



The Souldard Renaissance

"The Neighborhood Magazine of Historic Souldard"

VOLUME XVI Issue 2

Fall 1991

1991 "Routes of Rhythm" Tour Slated

The Souldard Restoration Group's 16th Annual Fall House Tour will be held Saturday, September 28 and Sunday, September 29.

The tour, entitled "Routes of Rhythm," will for the second year feature live traditional jazz and rhythm and blues played by some of St. Louis' premier musicians. The tour also features ten homes, two churches, one business and four gardens. The feature home is a Victorian Bed and Breakfast, recently opened in Souldard.

"This tour blends both the architectural heritage of St. Louis' oldest existing neighborhood and the musical heritage of our city," say Ron D'Aloia and Jeanne C. Weber, tour co-chairpersons.

The "Routes of Rhythm" Fall House Tour will be held from noon to 5 pm each day. The starting point of the tour will be Trinity Lutheran Church at Eighth and Souldard

Streets, one block south of Souldard Market. A trolley will provide free transportation along the tour route.

This year's poster art was donated by Bill Vann, a local artist who works out of his studio at Lafayette and 8th Street. Bill's work is recognized nation-wide, producing artwork for such companies as Anheuser-Busch.

Tickets are \$5.00 if purchased before Saturday, September 28. They are \$8.00 on the days of the tour. Advance tickets can be purchased through MetroTix at 534-1111 or by calling the Souldard Restoration Group at 771-5563.

Tour proceeds will be used to renovate a building purchased by the Souldard Restoration Group to serve as its Information Center. The building is located at the corner of Twelfth and Gravois Avenue in Souldard.

SOULDARD MANOR Bed & Breakfast Featured on Tour

Gerry and Carlis built their dream house in South County in the mid-seventies. Their back porch overlooked woods and fields. One day they saw a bulldozer plowing down the trees. Suburban sprawl was destroying their dreams. Carlis' commute of twelve minutes had stretched to forty-five. Then came the billboards. That was the last straw. They attended several house tours in Souldard and fell in love with the historic character of the neighborhood and they had an idea. While on vacation in Cape Cod, they had stayed at a bed and breakfast in an old Victorian house. Why not turn one of Souldard's magnificent homes into a bed and breakfast? Gerry always wanted to pursue her passion for baking and cooking.

Their new dream has become a reality. Souldard Manor, their bed and breakfast and their home at 2346 South 13th Street, welcomed their first guest, from Australia, in August. They have one guest room available and plan a second and third soon.



16th ANNUAL HOUSE TOUR OF HISTORIC SOULDARD

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SATURDAY & SUNDAY
NOON-5 P.M.**



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NOTES FROM THE BRICK HOUSE

by
Richard R. Eaton
President, SRG

The Souland Restoration Group enthusiastically welcomes you to our annual Fall House Tour. Since 1975, we have offered tours of our neighborhood to allow visitors the opportunity to view our homes and talk with the residents about city living in Souland, a nationally designated historic district.

The profits from our tours have funded the beautification of Souland, especially the trees which now enhance our streetscape. The profit from this year's tour will be used for our newest project, at the intersection of 12th and Gravois. This former gas station/used car lot will be transformed into an Information Center for Souland at a significant entrance into the neighborhood. We appreciate your interest in our tour and invite you to return.

NEW HISTORIC BUILDING STANDARDS FOR SOULARD

There are new construction and restoration Standards for the Souland Historic District. The St. Louis Board of Aldermen unanimously voted for passage of the new standards on July 19, 1991. The document, first drafted by the Souland Restoration Group, was amended and finalized by the work of the neighborhood committee, The Souland Committee for a Revised Historic Code.

Souland needed a new code because the first code was found to be inadequate. It was adopted in 1975 when Souland was designated as an Historic District. During the past 16 years, as the neighborhood changed from a few rehabbed/restored buildings to a neighborhood in 1991 where more than one-half of the structures have been rehabbed/restored, residents had become frustrated with attempts to improve their property. The frustration was caused by the vague and inconclusive statements which allowed many different interpretations by the Heritage and Urban Design Commission and sometimes resulted in long delays for permits.

The new standards unanimously endorsed by the Heritage and Urban Design Commission will allow for more consistency because the language has been clarified. The new Standards are no more restrictive than the current code; they are more specific and complete. They only apply to the exterior changes to buildings and to the exterior of new construction. They do not require anyone to do anything. They only apply when changes are planned to the exterior of a building. The new Standards will be uniform guideline which will help preserve the historical character of Souland.

Strong support from twenty-one individuals was heard in testimony at the aldermanic public hearing. The support came from neighborhood residents that served on the Souland Committee for a Revised Historic Code, the Souland Business Association, the Souland Housing Corporation, the city's Heritage and Urban Design Committee, and of course the Souland Restoration Group. The aldermanic bill was sponsored by Alderman Phyllis Young and Alderman Martie Aboussie. The third alderman representing Souland, Jim Sheehan, also supported the bill.

To see the new historical Standards become reality has been gratifying because it has been a long process. The SRG can once again take pride in an accomplishment which improves our neighborhood. It is time now to refocus our energy and be responsive to other needs. Beautification of our neighborhood must continue along with increased efforts in crime prevention. An attractive and safe Souland should now be our focus. The SRG extends an invitation to anyone to join our efforts in these two areas. Individual commitment to our neighborhood is essential. The new historical Standards are a direct result of individual commitment. Focusing our energy on beautification and crime prevention can be just as gratifying.

The following individuals should receive recognition for their commitment for the new historical Standards:

Alderman Phyllis Young - 7th Ward Sponsor
Alderman Martie Aboussie - 9th Ward Sponsor
Alderman Jim Sheehan - 10th Ward Supporter
Mary Lou Bourque - Chairman, Souland Committee for a
Revised Historic Code

Gary Reed - Representative, Souland Business Association
Fred Andres - Chairman, SRG Code & Zoning Committee
Cecelia Andres - SRG Board Liaison to Code Committee

Report from the Capitol

Jefferson City—Over 150 bills were passed by the General Assembly this session with subjects ranging from pipeline safety to Purple Heart license plates. Many of these bills received executive approval and became effective on August 28, 1991.

The marital rape measure received considerable attention this session. Using marriage as a defense in a rape charge will no longer be legal in this state due to the passage of legislation that will remove Missouri from the list as one of the three states that do not have such a law.

There are a number of other important bills that were signed into law, although you may not have heard much about them.

Two measures will recognize and assist those who have helped defend our nation as well as our state. One bill will allow those awarded the Purple Heart to obtain a special license plate that will bear an image of the medal. Another measure will provide eligible veterans with job opportunities and training under programs administered by the state:

Our environment will be better protected under a bill that will aid in decreasing hazardous spills by promoting pipeline safety.

Many schools have abolished their driver's education programs due to lack of funds. A measure that will allow young drivers to receive some driving experience before receiving their license was given approval this session. The bill will allow 15 1/2 year-olds to obtain a permit and drive when accompanied by a parent or legal guardian.

The state will be cracking down on alcohol abusers who hit the road after having one too many. The legislature passed a bill that will lower the blood alcohol content percentage at which a person's driver's license could be suspended or revoked. The measure also makes consuming alcohol when driving illegal.

All of these bills became effective August 28, 1991. If you have any questions about these or any other bills, please don't hesitate to contact me

—Ronnie L. White (751-4043)

Souland Restoration Group

Do You Love Living in Souland?

Would You Like to Meet More of Your Neighbors?

...then membership in the

SOULARD 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.

Come join us!



The Souland Renaissance

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

It is distributed to Souland residents, to Souland and St. Louis area businesses and to our advertisers

Call 773-0966 for information and to place advertisements. Copy deadline for the next issue is November 1, 1991.

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The Battle of St. Mary's Continues

For some of you who may not know, the Missouri State Department of Corrections has proposed to move the prisoners currently housed at St. Mary's Honor Center into Malcolm Bliss, the state-owned building which formerly housed the Department of Mental Health's facility. Malcolm Bliss is located on Grattan Street on the edge of the Lafayette Square, Clinton-Peabody, and Darst-Webbe neighborhoods. It is within the old City Hospital complex, and closer to the Souldard, LaSalle Park, McKinley-Fox, Compton Heights, and the Fox Park neighborhoods than the old location on Papin Street.

An Honor Center is basically an early release program for prisoners. Under this concept prisoners within 60-90 days of release from prison who have been "model prisoners" are allowed to go to the Honor Center. There they are released every day to look for work and to go to work when they find a job. The idea is that the transition from prison to the community is easier if the person has the incentive of a job, and there is less likelihood that he/she will return to a life of crime if there is employment and close proximity to the family.

While the concept is good, particularly from the standpoint of the

prisoner and his/her family, the reality has been that many of the prisoners have a difficult time finding employment. In the meantime, they commit other crimes during their daily time away from the center. Since the Honor Center moved into St. Mary's, many people of the adjacent neighborhoods have been the victims of these criminals in the past years. They and their neighbors are adamant in their opposition to the proposed move closer to the residential neighborhoods.

The proposal has spurred a significant effort on the part of many people to defeat the proposed move. Attorneys from Hursch Eppenberg have been hired to prepare to file suit should the move become eminent. Alderman Clark and I have travelled to Jefferson City lobby the state legislature. Meetings are being held with top-level city officials on a weekly basis. The purpose of all this effort is to convince the state that Malcolm Bliss is an inappropriate site for the Honor Center and to find a more suitable location. One such site has been identified and work is going on to establish estimates of the cost of a new facility on that site. The next major obstacle will be getting the state legislature to agree to a long-term lease of a newly constructed

facility on the site. The lease would then be used to acquire the financing for construction.

In the meantime, it is imperative that the letter writing campaign against any move into Malcolm Bliss continue. In addition a note of thanks should be sent to Bill Webster, the state's attorney general, for his position supporting our efforts. I will provide the addresses at the end of this article.

We are planning a **rally for Saturday, September 21, to strengthen our position and we will need your help and attendance.** The rally will be held from 10:00 until 11:00 a.m. on Grattan Street in front of Malcolm Bliss. We will be at the corner off Grattan and Carroll Streets. For more information give me a call at 664-5159. We will be inviting all the candidates for state-wide office to garner their support on this issue. Please plan to attend to show these aspiring leaders that you **do not want an open prison** near your home.

Letters should be sent to:

Governor John Ashcroft
State Capital
Jefferson City, MO 65101

Mel Carnahan
Lieutenant Governor
121 State Capitol
Jefferson City, MO 65101

Honorable Roy Blunt
Secretary of State
P.O. Box 778
Jefferson City, MO 65102

Honorable Wendell Bailey
State Treasurer
P.O. Box 210
Jefferson City, MO 65102

Representative William Clay, Jr.
6136 Washington Ave.
St. Louis, MO 63112

Representative Bob Griffin
Speaker of the House
204 Benjamin Dr.
Cameron, MO 64429

Senator James Mathewson
Room 326, State Capitol
Jefferson City, MO 65101

Senator Roger Wilson
Room 227, State Capitol
Jefferson City, MO 65101

DON'T FORGET THE RALLY ON SATURDAY, SEPTEMBER 21, AT MALCOLM BLISS!!! WE NEED TO SHOW THE STATE LEGISLATORS THAT WE WILL NOT ACCEPT THE PROPOSED MOVE. BRING SIGNS OF OPPOSITION AND YOUR NEIGHBORS. WE NEED TO HAVE A LARGE CROWD!!!!

Souldard Restaurant Review

McGurks Garden Delight

by George Grove &
Tina Edwards

It's Thursday evening and the stomachs of the two new Souldard restaurant reviewers were rumbling. It was time to sample one of Souldard's fine restaurants.

This evening we thought we would try John D. McGurks and check out their new garden/patio area.

If you haven't been to McGurks lately, you should stop by and see what they have done to the former tent area around back. The landscaping fixtures and bar area were done first class. We were impressed.

As soon as we were seated we started to notice the crowd. It was a nice mix of neighborhood residents, Yuppies and some "Interlopers with A/C." A couple of neighbors joined us and we decided to sample some appetizers.

Since there were quite a few choices, a decision was reached to order a Combo Platter and onion rings. The combo platter consists of hot wings, potato skins and cheese sticks. All of the appetizers were very good and reasonably priced, but the potato skins were the highlight of the platter.

Between the appetizer and dinner we couldn't help but notice the crowd again. A baby and several young children were spotted. McGurks does welcome families with small children.

Dinner arrived promptly. As the last plate was set on the table the feeding frenzy began. Our conversation came to a complete halt, an indication that the four of us greatly enjoyed our fare. George had to stop Tina from licking her plate.

The menu is reasonably priced with the most expensive dinner being \$11.50. McGurks offers a nice variety of food on their menu, not to mention a large selection of imported and domestic beers. The finest in traditional Irish music also can be heard nightly at McGurks.

A wonderful evening was had by all, so look out all you Souldard restaurants; you may be next. Until then, *bon appetit*.

Entertainment '92 Books on Sale

The Souldard Restoration Group has Entertainment '92 coupon books on sale now! This year's edition is full of exciting bargains for restaurants, sporting events, and various service establishments in The St. Louis Metropolitan area.

The books are sold for \$30. Six dollars per book goes to the Souldard Restoration Group Information Center Fund.

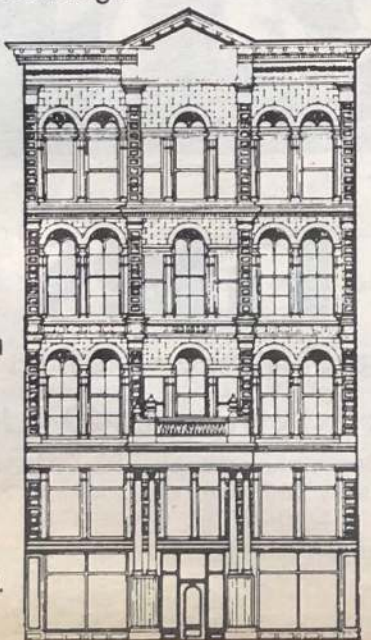
If you want a book or would like to sell your family and friends a copy, call Gary Siddens at 772-3818.

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.

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National Trust for
Historic Preservation
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Washington, D.C. 20036



"EUROPE BOUND"

by Jay Gibbs

We in Souland like to think of our neighborhood in terms of its antiquity: "The oldest extant neighborhood in St. Louis." It is easy to think of Souland in terms of beginnings of the city, as it if just magically started. Actually, though, Souland stands as a *continuation* of the history of the Europeans, chiefly Germans, who emigrated here.

Recently, I had the opportunity to travel to Europe; much of our time was spent in the Bavarian part of Germany. I was both humbled and exhilarated to see firsthand the architectural and cultural roots from which our neighborhood grew. To see that made me appreciate Souland even more.

The first thing that I noticed about native Germans' sense of history and time was that their scale of history is much longer than ours. They measure centuries with the same pride and emphasis that we ascribe to decades. We think of a house built before the American Civil War as being very old, but in a region where 850-1000 year old buildings are common, nineteenth-century houses are described as "only 150 years old."

Because they have inherited such a rich trove of architectural history, Europeans generally treasure their old building heritage far more than we Americans. For instance, in Munich, which was devastated by Allied bombing in WWII, scores of ruined buildings—nothing left but cracked walls—have been meticulously rebuilt in their former style. The level of care and craftsmanship is second to none.

Renovation efforts there often give new meaning to our term "gut rehab." Think about it: In buildings

whose age is measured in centuries, floors, walls, windows, anything wooden, eventually just wears out. Given this reality, it was not uncommon that every few hundred years or so many old buildings were entirely gutted: Everything was razed to the ground except the heavy old masonry walls. Following that, entirely new interiors were built. Sometimes even the door and window openings were changed to keep up with the latest architectural fashion. This kind of gut rehab process occurs even today, except now the exteriors of old structures are protected by stringent historic codes.

Regarding the architecture itself, one can see in a moment that the rowhouses, townhouses, and flounder houses of Souland are reminiscent of 200-1000 year old antecedents in Europe. Typical German houses were built of soft red brick, and were kept stuccoed to prevent weathering. And just as in Souland, most old urban buildings efficiently occupy their small lots; not an inch was wasted. In fact, the average rectangular lot in Souland seems large compared to the tiny, irregularly-shaped plots of urban Europe. The tall and narrow housing style in Souland is perfectly mirrored in the Old World places that inspired it.

Compared to the cities and towns of Germany, our 150 year old historic Souland neighborhood is laughably young. On the other hand, because Souland is a continuation of a much longer history, it seems even more important, more valid, more imperative to preserve and restore this heritage.

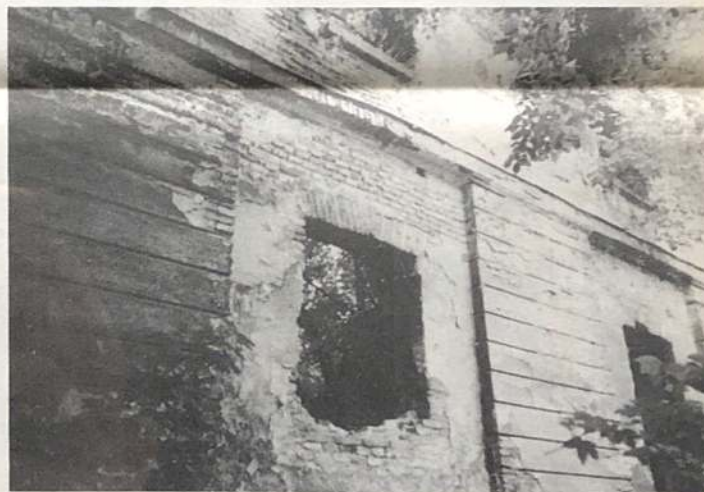
"Souland: Live where the past meets the future!!!"



These 5 and 6 story rowhouses serve as storefronts and apartments.



Gut rehab, German style: Everything but the facade walls is being rebuilt.



They have shells in Germany, too! There are still some signs of the devastation of WWII. Note the red brick exposed under the stucco.



A petite flounder house in Lindau, Germany reminded me of home.

Bill Vann Studio

Illustration • Graphic Communication
314 North Broadway • St. Louis, Mo. 63102
Bill Vann (314) 231-2322

Observations on Life in Soulard, Volume IV

by
J.R. Doug

It's been a couple of issues since we talked about life in Soulard, and by popular demand—two comments to our new editor—we're back. (This column is like a bad penny—it keeps returning.) And lots of goofy things have happened since the last appearance of this column.

In our second "Observations on Life" we talked about things we needed in Soulard—a place for Sunday morning doughnuts, a neighborhood bar, and so forth. By the way, we still don't have these things. Now it's time to look at the flip side—things we have that we don't need. Where to start? . . .

First, how about baby showers. We used to be partying bunch in Soulard. But now the only time we get together is for baby showers. Let's face it, no matter how "cute" the decorations (the last time, there were stuffed critters hanging from the trees), no matter how many silly little games there are, no matter how much yuppie food is served, and no matter how much the guests talk about where you can buy a really good cake, there's just so much (which is not much) fun you can have at a baby shower.



And these things end so early. It used to be a good Soulard party lasted until two or three in the

morning. And the next morning, there was lots of gossip about who went home with whom, etc. Now at eleven o'clock, everyone goes home (many to relieve the babysitter). And the only gossip is about who attended which party. (The new trend in Soulard—competing parties.)

Another thing we don't need in Soulard is *St. Louis Magazine*. I say keep it in hotel rooms and keep it out of neighborhoods. *St. Louis Magazine* promotes St. Louis neighborhoods about as effectively as the



"murder of the day" box score in the *Post Dispatch*. Ever since a prominent member of the *St. Louis Magazine* staff struck out in Soulard social endeavors—the magazine has trashed our neighborhood. I say trash *St. Louis Magazine*.

And since we don't need to impress *St. Louis Magazine* anymore, let's get rid of "gardens" and get back to having backyards—yards with trees, grass, and a handfull of flowers. No more landscaping. No more fountains and ponds (some even have goldfish). And no more showing off backyards for social events when the temperature is over 100 degrees. It's my understanding that the mosquito count is way up in the neighborhood because of backyard yuppie ponds and fountains.

And no more paying first at gas stations. I stopped going to the Phillips (Hart Mart) because you had to pay first. Now the Amoco station



makes you pay first. First Amoco took the service bays away from us. Then they give us \$3.00 K-Mart trees. Now they make you pay first for gas. I'm buying my gas outside of the neighborhood.

On some other matters: I'm offering an autographed picture of the winner of the wet T-shirt contest (you remember, at the Soderberg's house several years ago following an SRG meeting—only one person entered the contest), to anyone offering information about who turned The Bug Lady into Ma Bell (sounds like a horror movie title—"Who Turned the Bug Lady into Ma Bell?").

Lastly, let's hear it for the waitresses at Carson's—voted the best by readers of The Riverfront Times. But somehow, it seems like such a wasted effort in Soulard.

Guess what? . . . Word of this column must have made its way to Amoco. It's no longer necessary to pay first. What POWER J.R. Doug has!



Trinity School Begins 153rd Year

Trinity Lutheran School, at 1809 Soulard Street, opened its doors for a new school year for the 153rd time with 87 students. Serving basically as a community school, Trinity provides its students with a quality education in a Christian environment. This year, the school is under the leadership of Richard Rikli. Rikli joins the staff as principal upon the retirement of Clyde Miller who served in that position for the past five years. He also shares the teaching responsibility for grades 7 and 8 with Mrs. Margie Kurka.

The school offers classes for children from Kindergarten through grade 8. The classes are taught as double grades with 1 and 2 in one classroom, 3 and 4 in another, and so on. Joining the teaching staff this year in the primary grades is Mrs. Dawn Wheeler. She accepted the call to teach at Trinity while her husband attends Concordia Seminary in Clayton. Mrs. Melba Wetmore teaches grades 3 and 4 and also coaches the girls' volleyball team. Don Bohler works with the 5th and 6th grades and also directs the school choir (plus serving as music Director for Trinity Lutheran Church). Claudette Fitzgerald is on staff as the Kindergarten teacher.

For the Soulard House Tour, the school will be sponsoring a cook-out on September 28 and 29. In addition, the school is selling Gold C Coupon books. These books have many valuable coupons for use throughout the St. Louis area for food, entertainment, and other discounts.

Trinity School still has openings for additional students. Interested parents should contact Mr. Rikli at 621-0228.



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Soulard and Lafayette Square Entrepreneurs Join Efforts

9th Street Abbey to Open as Reception/Banquet Hall

First it was a church, then an empty deteriorating building, resurrected as a gym/scaling center, and now reborn as an elegant facility for private parties and banquets. This is the story of Holy Trinity Church at 1808 South 9th Street in the heart of Soulard. Purchased by Kehr Investments and Developments last year, Don Kehr originally hoped to turn the historic church building into office and/or retail space. But plans have a way of changing, and the building's first tenant created a mountain climbing school and gym. The altar area served as the scaling wall and the floor was leveled and specially designed to offer a resilient surface for wrestling and judo training. However, all that is about to change.

Holy Trinity is undergoing a complete overhaul. Kehr, with the help of several workman, plans to return the church to top condition and open its doors as a premier hall available for private parties, banquets and receptions under the name **9th Street Abbey**. The 5,000 square foot main hall will be in the original sanctuary of the church. It will be carpeted with a large tile dance floor and stage space for a

head table or band. Kehr already completed repairs to the roof and the tuck-pointing to the building plus building new restrooms in the basement. He is currently rapidly restoring the windows and repainting the interior and exterior trim of the church. Most of the work will be complete for the Abbey's first official affair on October 11.

Before deciding to redo the church into a banquet room, Kehr sponsored several large parties and fundraising events in the church space. Kehr started thinking seriously about closing the gym and opening the entertainment complex after last year's successful Mardi Gras party. After making the decision, Kehr needed a caterer/partner to help in the endeavor. Receiving many inquiries from an ad he placed in the Post-Dispatch, Kehr interviewed prospective caterers. However, after meeting with Joan Long of Patty Long Cafe and Catering, he knew he had found what he was looking for. "Patty Long was head and shoulders above any of the other people I spoke with," Kehr stated. He has awarded the exclusive catering contract for the facility to Joan Long and company.

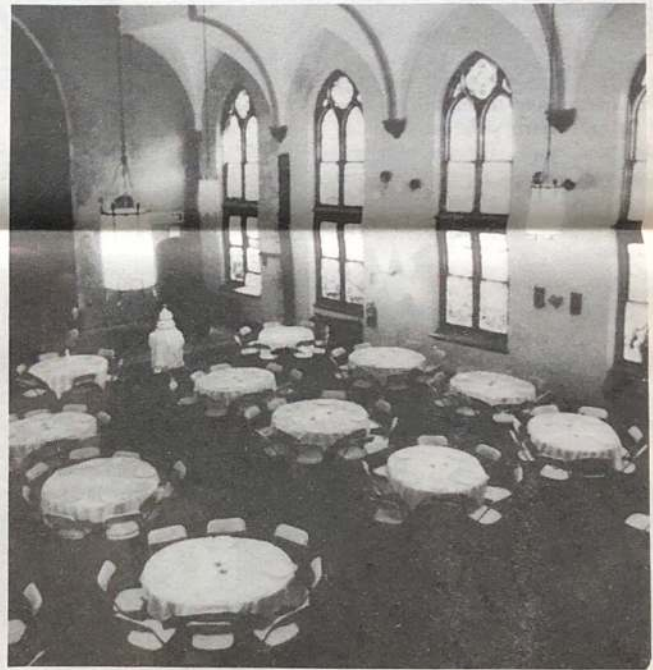
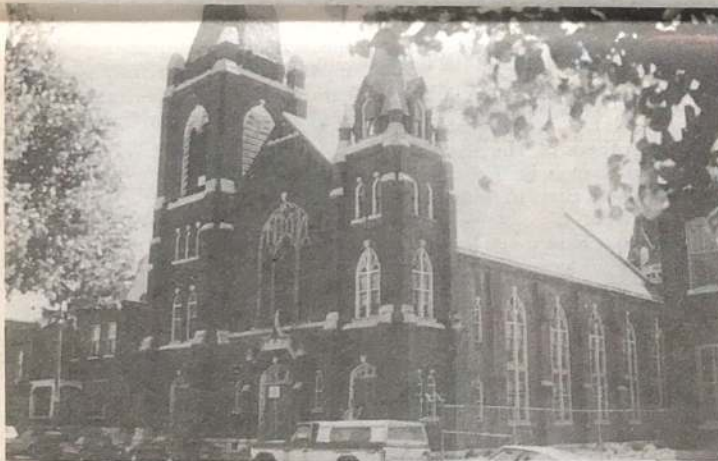
Patty Long Cafe and Catering is a 5-year-old enterprise located in Lafayette Square, Soulard's Historic Neighbor to the West. In addition to serving as the Abbey's exclusive caterer and booking agent, Joan Long will continue to cater affairs throughout the area as well as run the small cafe at 1931 Park Avenue. Long is known for her excellent food and friendly atmosphere. Open for lunch Monday through Saturday, Sunday Brunch, and Friday and Saturday Dinner, Patty Long is St. Louis' only restaurant offering its clients a smoke-free dining environment.

The Kehr and Long partnership is off to a strong start. With the restoration of the Abbey not yet complete and an advertising campaign just beginning, more than 10 events are firmly booked stretching from the October 11 opener through June of

1992. Long stated, "I am very busy showing the Abbey to prospective clients, sometimes three or more a day."

Kehr is confident that the Abbey will be a success. He has a strong commitment to Soulard and the city. With the addition of a parking lot just to the south of the church, he is already planning for further expansion of the Abbey facility. "I hope to redo the basement into another large hall and add a new kitchen and several smaller dining areas in the old school building." The current hall is able to handle seated diners of up to 300, and buffet or cocktail parties for up to 400.

Persons interested in booking the 9th Street Abbey should call 921-1180. The hall will be open during the Soulard House Tour on September 27 and 28 to view.



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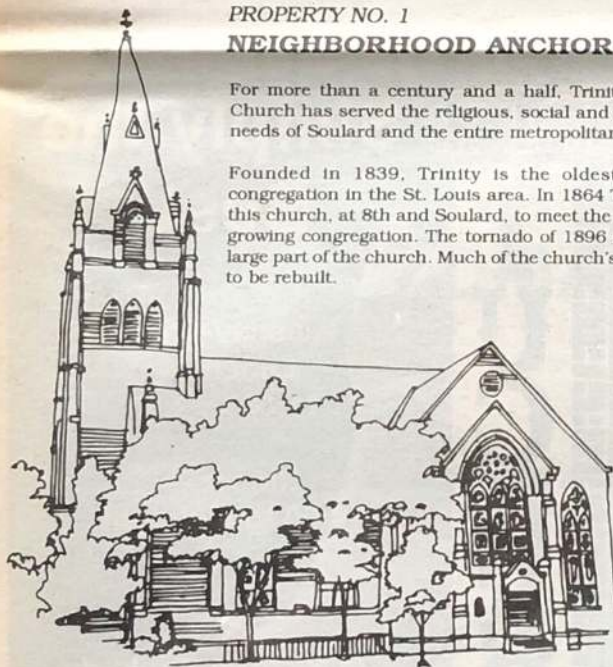
1991 House Tour "ROUTES OF RHYTHM"

The following properties will be open for the tour September 27-28, from Noon to 5:00 p.m.

To go on the tour purchase a ticket and pick up a tour map at Trinity Lutheran Church during tour hours

Advance tickets may be purchased from Metrotix or the Soulard Restoration Group 771-5583.

The Soulard Restoration Group thanks Anheuser-Busch for underwriting the tour.



PROPERTY NO. 1 NEIGHBORHOOD ANCHOR

For more than a century and a half, Trinity Lutheran Church has served the religious, social and educational needs of Soulard and the entire metropolitan area.

Founded in 1839, Trinity is the oldest Lutheran congregation in the St. Louis area. In 1864 Trinity built this church, at 8th and Soulard, to meet the needs of its growing congregation. The tornado of 1896 destroyed a large part of the church. Much of the church's edifice had to be rebuilt.

Built in the American Gothic style, the church provides seating for approximately 1,000 worshippers. The white and gold carved altar, which dominates the front of the church, remains from the original church. Notice the ornately carved pulpit and baptismal font, also from the 1864 church.

Trinity Lutheran School, located just south of the church, was also founded in 1839. It is the oldest elementary school in continuous service in St. Louis.

In celebration of its sesquicentennial in 1989, Trinity completed an extensive interior and exterior restoration of the church. Restored to its exquisite 1896 appearance, the church continues to provide worship in a historic setting while addressing issues of contemporary life.



PROPERTY NO. 2 VICTORIAN SPLENDOR

Kathy was the real estate agent representing the previous owner of this house two years ago. She got confused. Instead of selling the house, she and Bob bought it.

They have been improving it ever since. Most notably, the Mansard, a trademark of Victorian, Second Empire architecture, has been rebuilt and the ornate trim has been painted to restore its original splendor. Mansards are named for the architect who conceived them. Among his many designs is the Palace of Versailles.

The house was constructed in sections between 1854 and 1900; the Victorian front section was built by Philip L. Schneider, owner of the Ozark Mountain Granite Works, whose stone makes up the Eads Bridge, City Hall, and the Old Post Office. The oldest part of this property is the 1830s carriage house, which was a blacksmith shop at one time.

This house is one of the finest examples of Victorian architecture in Soulard and a major contributor to the seductive streetscape of this block of South 8th Street. With its European flavor, many consider it the finest streetscape in Soulard. Pause for a minute at the end of the block and imagine the horses and carriages trotting up the street to visit the Schneiders.

PROPERTY NO. 3 DO-IT-YOURSELF MASTERPIECE

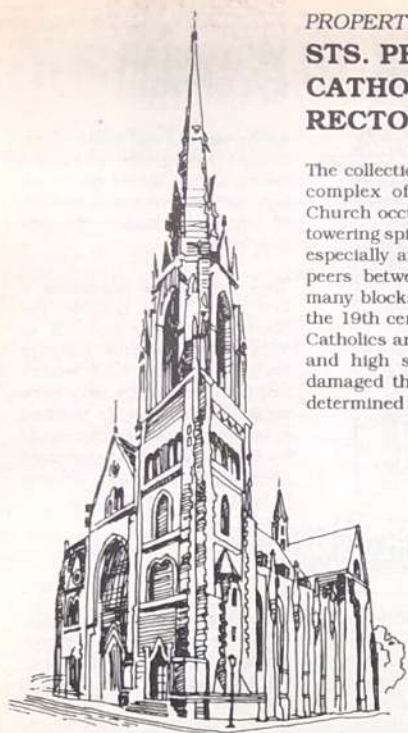
This house, like many in Soulard and like many on the Soulard "Routes of Rhythm" Fall House Tour, was built in sections. George completed the rehab of this house a year ago by doing it the hard way—by himself. The grander front part of the house was constructed during the Victorian era, and incorporated the original older house as its service wing.



Of course, pride in one's work never lets one admit that the rehab is completely finished. There's always something to repair, paint or change to make things "just right."

With work on the house reduced to part time over the last year, George moved to his pride and joy—his garden. He built the fence, with its distinctive scalloped top, installed the pond and waterfall, complete with fish and lined with limestone. He then planted enough roses to make all the neighbors jealous. He laid a brick patio of paving bricks and repaired and repainted the first floor porch, finding that after stripping the ten plus layers from the Victorian gingerbread, surprising detail was exposed.

The garden provides a wonderful island of solitude amidst the hustle and bustle of the city. It is a prime example of the amenities of city living.



PROPERTY NOS. 4 & 5

STS. PETER & PAUL CATHOLIC CHURCH & RECTORY

The collection of buildings that make up the complex of Sts. Peter and Paul Catholic Church occupies a whole Soulard block. The towering spire dominates the Soulard skyline, especially at night when its lighted splendor peers between buildings and up alleys for many blocks. It was built in the latter half of the 19th century serving a parish of German Catholics and grew to include a grade school and high school. After a tornado severely damaged the church buildings in 1896, the determined congregation rebuilt.

However, the church didn't fair as well in the great social changes of the 50s and 60s; particularly the exodus to the suburbs of half the city's population. The high school and the grade school were eventually closed. The entire complex might have been abandoned except for the energy and vision of the former pastor, Father Frank Krebs and the dedicated congregation he attracted. As well as building renovation and repairs, the revitalizing parish has instituted a number of community services, including spiritual education programs, community hot meals, a legal clinic and support for Notre Dame elementary school. The magnificent architecture of the church complex now serves several hundred households, and the number is growing.

The rectory is of special interest, reminiscent of a Bavarian Hunting Lodge. The main hall has a ceiling of several arches accentuated by dark wood trim. It is hard to imagine that these were once hidden by a dropped ceiling. The kitchen floor is a fine example of adaptive reuse. It is the back of the slate black boards once used in the schools.

The church and rectory are open today as evidence of the proud tradition of this community-minded parish.



Soulard Manor

Bed & Breakfast

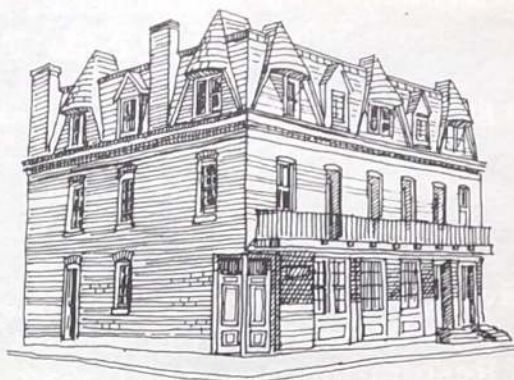
2346 S. 13th Street
St. Louis, MO 63104
314-664-9738

INNKEEPERS CARLIS & GERRY DAWSON

PROPERTY NO. 6

CENTURY AND A HALF OF APARTMENT LIVING

Greg's apartment is in a building which has always been an apartment building. Built sometime in the mid 19th century, it has a number of interesting features. The steep Mansard roof, hardly distinguishable from a vertical wall, has alternating trapezoidal and triangular dormers providing an interesting skyline.



The New Orleans style balcony facing Allen Street has a wrought iron railing. A picture of the building from 1875 shows that this balcony was original to the building. The style was actually very common in St. Louis. However, during the urban renewal period of the 1950s and 1960s, these easily removed structures were sold or simply taken. Many of them ended up in New Orleans. Had historic preservation begun in the 1950s here in St. Louis, it probably would be known as a St. Louis balcony.

You're sure to enjoy this classic 19th century apartment with its contemporary interior.



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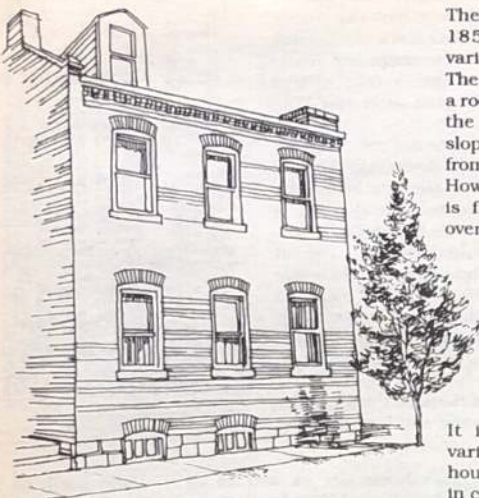
In Historic Soulard
2117 South 12th
Half Block South of Russell

772-5977

PROPERTY NO. 7

PEACEFUL CITY LIVING

Kendall and Scott moved to St. Louis from the South four years ago. They liked the homey feel of Soulard, the interesting mix of people, the convenience to downtown, and of course, the architecture of the buildings.



Their house, built around 1850, is an interesting variation on a half flounder. The classic half flounder has a roof sloping to one side over the entire house. A single slope roof is clearly visible from the back of this house. However, the front of the roof is finished with a dormer overlooking Menard Street.

It is also an interesting variation on the classical row house which has a side wall in common with a neighbor.

This house almost has a wall in common above the first floor, with a gangway carved through the first floor leading to the large backyard garden. It makes the garden a very peaceful, quiet, hidden space. Overlooking the garden is a porch off the second floor offering views of a cozy cityscape.

Many of the interior doors still have their 19th century air conditioning. They are capped with a transom which is a small window above the door. It allowed more air circulation during those unbearable St. Louis summer days.

PROPERTY NO. 8

LIVING AND PLAYING IN SOULARD



Dennis had enjoyed the Soulard night life for several years. One day, he decided he could enhance his enjoyment of the night life by reducing his commute. Besides, then he could enjoy the day life as well! He found his new house ideal for his lifestyle.

Dennis' house was built in stages like many in Soulard, and indeed like many of this tour. It began in 1865 with just the two front rooms on the first floor.

The kitchen, second story, and attic were added four years later. The house was built for Anna Hogue, a widowed woman. In those times, well before the women's suffrage movement, it was very rare for a house to be built by a single woman. Until it was removed in 1980, it had always been a two family home.

The upstairs apartment was reached by an outside stairway to a gallery porch which was just above the current entrance. The porch was closed during renovation.

The house is one of the few remaining pure half flounders, a common architectural style of the time. A half flounder has a roof which slopes in one direction toward a side of the house. The house had the best of 19th century air conditioning. There are many windows, and every room on the first two floors had a door to the outside. The second floor rooms opened onto the gallery porch. Another air conditioning feature has been maintained. All of the doors, interior and exterior, were capped with transoms, a small window above the door.

Subsequent construction has left the house nestled between two others, and set back just enough to have an entry garden. It's an example of the slightly eclectic architecture which adds so much to the historic character of the neighborhood.

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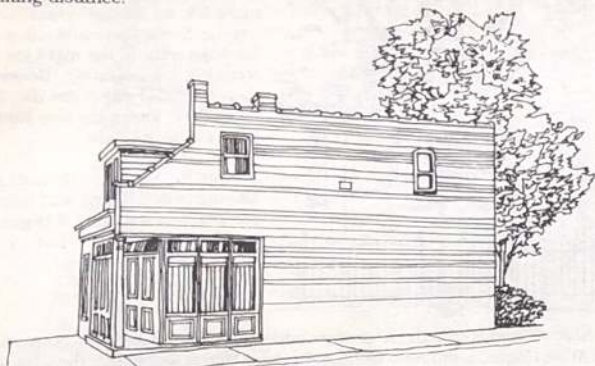
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PROPERTY NO. 9

BAKERY TURNED HOME

Mike had always loved the neighborhood. Lorrie wasn't so sure. They were looking all over the city and county for their first house. Then they saw the house at 826 Ann. Lorrie fell in love with it and after moving in, soon became attached to the amenities of city living like having a choice of several restaurants within walking distance.



Until 5 years ago, this wasn't a house, but a small business. Built sometime in the mid 1800s, it was originally a bakery. Two of the bakers' ovens were still in the basement when the previous owners renovated it as a single family home. Across 9th Street, which was called Decatur Street, was Stumpfs Brewery and Saloon providing another of the staples of the German immigrants' diet. Over the years, it has also been a barber shop, and most recently, a confectionery, which did a land office business in candy and soda when the school across Ann let out.

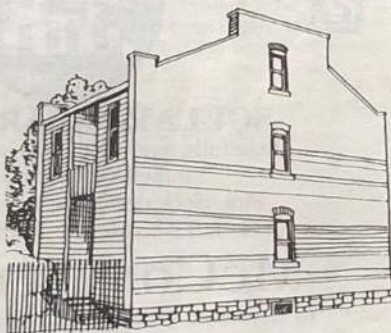
Just before it was renovated as a home, there was an unusual apartment on the second floor—the ceilings were only 5 feet 6 inches high. A rehabber's nightmare ensued. In order to get an acceptable loft, the floor was dropped 2 feet. In the process of dropping the floor, the outside wall on Ann collapsed and had to be rebuilt. However, the nightmare ended and sweet dreams followed, as you can see.

Note the storefront appearance of the windows facing Ann and 9th Streets. Then close your eyes and imagine that it is 1875. You can almost smell the fresh bread baking.

PROPERTY NO. 10

FOUR-FAMILY THEN, ENGLISH FAMILY NOW

When Alan and Pat moved here from England, they always knew they wanted to live in the city. However, they found it more convenient initially to buy in the county. It was comfortable, but they soon tired of the vanilla architecture of homes built of "sticks and plywood," as Alan says.



The houses seemed so flimsy compared to homes in England which were built to last at least 500 years. They spent two years researching city neighborhoods and settled on Souard because of the large number of well renovated homes.

Their house had always been a four family dwelling until it was renovated in 1985. It was typical of the housing for working people in the late 19th century. Residents probably worked at the bakery next door, or Stumpfs brewery which was across the street.

The renovation provided a contemporary interior while maintaining the historic character of the exterior. The kitchen provides all the extra cabinet space, island for food preparation, and appliances of modern design. The stove, although it looks like an antique, is actually a Wolfe commercial stove. Note the private balcony on the second floor, the creative use of space for stairways, bedrooms, closets, and the master bath with its whirlpool tub. With windows on three sides, the house is light and airy.

Peer through the windows facing 9th Street and you see the lovely streetscape across Pontiac Park. It makes this a contemporary home with historic feel.

PROPERTY NO. 11

"THE GENERAL'S" MIRACULOUS 9-MONTH REHAB

Mary Lou lived in an apartment in Souard for many years, finding that the neighborhood fit her lifestyle well. Two years ago, she took the plunge and bought a house. It was the classic shell, ready for an adventurous rehabber to sculpt her dream house inside. Mary Lou, with a take charge attitude that has earned her the nickname "The General," completed the rehab in 9 months, almost a record for Souard. She did not, however, avoid all of the hazards of rehabbing. She had some of the finish work done after she moved in. One day, she came home from work after a contractor had been patching her drywall. She could hear her cat, but couldn't find her. The cat was exploring behind the drywall when the contractor, unknowingly, sealed it shut. A hammer quickly undid the contractor's work, whereupon a scared kitty with dusty whiskers peeked out.

William J. Stumpf, one of Souard's many beer barons, built the house to the south of this row around 1880.

The land on which Mary Lou's home sits as well as all the land north to Shenandoah and west to 12th Street was his orchard. Stumpf fell on hard times in the late 1870s and sold his house and land. Mary Lou's home was built by a developer named Philip Stifel in 1881.

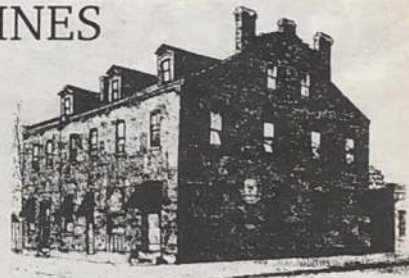
The architecture is typical of that in St. Louis and other cities of the time. It is a row house which is two or more long narrow houses sharing common walls. This reduced building material costs, and provided efficiencies for heating in the winter. However, it caused a problem in the unbearable summer heat. There wasn't much space for windows and doors to provide ventilation. The solution was to install as many windows and doors in the available walls as possible. Nearly half of the front and rear walls are window and door openings. Note the coffered ceiling in the dining room. This was Mary Lou's creative solution to hiding the heating ducts.



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PROPERTY NO. 12
GOTHIC REVIVAL
BED AND BREAKFAST

Earlier this year, Gerry and Carlis moved into this large Victorian. Their dream of opening a bed and breakfast had now become a reality.

The house began in what is now the kitchen. It was used as servants' quarters for the mansion which was just to the south. The mansion was damaged in a fire in the 1860s requiring the family to find temporary quarters while repairs were made. They extended the servants' quarters adding a two-story half flounder to the front. A half flounder is a rectangular building with a roof which slopes in just one direction, usually, as in this case, to the South. The roof over the central portion of the house is still visible from the appropriate vantage point. In the 1880s, Louis Schostien, president of the Greentree Brewery, bought the mansion to the South. He sold the house, which is now Souland Manor, as a separate home.

The 1890s were a grand time in St. Louis. The anticipation of the upcoming World's Fair inspired many to add grand additions to their homes. The owners of Souland Manor at the time added the distinctive Gothic Revival front and added a second floor to the kitchen. One is immediately impressed by the characteristic Gothic Revival features of the front; the heavy curved brick arches of the porch, the protruding tower on the north with deep set windows and tall conical roof. All of the interior walls on the first two floors of the house are the original plaster walls. Neglect, or simply an unworkable interior layout have required most Souland rehabbers to replace some or all of the walls with modern drywall. All of the trim is original, too. As was characteristic, more ornate trim appears in the front rooms where guests were entertained and plain trim appears in the kitchen and rear rooms.



PROPERTY NO. 13
CARRIAGE HOUSE
AND
INFORMATION
CENTER

Fred and Cecelia walked the alley behind their home many times and admired the vacant carriage house at the other end. Cecelia saw potential garage space for her antique cars. Fred saw a potential investment in a classic Victorian structure which could be an apartment with the mystique of one of the city's hidden treasures. They both got their way when they renovated it six years ago.

It was originally part of an estate which covered the entire southwest corner of the block. Adam Fischer built a mansion on the estate around 1850. He sold it to Louis Schlostien, president of the Greentree Brewery in the early 1880s. Schlostien built the carriage house in the mid 80s when the Greentree Brewery was the second largest in the city, just behind the Lemp Brewery. The mansion burned down around 1920 and has been replaced by the six four family units we see today. The carriage house is all that remains of the original estate.

Its architecture shows that Schlostien was a man of means. It has mansards on three sides, which is rare, and a ventilation tower on the south side. All of the exterior walls are three wythes (bricks) thick all the way to the roof. As a result, it is one of the few hundred year old buildings in Souland which needed no brickwork during renovation.

The interior was renovated to give it a spacious, airy feeling. The living room, which was once the hay loft, is 16 by 29 feet and 15 feet high. The exposed 10 by 10 inch trapezoidal roof trusses and the south brick wall add drama. The loft bedroom overlooking the dining room and the sunken master bedroom add space and privacy. Don't miss the quiet courtyard garden in which Fred does all the work while Cecelia gives all the orders.

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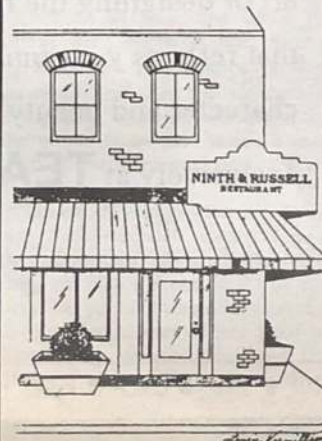


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Soulard Restoration Group Committee Reports

INFORMATION CENTER UPDATE

The major clean up on the property at the intersection of 12th and Gravois has been completed. The Brightside Cleanup amounted to removal of several dump trucks of trash, the removal of all old concrete (some of which was four feet thick), wire cables, fencing, and old metal poles. Under the four feet of concrete a third storage tank was discovered. The thickness and depth of concrete prevented detection initially when two larger storage tanks were removed. All work had been halted at the site until the contents of the tank had been analyzed. Once this information was received, the tank was removed and work will now proceed.

WAYS AND MEANS

The Ways and Means Committee is off to an active start this summer. The Garage Sale, our first event, raised over \$600. We would like to thank all members who donated items to sell and those who worked the booth.

Our next event was the First Soulard Market Watermelon Festival. This anxiously awaited event took place July 24 at 6:30 at the Market. There were refreshments, jazz music, and (of course!) watermelon for all to enjoy. Soulard Market graciously donated the melons for us to sell to the masses of people attending.

The VP Fair booth was also a great success. This year we sold more beer, brats, dogs, and soda over the first two days of the fair than over all four days last year. The many volunteers had great fun and we raised more than \$4,000 for our neighborhood.

Please make note of a Ways and Means Committee meeting at Gary Sidden's home, 2113 Menard, on August 13 at 7:00 p.m. This will be a brainstorming session for upcoming committee events.

CRIME

In an effort to make the Soulard Neighborhood more secure against crime and increase residents' perception of safety, the Soulard Restoration Group crime committee has attempted to accomplish the following:

- 1) Organize a network of block captains. Since information gathering, feedback and educating neighbors in crime prevention is so important, this is a critical element to our overall effectiveness.
- 2) Reestablish a working mobile patrol.
- 3) Pursue criminal offenders throughout the judicial system by submitting petitions to the Prosecuting Attorney, judges at sentencing and to Parole Board officials.
- 4) Off-balance the criminal element in the neighborhood by such techniques as an effective Neighborhood Watch Program, offering rewards for information on criminal activity and publicizing accomplishments.

MEMBERSHIP

The Membership Committee was created to increase the membership of the Soulard Restoration Group and to sponsor activities for the enjoyment of the membership.

In February, the Membership Committee coordinated SRG's float for the Soulard Mardi Gras parade. The theme for this year's parade was "Rhythm in

Soulard." Taking a few liberties with that theme, SRG's theme for its float was "Rhythm Method in Soulard." We had lots of "pregnant" women, baby carriages, and a pink and blue color scheme. As it turned out, we had beautiful weather and a good time was had by all.

In June, the Committee sponsored a "Bring-a-Buddy" meeting in conjunction with the regular membership meeting. In sum, we had a very short membership meeting, followed by an extra long social at 9th & Russell Restaurant. The food was great, the beer flowed and the company wonderful. Many thanks to Tom at 9th & Russell.

Next on our agenda is an Hawaiian Bowling Party. We anticipate holding this fabulous get-together in October. More details to come.

CODE AND ZONING

The Revised Standards for the Historic Soulard District were unanimously passed by the St. Louis Board of Aldermen on July 19, 1991. These Standards initially proposed by the

the other aldermen on the Board. A special thank you also to Mary Lou Bourke who chaired the Citizens Committee for Revision of Historic Standards in Soulard, to Fred Andres, Chairman of the SRG Code and Zoning Committee, to Cecelia Andres, SRG Board liaison, and to Gary Reed, Soulard Business Association representative. The support of the Soulard Restoration Group was vital in the passage of the new historical district Standards and this success gives credence to SRG as a group of individuals dedicated to the continued preservation and revitalization of their neighborhood.

BEAUTIFICATION

The SRG Beautification Committee is an Operation Brightside winner! Mary Sheridan, Chairman, accepted the 2nd place award and recognition for "BEST CLEANUP" in our region at a reception in Forest Park. This Brightside project was SRG's cleanup of the property at 12th and Gravois. Congratulations and thank you to Mary Sheridan for her leadership as Operation Brightside



SRG and later revised through the work of a neighborhood committee were supported by the Soulard Restoration Group. Many individuals worked in different ways during the past four years for the passage of the new Standards and it is gratifying to see the results. A thank you to everyone. A special thank you to Alderman Phyllis Young and her work with the neighborhood and with

Captain and to the twenty-one members who worked on that Saturday in May.

Further evidence of the Beautification Committee's work is the beautiful triangle at the intersection of 9th and Sydney Streets. This triangle has been in bloom all spring and summer as hundreds of tulips, iris, marigolds, hibiscus, cannas, and other flowers have



been planted around the rocks and trees.

Another green space created and maintained by the Beautification Committee is at the corner of 13th and Lami. This space is beginning to mature nicely as hundreds of flowers add color. Neighbors express their appreciation by mowing the grass, watering, trimming and helping the space free of litter.

Pontiac Park cleanup was the project for July. With the help of the City Park Department, Pontiac Park has never looked better. Mowing of the grass, removal of the weeds, tree trimming, and the painting of playground equipment allowed the Beautification Committee to use their time sweeping and picking up glass and debris. Twenty-five Brightside bags were filled on that Saturday morning.

This committee makes an immediate difference in our neighborhood and additional volunteers are always needed and welcomed.

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RESIDENTIAL PROMOTION

The goal of the Residential Promotion Committee is to increase the residential density of Soulard. We work toward that goal through several methods of promotion.

In the spring of the year, we coordinate a for-sale open house with city realtors. This year, "Soulard for Sale" was held on Sunday, May 20. Visitors were provided with information about the homes, financing, neighborhood resources and education, among other things. A number of homes were sold this year as a result of this open house.

The most familiar method of neighborhood promotion is the annual house tour. This year, the 16th Annual Fall

House Tour will be held on Saturday, September 28 and Sunday, September 29. It will be held from 12:00 noon to 5:00 p.m. on both days. The starting point will be Trinity Lutheran Church at 8th and Soulard. Ticket prices are \$5.00 before the first day of the tour, \$8.00 at the door. This year's tour is titled "Routes of Rhythm" and we hope to continue with the great work of last year's tour in providing jazz and rhythm & blues music for visitors to enjoy.

The Christmas Parlour Tour will be held Saturday, December 7 and Sunday, December 8. For more information about the Residential Promotion Committee, contact Ron D'Alota 621-2423 or Jeanne Weber 771-8428.



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REMEMBER WHEN . . . (cont'd)

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

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

Meanwhile, around 3:00 p.m. that afternoon, Jesse and his gang rode into the little village of Gads Hill; not much more than a railroad way station in the northwest corner of Wayne County. Some of the local menfolk had gathered at the station, as was their custom, to watch the express go through. The gang tied up everyone, including the railroad agent, then set the semaphore signal for STOP and settled in to await the train's arrival.

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

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

St. Louis and elsewhere printed the item. It read:

"The most daring on record—the southbound train on the Iron Mountain Railroad was robbed here this evening by seven heavily armed men, and robbed of (blank) dollars. The robbers arrived at the station sometime before the arrival of the train and arrested the station agent and put him under guard, then threw the train switch. The robbers were all large men, none of them under six feet tall. They were all masked and started in a southerly direction after they robbed the train. They were all mounted on fine blooded horses. There was a hell of an excitement in this part of the country."

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

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

For the next several years, the robberies continued; the gang's notoriety increased, as did the rewards for its capture; until April 3, 1882 when Jesse was shot in the back at home, by Bob Ford, one of his own men.

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





2108 So. 9th. \$78,500 Contemporary 2 family rehab. Real quality work has gone into this one with imaginative floor plans on both units. Each with 1+ bed 1.5 baths, livingroom, kitchen, dining, study. There's a private enclosed courtyard, master suites - and a great location. Downstairs unit rented at \$425.



916 Russell \$35,000 Great opportunity for a rehabber or an eye for investment. Historically a 2 family, it's in good shape with a new roof and could go into a large single family home or 2/3 unit rental. It's difficult to envisage this one staying long on the market!



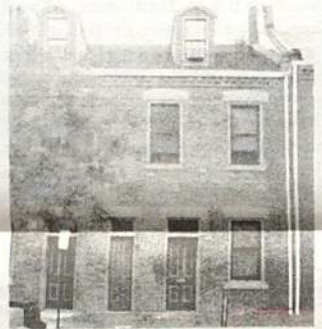
3317 Demeuil \$67,000 New on the market: A four family unit right across I-55 from Busch, in a nice location opposite the Lemp Mansion and Demeuil Manor. Each unit is 1 bedroom with updated bath and kitchen: It's fully rented now bringing around \$1,000 per month!



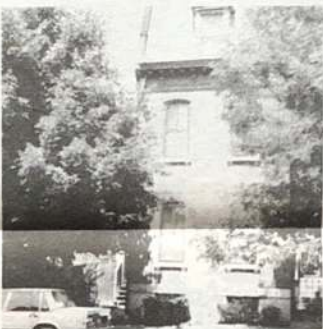
2354 S. 10th. Great do it yourself home for a rehabber! It's already got a new heat pump, recent roof, 2 X 200 amp electric systems, some new windows, and partially gutted: \$39,500 will buy it as is with potential for a 4 bedroom family home, or 2-family income earner.



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!!



1842 So. 10th : A professional couple (or perhaps singles) answer to a prayer for a city "pad". Totally rehabbed, contemporary 3 story townhouse. New Orleans style rear porches, 2 + bed, 1.5 baths, off street parking, easy walk to the market, pubs and restaurants. And its only \$75,000! See it soon!



2215 Menard : Perhaps one of the loveliest family homes in Soulard. Gorgeously updated and totally rehabbed with 4 beds & 2.5 baths. There's a fireplace in the master bed, a superbly fitted kitchen, cosy living/family room with woodburning fireplace covered porches...the list goes on! \$125,000.



2354 So. 10th (rear) : Soulard Carriage House delightfully rehabbed and fully equipped. Small courtyard, but lots of space inside. Two bedrooms, 1.5 baths (incl. attic master suite) open plan, spiral stairways, new carpet. It's perfect as a starter home or a city getaway! So's the price \$65,000.



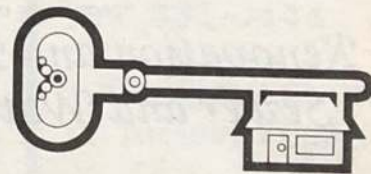
1827 So. 8th. \$57,500 Beautiful Soulard victorian home. Original woodwork, marble fireplaces, pocket doors, 12 ft. ceilings, gorgeous millwork, eight ft. doors, huge unfinished 3rd floor! Location Location!! The list goes on!! Yard with space for garage.



725 Shenandoah. \$79,500 Attractive 3 bedroom Soulard townhouse. Total rehab. by Ann Watka. Wooden floors, pretty yard, super kitchen with track lighting, skylight, exposed brick, rentable garges at rear.



1120R Sidney. \$49,000 Stylish Soulard former alley house. Upper level finished to high quality of workmanship with skylights and new bathroom. Good sized lot with drive to property. Potential for garage. Lower level totally open ready to fit out to your own specification.



2421 So. 13th. \$82,500 Gorgeous victorian rehab! Lots of new work - roof in 88, furnace and air in 89. Beautiful decks and porches, classic light fittings, woodburner in master bed, exposed brick, beautiful drapes, neat breakfast nook. A must see at this price!