a very special gift that originates with its inhabitants—a sense of responsibility for its members, people willing to work together toward common goals and an openness found only with a diverse, caring population. All

these things are very noticeable. So much so that in my process of job hunting I have been told time and again that Soulard is a wonderful place to live and a tight-knit community—this from people who live elsewhere!

No, no place is perfect and this is not utopia. (No kidding!) We do, however, have much to offer each other and this is the time of year to take a long look at what makes our quality of life special. And what we can do as individuals to ensure its continuance.

I think that the holiday season is really a time for us as a neighborhood to take time and reflect on all the aspects that make our life here special. And it *is* special. Soulard is a fantastic mix of ages, professions and views. I know that this has made our lives richer by participating and sharing in this. That is also what my husband and I will be celebrating this holiday season.

To all our new friends —
Happy Holidays!!!

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in Historic Soulard

Cherokee Merchants Plan 5th Annual Cookie Spree

Historic Cherokee Street Antique Row's 5th Annual Christmas Spree is scheduled for Saturday, November 30, and Sunday, December 1, from 10:00 a.m. to 7:00 p.m. Come enjoy a day of nostalgia while the proprietors pass out Christmas cookies and refreshments to shoppers. The day will be filled with horse-drawn carriage rides, visits with Santa, strolling musicians, carolers, and a candlelight walk starting at 5 p.m. The shop-owners dressed in Victorian costumes will blend naturally with the antiques and charming architecture as they take you back in time to the good-old-days. Marines will be on hand to collect "Toys for Tots" in selected

shops along Cherokee Street. 7-Up will be giving away a bottle of Vernors' Soda for every "new" unwrapped toy donated. St. Louis Bread Company will also participate in a "Dough for Toys" and give a sourdough baguette to donors of toys. Antique Row is on Cherokee Street between Lemp and Jefferson Avenues.

This event is jointly sponsored by KLOU Radio 103.3 FM and Vernors On-Air Personalities live on Antique Row.

Admission is free, carriage rides \$2.50 per person. For more information call Carol Hodges, English Garden Antiques 771-5121.



THE SOULARD COMMUNITY

Soulard is an "entertaining" community with an abundance of resources. Here is what the Soulard neighborhood has to offer:

Aerobics Class, Antique Shops, Apartment Rentals (4), Art Galleries (3), Athletic Club

Baby Outlet, Bank/Credit Union (2), Banquet Halls, Barber/Beauty Salons (5), Bed & Breakfast (2), Bingo Halls (2), Boys Club

Car Repair (2), Churches (10), Cleaners/Laundromat (2), Courier

Donut Shop, Drug Store

Farmers/Soulard Market: Bakery, Butchers, Fruit/Veggies, Flowers, Spices and Variety/Specialty Shopping, Furniture (2)

Gas Stations (3), Grocery/Corner Stores (3)

Hardware Stores (2), Health Clinics (2)

Lawyer, Music Supply, Optometrist

Paint Stores (3), Post Office, Print Shop

Schools: Private (2), Public/Magnet (2), Stained Glass

Travel Agency, Truck Dealer, Vintage/Costume Clothing (4)

SOULARD'S OWN NEIGHBORHOOD RAILROAD

by
Skip Gaternann

Soulard has its own railroad. The Manufacturers Railway has made Soulard its home for 104 years. One might ask, "What railroad?" "Where are the tracks?"

One must not think of Soulard in the historic district context, but think of it more in a historical sense. Soulard once encompassed a much larger area than it does today.

The Manufacturers Railway was incorporated on April 14, 1887. Its founder was none other than Adolphus Busch. His brewery was big enough to need a railway of its own by that time. The brewery needed to assure itself of the best service, something a larger railroad could not and would not provide.

The railroad grew and prospered, serving not only its parent company, but many local industries as well. At one time its forty-two miles of track reached as far west as 13th Street, with the Mississippi as its eastern limit. The railway served customers as far south as President Street and as far north as Poplar Street in the shadows of the Gateway Arch.

Many current Soulard residents may remember seeing Manufacturers trains trundling along the south side of Lynch Street and rounding the curves near where 12th Street "Y" into 13th Street. This was just a decade ago. Nothing remains of these tracks as the area is now the home of the brewery's tour center.

The Manufacturers is obviously a railroad which takes great pride in its operations. All of its locomotives

are spotless and free from grease and dirt stains frequently found on the engines of larger railroads. The locomotives' green and red liveries (the brewery's colors) are neatly lettered in gold.

The railroad's main yard is Bud Yard. The forty-two miles of track hardly contain operations to the neighborhood. Competition drove the company to expand operations.

When the MacArthur Bridge was built, the south railroad approach was never completed. Through the efforts of the Manufacturers the south approach was completed. On September 24, 1930, a Manufacturers' steam locomotive pulled the first train up the approach to cross the river to Illinois. The bow from the ribbon cutting ceremony at this event was framed and hangs in the company's office.

Manufacturers' steam era began to give way to diesel power in February 1940, with the delivery of an ALCO-GE HH900 diesel locomotive. For a four year period beginning in 1917, the railroad tried electric engines. The operation was doomed to failure as the brewery was the only customer on the railways with the electric service needed for the service required for the locomotives.

The railroad has less than a dozen engines and currently has 500 cars. Its engine house on Arsenal Street is unique not only because of its size but due to its historic architecture.

What makes the Manufacturers a neighborhood railway besides its location? It has historically been a good neighbor. Good neighbors always help each other and look out for one another. The railroad has always done this.

The railroad has trackage down the center of 2nd Street. 2nd Street

has not always had the industrial character it has today. Until thirty years ago it was very residential.

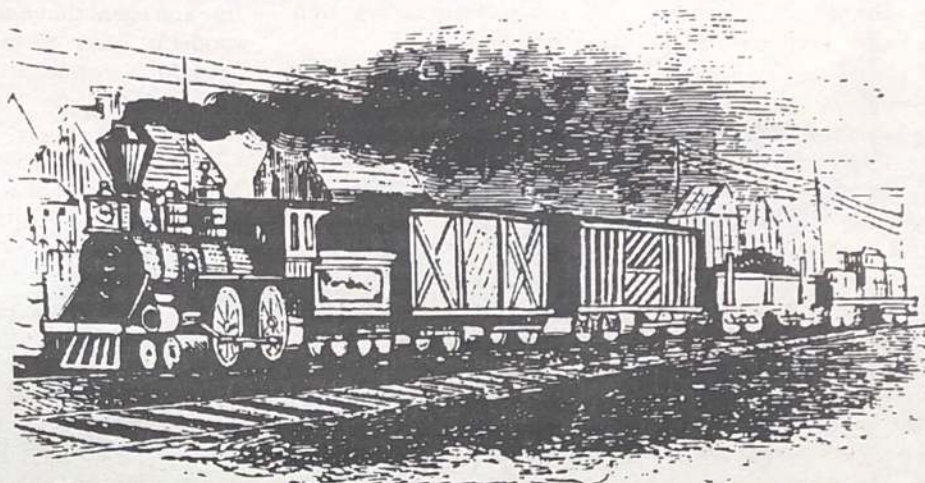
During the Great Depression a Manufacturers locomotive would spot a hopper car of coal next to a vacant lot and unload it. Area residents could take the coal for free to heat their homes. Many area residents couldn't afford fuel and the railroad was very aware of this.

At Christmas time in 1950, Santa Claus found himself without the service of his reindeer. The railway came to his rescue. They decorated engine number 211 festively and Santa and railroad employees climbed aboard to distribute gifts to residents along 2nd Street. Engine 211 left service in 1985, and was donated to the National Museum of Transport. It is currently on display at Union Station.

The tradition of concern is still present. Any Soulard resident knows when warm weather comes to St. Louis, ball teams come to Lyon Park. From early in the day until late at night ball players abound in the park, as do the players' cars and trucks around the perimeter of the park. The railway's tracks are embedded in 2nd Street next to the park and are blocked by the parked vehicles. The railway is ever willing to accommodate and waits out the last home run and uses the tracks in the wee hours of the morning.

This same attitude is carried out at the other end of the line. No trains run up 2nd Street to Poplar Street during the annual VP Fair. This allows for more parking and safety for fair visitors.

Obviously, Manufacturers is a neighborhood railway. How many other railways would delay operations to the end of the ninth inning?



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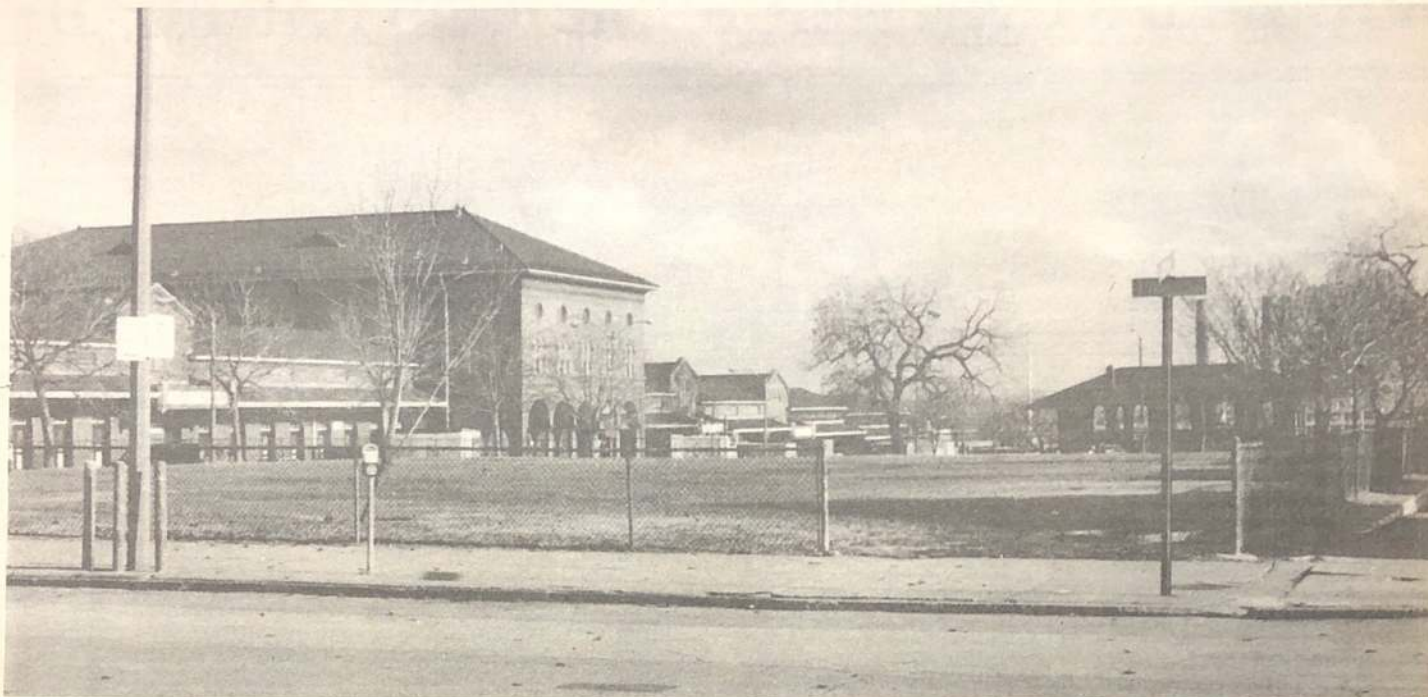


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Let us know your opinion. Come to the December 4 SRG meeting at Trinity Lutheran Church, write a letter to the *Soulard Renaissance*, write to the Market Master or Alderman Phyllis Young. Major decisions concerning our neighborhood should involve ALL residents. Let your voice be heard.

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ANHEUSER-BUSCH EMPLOYEE CLUB DISTRIBUTES TURKEYS TO FAMILIES IN SOULARD AREA

The Acacia Club, a group of current and former employees of Anheuser-Busch Companies, distributed turkeys to 50 families in the Souland area on Tuesday, Nov. 26, in the lobby of the company's Bevo Building at 610 Pestalozzi Street.

The employee group worked in conjunction with the St. Louis Police Department to identify families in the historic Souland area who need assistance during the Thanksgiving Day holiday. Families selected to receive turkeys were notified and asked to pick them up at the brewery.

The St. Louis Police Department delivered turkeys to recipients who were unable to pick them up.

Carlis Dawson, assistant chairman of the Acacia Club, said the

employees have conducted the program for 4 years in an effort to help residents who live near the brewery.

"We want to give hope to people during this important holiday," Dawson said. "The money raised to buy the turkeys comes strictly from the pockets of Anheuser-Busch employees."

More than 130 current and former Anheuser-Busch employees belong to the Acacia Club, which also undertakes efforts to assist children at the Shriners Hospital for Crippled Children and the annual Toys for Tots campaign at Christmas.

Acacia, for which the club is named, is an evergreen sprig that symbolizes hope, rebirth and renewal.



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Centenary United Methodist Church To Restore Pipe Organ

Silent for eight years, life is being restored to a 120-year-old pipe organ that served as the musical source for the historic Centenary United Methodist Church, located at 16th and Olive Streets. Movers from Red Bird Moving and Storage recently maneuvered the organ's 1,000 pound console from the church's basement up two flights of stairs to the front portion of the church. The console had been stationed in the basement for the past eight years.

The E.&G.G. Hook pipe organ dates back to 1870 and the console was rebuilt in 1930 by George Kilgen of Kilgen & Sons, Inc. The four-manual console remains in its original casework and contains 173 stops and couplers, which control 77 ranks of pipes, according to John Kavanaugh of Kavanaugh & Sons Pipe Organ Company of Columbia, Missouri. The electro-pneumatic pipe organ was thought to be unrepairable. However, Pastor Tooley recently consulted with Kavanaugh & Sons Pipe Organ Company who examined the instrument and thought it to be operable with renovations. Kavanaugh said that the organ would need to be repaired in phases. The company gradually will add missing ranks of pipes —

approximately one-third of the pipes are missing. After restoration, the instrument will contain 5,621 pipes in five divisions of the organ: great, swell, choir, echo and solo.

"It's a beautiful musical instrument and we are eager to get the pipe organ back into working condition as soon as possible," said Pastor Tooley.

The estimated cost of restoration is approximately \$100,000. The reconditioning project will take seven to ten years to complete. In addition to the missing pipes, Kavanaugh will replace the key contacts and leather work in the air reservoir. Kavanaugh estimates that the organ will be operating by Christmas services.

In place of the organ console in the basement, Centenary will expand the Eva Tallman Historical Center to include a mini-theater. During church tours, visitors will be able to view a short film in the Bishop Theater on the history of Centenary and its involvement with the City of St. Louis. The historical center also features photographs, letters, Bibles, newspaper articles from the Civil War Era, artifacts and church paraphernalia dating back to the church's origin.

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1991 SOULARD HOLIDAY TOUR

The following properties will
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Jesus Church
12th Street & Victor
starting at noon each day.
Tours will continue to leave
every few minutes until 5 pm.

Tickets may be purchased at
the door for \$8.

Advance tickets for \$5 may be
purchased from Metrotix at
534-1111 or by calling the
Soulard Restoration Group
at 771-5563.

Hope you enjoy the tour.



Jesus United Church of Christ 97 Years Young

The well-maintained edifice at the corner of 12th and Victor Streets, anchor of a number of Soulard House Tours, is Jesus United Church of Christ. The main church sanctuary structure was built in the gothic style in 1895, with the vestibule, balcony, and bell tower added in 1914.

The church, and especially the leaded-glass windows, has undergone extensive cleaning and repair in recent years. Each window bears a symbolic message in the small circle at the top. Don't miss

the blue "rose" window in the front facade; at night it is back-lit to show its beauty.

The small congregation of Jesus Church has the proud tradition of having been debt-free since 1910, and are currently celebrating their 97th anniversary. Enjoy the warm enthusiasm of its members as you wait to begin your tour today.



Christmas Showcase In an 1885 Townhouse

In 1885 a developer built these four attached rowhouses, the Victorian-era version of suburban homes being built today. The developer retained one house for himself and his family, and sold the other three.

Nearly one hundred years later, three rundown houses in this row were simultaneously available for sale. Which one would rehabber Carolyn choose? Her 1981 choice was the house "with all the goodies"—marble mantles, walnut staircase, pocket

doors, and original woodwork—still intact. "The first time I walked in I saw the staircase decorated for Christmas," she explains. It turned out her choice for a home was the original builder's choice as well.

Years of restoration and renovation work later, her home again proudly reflects its Victorian heritage. Don't miss the petite woodstove, centerpiece of her kitchen. "I love Christmas!" exclaims Carolyn, and her enthusiasm shows in the decorations throughout.





Victorian Splendor Complete with Gas Lights

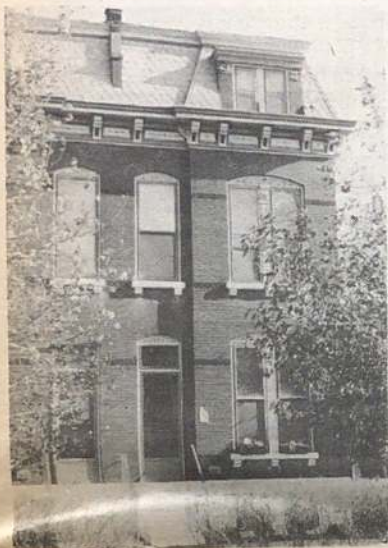
The circa 1880s home of Katherine and Lori is the feature home of the 1991 Souland Holiday Tour. Over a period of years the previous owner labored to make the home one of the most authentic Victorian restorations in Souland. Included in his work are all the "grained" woodwork, the repaired and painted floors, traditional Victorian-styled wallpaper and stenciling, and several working antique "gasolier" light fixtures.

Katherine, Lori, and Katherine's daughter Whit-

ney have continued the restoration, hanging additional wallpaper, creating a period second-story bath, and renovating the third floor.

Their festive holiday decor continues the Victorian theme. Lori's mother created many of the traditional crafts which adorn the first floor, while Lori collected European Victorian tree ornaments and created the "snow village" which slopes across the grand piano in the parlor.

The best of Victoriana is here for our enjoyment thanks to these collaborative efforts, and it gives us a vision of where many of our present holiday traditions began.



4-Family for a Pioneer Family

Luanne and Roger were pioneer rehabbers in Souland; they purchased the first half of their home in 1977. (This former four-family flat had been divided at that point into two side-by-side townhouses.) Twelve years of work and two children later, they bought the other half of the building, and have combined the two townhouses into one large single-family home. They are just now finishing the renovation work in time for this tour.

Luanne and Roger have created an open, con-

temporary floorplan from the copious space, but have retained some original, Victorian features: refinished old floors, antique brass chandeliers, and intact molding and fireplace mantles. The floorplan provides space for a European-style kitchen downstairs, and five bedrooms and an art studio upstairs.

Be certain to notice Luanne's miniature chair collection, and note the huge linden tree in the backyard.

After years of hard work, Luanne, Roger, Anna, and Willie can finally enjoy the beautiful results in their finished family home.



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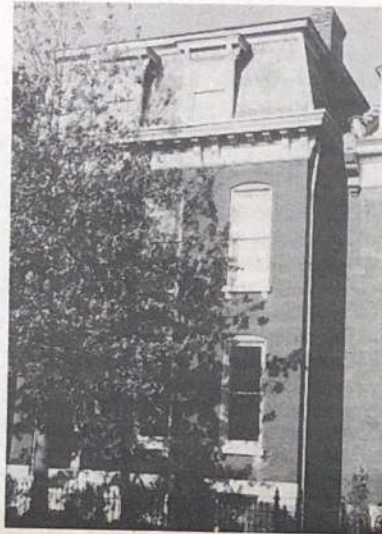
Spectacular Soaring Contemporary Spaces

Who would guess that behind this traditional Victorian facade soar spectacular contemporary spaces?

When Jeff and Cyndi moved to St. Louis they looked for the perfect finished home, but instead they found a dilapidated shell with a see-through roof. There was little historic detail left inside to restore, so the building was gut-rehabbed to their modern specifications, and the resulting interior suits their needs beautifully. The first floor, espe-

cially the large kitchen, is perfect for entertaining and the upstairs provides spacious quarters for Jeff, Cyndi, and their daughter Carin. Don't skip the cozy family room on the third floor and the panoramic view from the adjoining rooftop deck. It's worth the climb!

Their backyard is finally finished after years of effort and offers privacy in the midst of the city. Cyndi and Jeff's home provides eloquent testimony to the tasteful results one can achieve by combining an old house with visionary contemporary design.



Mithra Glass is At Home in Former Bakery

Mithra Glass (the name refers to the Persian goddess of light) has been a neighborhood fixture in this Victorian building for 17 years. The interior of the shop even has the "look" of an old-time store: worn wood floors; shelves and racks crowded with merchandise; and friendly "shopkeepers" either behind the counter or helping a customer.

Owners Hank and Linda do both repair of and custom building of stained glass windows in the large rear workroom, where the ovens from a former bakery still stand. Some of their work hangs from the ceiling in the shop. They also offer a sizeable stock of glass and supplies for both the amateur and professional. (At their second location, "Bevel Glass and Mirror," they offer custom glass beveling, mirror resilvering, chip repair of glassware, and curved

glass for china cabinets. Ask about it.) Mithra Glass is a valuable resource to anyone involved in the stained glass business, and is a neighborhood asset in Souard.



P.S. Carton & Co. Organ Refinisher Extraordinaire

This imposing three-story, corner commercial building was built in the 1880s as a six-unit rental property: two first-story storefronts, and four "shot-gun" flats on the remaining two floors.

When Paul purchased the structure five years ago, the wall between the two storefronts had been removed, allowing ample space for Paul's business, "P.S. Carton and Co." The main thrust of his work is the purchase, repair, and resale of reed organs—that is, the foot-pumped, Victorian parlor organs of

yesteryear. Paul purchases and repairs antique (non-electric) clocks as well, and he can restore your antique organ or clock for you.

Even though it sounds like a very focused profession, Paul reports that there is plenty of demand for his work, and that business is booming. It is nice to see a prospering commercial enterprise again housed in this corner storefront location.



Pre-Civil War Home — Contemporary Flair

The home of Cynthia and Jim is half of what was originally built as a typical four-family flat rental property in the pre-Civil War era. The building was gut-rehabbed and reborn as two side-by-side townhouses in 1980; Cynthia bought her townhouse in 1985.

Since then Cynthia has hung wallpaper and added other of her own touches. Her prize possessions are the genealogy documents, written in German, which trace her family tree back almost 200

years. These are displayed in the second floor stairwell.

Cynthia and Jim's home retains some of its pre-Civil War era features—refinished old pine floors, leaded glass in the second floor, original transoms. It is the combination of these traditional elements with a contemporary, open floorplan that sums up the charm of this inviting home.





The Return of the Corner Deli "Bon Appetit"

In the "old days," before automobiles, suburbs, and shopping malls, most people traveled on foot. Because of this fact, the shops and stores catering to folks' everyday wants and needs had to locate close to the homes of the intended clientele. That is why so many storefront buildings are interspersed in old neighborhoods.

This corner storefront at 11th and Barton Streets is a typical example. The latest business to locate here is Tom and Martha's "Bon Appetit" Deli. Of-

ferings include fine pastries, deli sandwiches, herbal teas, cappuccino, and espresso. Also available is a line of culinary supplies for hobby cooks. The emphasis is upon "returning to a corner store for the '90s, servicing the modern consumer."



Also available in the Deli today is information about the Soulard neighborhood, homes for sale, restaurants to visit, etc. Santa Claus will be present so that each of our tour guests may have a souvenir photo to take home. Ah, the holiday memories!

Join the SOULARD RESTORATION GROUP

- Be a part of the Neighborhood Association of Historic Soulard
- Have a voice in what happens in YOUR community
- Make new friends

Sign me up as a member of SRC

_____ \$25 Family
_____ \$15 Individual

NAME _____

ADDRESS _____

CITY, STATE, ZIP _____

PHONE _____

Return to: Soulard Restoration Group
P.O. Box 13312
Soulard Station
St. Louis, MO 63157

(Voting members must live in or own property/business in the Soulard Historic District)



Anheuser-Busch Stables A Holiday Tradition

The last stop on our Holiday Tour is the Anheuser Busch Clydesdale Stables. The structure was built in 1889 as the private stables for the Adolphus Busch family, whose home was directly across the alley, where now stands a large brewery building. In the stables are a brass chandelier from the 1904 World's Fair, restored, antique, horse-drawn beer wagons, and of course, the Clydesdale horses themselves, and their companion dalmatians.

Outside, the brewery complex is lit at night by millions of twinkling lights festooning the historic buildings and the trees of the sprawling brewery complex. This breathtaking sight is a fitting conclusion to your Holiday Tour and is certain to add to your visual memories. Happy Holidays!



The Soulard Renaissance TIPSHEET

Dear Readers—If you know something of interest to Soulard—a newsworthy item, a photo/drawing, a puzzle, an item of trivia, a special event, an accomplishment, an award, a work-related story, etc., please fill out this TIPSHEET and mail it to me for consideration in future issues. Thanks for your ideas. The following represents newsworthy subject matter for the Press:

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For further details, contact: _____ Telephone _____

From: _____

Press deadline is the third Tuesday of the month. Send to The Soulard Renaissance, 2346 S. 13th Street, St. Louis, MO 63104 (314) 664-9738.

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1814 So. 8th : Originally built around 1845, this pretty souldard townhome has been thoughtfully restored with 3 bedrooms and 1.5 baths. Off street parking, central air new bathrooms and kitchen. Lovely location on one of Souldards prettiest streets. \$76,500



1827 So. 8th. Beautiful Souldard victorian home. Original woodwork, marble fireplaces, pocket doors, 12 ft. ceilings, gorgeous millwork, eight ft. doors, huge unfinished 3rd floor! Yard with space for garage. 3+ beds 1.5 baths. Needs updating. \$57,500



2415 So. 11th : How about this for a unique home! Romanesque architecture, lots of light (22 windows!) double wide lot, garage, 4+ bed rooms, 2 baths, tastefully restored and updated. All for under \$110,000!!



1010 Geyer : Beautiful Souldard home, currently two family. Ideal for owner occupier or could convert. Gorgeous yard with sunken patio, double garage. Galley kitchens, super rathskellar. Zoned C/A and heating. Third floor master suite. A real quality rehab in an excellent location. \$135,000.



1026 Geyer Very liveable fixer upper. Three floors. Lower level already rehabbed. Second floor presently a rental. Third floor unfinished. Potential for off street parking or garage. \$43,500



910 Geyer : Perfect location, presently two family, but it can be turned back to a single family. Owner wants offer... \$35,000.



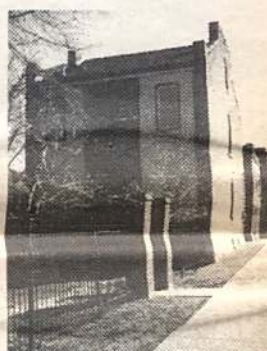
2215 Menard : Lovely location on scenic corner lot. Gorgeous yard with shaded patio. Beautifully updated and totally rehabbed with 4 beds & 2.5 baths. There's a fireplace in the master bed, a super kitchen, family room with w/b fireplace covered porches. \$125,000.



1929 So. 9th : Great Souldard townhouse with all new systems, hardwood floors, Euro style kitchen, basement storage, central air and heating, skylight, one bedroom, one bath. Sold with all appliances including washer and dryer. Perfect bachelor or bachelorette pad. \$47,250.



2108 So. 9th. Contemporary 2 family rehab. Real quality work has gone into this one with imaginative floor plans. Each with 1+ bed 1.5 baths, livingroom, kitchen, dining, study. There's a private enclosed courtyard & master suites. Downstairs unit rented at \$425. \$74,900.



2208 So. 9th Dramatic 110 year old home with new systems rehabbed by a professional contractor. 3 beds, 2.5 baths, fabulous Art Deco kitchen with restaurant stove, jacuzzi in master bath, full third floor guest suite. Fenced courtyard overlooking the park, 2 decks and woodburning fireplace. \$110,000.



1226 Russell : Beautiful three year old contemporary rehab! Pastel colors, lots of light! Easy living open floor plan. Great kitchen/diner. Pretty yard. Off street parking. Three bedrooms & 1.5 baths, Central Electric cooling with humidifier and gas forced air heating. \$89,000



2219 So. 10th : One of the oldest structures standing in the area. Partially rebuilt structure of French - New Orleans styling. Double lot with alley house with lots of space for a private courtyard. This one is for the true rehabber, with lots of imagination. \$49,500



2407 So. 13th : This magnificent 3 storied 10 plus room mansion has been splendidly developed. The 1st floor has been converted to an 1800 sq.ft. 2 br. 2 bth. rental - \$600 month income! The upper two floors with their 2500+ sq. ft. of elegance is totally impressive! 2 car garaging. \$165,000



1826-8 Tucker: Three shells that need a gut rehab. Good location for office building. Make offer. \$69,000.

To date our agents have participated in the following **Sales in Souldard in 1991:**

1. 720 Lami
2. 826 Ann
3. 2117 S. 13th.
4. 2359 S. 12th.
5. 1304 Shenandoah
6. 820 Ann
7. 916 Russell
8. 2354 S. 10th.
9. 725 1/2 Shenandoah
10. 2314 S. 12th.
11. 2421 S. 13th.
12. 1842 S. 10th.
13. 914 Russell
14. 908 Lami
15. 1831 S. 8th.

Thanks Souldard!
Happy Holidays
from all of us.