



The Soulard Renaissance

"The Neighborhood Magazine of Historic Soulard"

Volume XVI, Issue 1

Spring 1991

SPRING CLEANING A HASSLE?

Leave It Behind & Move To Soulard

by
Hilda Willman

Tired of listening to the leadfoots clomping around in the apartment above you? Had it with turning over your paychecks to Uncle Sam?

Or are you tired of coming home to the same old house every day? Do you hate the fact that you don't even know your neighbors?

Feel like you spend your life in rush-hour traffic?

Well, there's hope for all you frustrated apartment dwellers, bored homeowners and stressed-out commuters. Get out of those leases or plunk down a for-sale sign in the overgrown yard and hop in the car Sunday, May 19 for Soulard-For-Sale, a coordinated open house of for-sale housing in St. Louis' finest neighborhood.

"Soulard offers some of the best housing values in St. Louis," say both Jeanne Weber and Ron D'Aloia, coordinators of the third annual event. "Only in Soulard can you combine the ambience of buildings constructed by early settlers of St. Louis with the meticulous craftsmanship of 20th century rehabbers and restorationists."

"We believe there's something for everyone here, so we want to let every prospective homeowner in the St. Louis area know about Soulard," Weber says. "That's why we're sponsoring a coordinated open house of many for-sale homes."

Houses will be open from noon to 5 p.m., Sunday May 19. Prospective home buyers may pick up a map showing which houses are open and information about the neighborhood at the starting point at 9th and Emmet (3 blocks south of Soulard Market). There is no charge for the materials.

The map will contain a list of each home's amenities and the asking price, so participants may pick and choose which homes to visit.

Realty agents will staff the homes. Neighborhood residents will be available at the starting point to answer questions.

Local realtors say buyers are well-positioned to profit from the current housing market. "Interest rates are the lowest they've been in years, which is very attractive to home-buyers," says Kathy Duckworth, an agent with Gundaker Realty and a Soulard resident.

"Soulard has a number of single-family houses on the market that are ideal for the first-time home buyer," says Duckworth. "Soulard is one of St. Louis' most complete rehab neighborhoods making your investment sound and secure."

Here's just a sample of the homes to be open during Soulard-For-Sale:

- A turn-of-the-century, 6 room, 2 bedroom rehabbed house with a contemporary sunroom and a carriage house in the rear for \$96,000.
- A spacious 5 room, 2 bedroom house built on a historic site once used as part of the Underground

Railroad, with a separate rear dwelling which provides income. This home sells for \$159,000.

"Soulard-For-Sale focuses on homes in move-in condition—those priced from \$70,000 to \$189,000," D'Aloia says. "But, there's a lot of interest in shell properties—those that need complete structural overhaul—and that are priced from about \$15,000. While there won't be shells open during Soulard-For-Sale, we will have a list of available shells for those who are interested in custom designing a new home in an historic property."

Between shells and restored/renovated homes are those needing some structural work and decorating, generally priced from \$38,000 to \$53,000. The Soulard Housing Corporation, a not-for-profit corporation formed recently to stimulate the local housing market, specializes in these homes. "The Housing Corporation has identified one of the few remaining blocks in need of development and has accepted bids from developers.

This project will dramatically affect the neighborhood in terms of new housing and increased property values," says housing corporation member Rod Wright. Housing corporation representatives will be available at the starting point of Soulard-For-Sale.

D'Aloia says the broad range of home values makes Soulard a mecca for young professionals to families with children to retired people. He says Soulard's attachment to the old world is what attracts many people, but new world amenities are what makes them stay. "We selected Soulard when we moved here from New York because of the gorgeous architecture and because it had the urban feel we were used to," he says.

"But we've come to appreciate the close sense of community among the people who live here—it's a real neighborhood like the one you grew up in. And we love the fact that it's so close to our work downtown, to entertainment at Union Station and the Grand Avenue arts district and the major highways."

Last year's Soulard-For-Sale brought 1000 prospective buyers to the area and resulted in several home sales.

"Soulard is widely known for its fun, fascinating house tours in the fall and at Christmas," D'Aloia says. "However, Soulard-For-Sale is not a house tour."

"We'd like to encourage people who are looking for a home to come to Soulard-For-Sale," he said. "And we'd like to invite those who are interested in house tours to come visit Soulard for our Fall House Tour, September 28 and 29, and Holiday Parlour Tour, December 7 and 8."

For more information about Soulard-For-Sale, contact either Ron D'Aloia at 621-2423 or Jeanne Weber at 771-8428.

**SOULARD
—FOR—
SALE**

**Sunday, May 19
Noon to 5 p.m.**

**Pick up tour map at
Ninth St. & Emmet
2 blocks south of Soulard Market**



NOTES FROM THE BRICK HOUSE

by
Richard R. Eaton
President, SRG

CELEBRATE YOUR SOULARD HERITAGE

The 25th Anniversary of The National Historic Preservation Act will be celebrated all across the United States during the week of May 12 to 18. From Charleston, South Carolina on the East Coast to the Midwest's Historic Souldard in St. Louis activities are planned to involve people in events designed to raise the level of consciousness about our past heritage and its meaning for us in 1991.

The Souldard Restoration Group will focus on residential promotion with the annual "Souldard-For-Sale" open house. SRG members will promote the significance of living in an historic neighborhood, will discuss the uniqueness of the architecture in Souldard, and will talk to prospective homeowners about their experiences with restoring and rehabbing century old buildings.

Signs will be placed at two locations which were transformed into green spaces by the SRG Beautification Committee. The triangle at 9th and Sidney Streets and the corner lot at 13th and Lami are now sporting flowers and trees, examples of the commitment by residents to enhance the appearance of Souldard.

Passage of the proposed Revised Historic Standards for the Historic Souldard District would demonstrate that the residents of Souldard and the City of St. Louis value preservation.

For many years residents of Souldard have worked to preserve the historical and architectural heritage with much satisfaction, therefore celebration is in order and with pride Historic Souldard can celebrate with the rest of the country the 25th Anniversary of The National Historic Preservation Act.

MESSAGE FROM THE MAYOR

St. Louis has earned the reputation of being a city committed to making its neighborhoods attractive thanks to the efforts of Operation Brightside.

Operation Brightside, proudly marking their 10th anniversary this year, is a non-profit organization that was developed by an alliance of business, civic, community and government leaders to address the problems of urban blight and promote a clean and healthy environment for the St. Louis community.

Operation Brightside is comprised of seven component beautification programs: Project Blitz; Project Greenlot; Project Flower Shower; Project Mainstreet; Environmental Youth Corps; the Circus Recycling Center; and Global Relief.

In conjunction with its ten-year anniversary, Operation Brightside is kicking off the tenth annual Project Blitz. Project Blitz is a city-wide clean-up program that is held each spring to clean and beautify City neighborhoods. The tenth annual Project Blitz kicks off on Saturday, April 27, 1991 and runs for four consecutive Saturdays, ending on May 18, 1991.

Each year approximately 80,000 City residents join forces to spruce up St. Louis' distinctive neighbor-

hoods. With the planting of flowers and the cleaning of alleys and streets, Operation Brightside's staff and its volunteers get the job done. More important, Project Blitz presents an opportunity for neighbors to become acquainted, form new friendships and stimulate a renewed sense of community pride.

I am very proud of Operation Brightside and its many accomplishments throughout its first decade of existence. Operation Brightside owes a great deal of its success to the tireless volunteers and the corporations that have supported its clean-up efforts. It is my hope that the impetus created by Operation Brightside will be carried over to the next decade. Operation Brightside's mission statement for the 1990s is "from cleaning the environment, to greening the environment." Only through the continued support of the St. Louis community can this vital program achieve its mission.

Additional information on Operation Brightside can be obtained by calling 781-4556.

—Vincent C. Schoemehl



The Souldard Renaissance

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

It is distributed to Souldard residents, to Souldard 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 June 15, 1991.

Address correspondence to:

The Souldard Renaissance
P.O. Box 13312
Souldard Station
St. Louis, MO 63157

Editor: **Judy Ivery**

Supervising
Editor:

Richard Hansen

Ad Managers: **Kathy Duckworth/
Judy Ivery**

Contributing
Writers:

**Jay Gibbs
Lydia Homrighausen
Judy Ivery
Alan Richardson
Hilda Willman**

Contributing
Photographer:

Jay Gibbs

Proofreader: **Nancy Adams**

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SRGarage Sale June 8, 1991

Spring is here along with cleanup times. Donations are needed for the annual Souldard Garage Sale, sponsored by the Souldard Restoration Group.

The sale will be held at the Souldard Market Bandstand (south side) on Saturday, June 8, from 8:00 a.m.-3:00 p.m.

Tagged items may be brought to two locations:

■ **Kathy/Chuck Coker**

1225 Lami
771-6529

■ **Janet/Kevin VanFleet**

1214 Victor
773-0966

... and as always, volunteers are always welcomed!

All donations of goods are tax deductible and proceeds from the sale go to the SRG for neighborhood improvement.

MOVING UP



by
Alan Richardson

It was during the "Ice Age" back in January. Before daybreak I was standing outside the U-Haul office, muffled up against the cold, first in line to make sure we got the 26 ft. truck. We needed that to fit all our stuff in—with a little help from our friends and a few pick-up trucks. Yes—we were on the move. The big day had finally arrived—and we were doing it in reverse.

We were moving in instead of out. From the comfortable County IN to The City! From the so-called socially acceptable, safe, investment-wise environment of the county into the heart of The City—Soulard. Selling up our nice one and a half story, three year old home on its nice neutrally insulated sub-division to move to a house where I had to park on the street! Where in the morning I would have to scrape ice off the windshield instead of pressing the automatic garage door opener! Where the only substitute for the pool and tennis club would be a walk in the rain!

And further, we were taking our 11 year old daughter with us!

I won't tell you what our neighbors said at the time, or their growing amazement as they find that we are not only still alive, but actually enjoying life. Although I would say it's more than that. It's actually a quality of life. More like something we would recall from years ago, where people actually talked to each other—and I don't just mean a casual "howyadoin" at a safe distance. But people being friendly, helpful, looking out for you, getting to know you—call it "neighborly"!

Why did we move *in* instead of out?

Because we were looking for more from life. More than just working, going out and falling asleep at the end of the day. Don't get me wrong. The County can be just the place for you if that's what you want. If you like a cozy, well-ordered life with nothing ever troubling its ordered routine, the occasional street barbecue, where the "howyadoin" actually progresses to "notsobadhowreyoudoin." For us, the County was a great place to sleep . . . but not live.

Life to us had to be more than that. And it can't be all smooth either. Life has its ups and downs.

Life is people. Life is being involved in those ups and downs and seeing them through. Soulard seems like that to us. It seems real. It's alive—it's people. It has personality vs. the anonymity of the County.

We love the streets with their brick sidewalks. We love to walk, and from Soulard you can walk almost anywhere—even to the ballgame! You can walk to the corner store, walk to the park, walk to friends, walk to school, and sometimes just walk because it's good to bump into other people who are doing just the same. There's nearly always someone about on the streets, from joggers to children playing, and it's great to see people around.

My wife Pat says the neighborhood has a great feel. She gets excited by the strong sense of community that's just here. She likes the corner stores, the restaurants, the pretty yards.

"It's exciting to see the rehab jobs that are going on. To see an area coming up, not going down. Everyone is so friendly, you feel a part of it.

"I have to say we're impressed

with the police patrols as well. We've never had nor seen any trouble, but it's great to see them. They always seem to be on hand. We were a bit afraid of the big celebrations like Mardi Gras when we first moved down in case there was vandalism. But the behavior has been great—everyone just seemed out to enjoy themselves."

As a real estate agent, I've got to add that the area seems definitely on the way up. I've sold six single family homes in Soulard so far this year. (That's as many as sold in the whole of last year so I've been told!) And they are nearly all to young couples or families moving in. There are some terrific values in some gorgeous homes, and the architecture down here is fascinating! The homes also feel a lot more secure in storms. Out in our frame home in the county, any rainstorm would wake you up, but here we sleep through them even though we're up on the third floor.

Are we glad we made the move? Yes—all of us are, including Anna our daughter! She loves it—local school and all! Soulard has come to be "home" to us. We're glad we're here!

ALAN RICHARDSON

In Soulard . . .

Selling Soulard

1101 Sidney —

OWN THIS EIGHT ROOM SOULARD HOME FOR AROUND \$300 A MONTH!!

Yes, that's right . . . around \$300 per month could buy you into this totally rehabbed 3 plus bedroomed home. The present owner has it divided into two two bedroomed units (air and heat are zoned). Rent one side and let it pay at least half your mortgage! Or move into it all as a spacious, light, airy family home for \$69,900.

2415 South Eleventh —

This home has some major sought-after features in Soulard. A side and rear yard with garage and garden shed. It's on 11th Street—one of the prime residential streets. Great design—Romanesque architecture—combines with masses of internal space, 4 plus bedrooms with an unfinished third floor giving you the potential for two-thirds more! Potential to divide part of the house for additional income property should you desire. AND beautifully decorated and painted throughout—ready to move in! It won't stay long at . . . \$109,000!!!

NEW LISTING!!!

Four bedroom totally rehabbed family home on Menard. Must be the best buy for a family home in Soulard! Gorgeous yard, great floor plan including "oh so comfortable" living room with log fire! Three full floors of family space plus decks and balconies!!! Around the mid-\$120,000s.



1304 Shenandoah —

This has to be a winner! A 5 year new townhome in a historic neighborhood! All the advantages of the area charm and character with the pluses of a new home. Built as a replica of a South Carolina townhouse, enjoy those lazy summer weekends on the galleried porches, or curl up in winter around the log fire. Enjoy the many lovely features—oak floors, galley kitchen, one and a half baths, two beds, full height poured concrete basement, central air and heat, all for only . . . \$79,900.

916 Russell —

A rehabber's delight! Great location . . . and you could move in now, with a very liveable first floor! Potential for a three or four bedroom home with lots of space, good sized yard, room for garage or off street parking, and the seller will give you a great start with a new roof! Alternatively, if you prefer, he'll do the rehabbing for you to suit your style and pocket! A great opportunity at \$37,500.

(314) 772-4097

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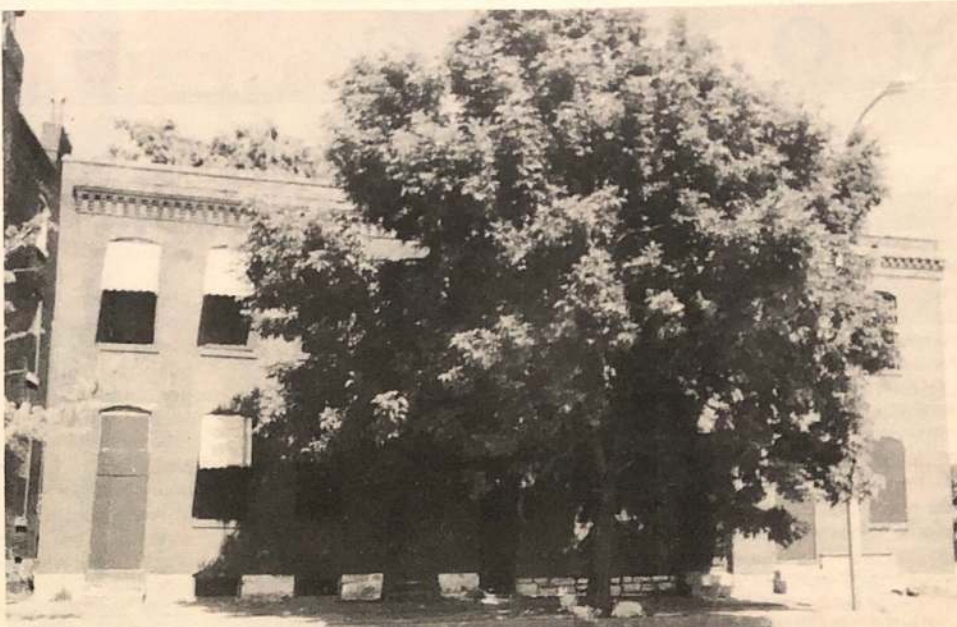
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and Gardens®

These two century-old buildings, at 2331 and 2335 S. 7th St., were both constructed as four-family flats. Each of the eight apartment units was a narrow, three-room, "shotgun" flat (according to old legend, the nickname came about because—theoretically speaking—a projectile from said firearm could pass through a front window, through the rooms, and out a rear window without striking any surface. Picture the necessary arrangement of windows, rooms, and doorways for this to be possible.) Each flat was standard living quarters for working-class immigrants of the Victorian era, and for generations of renters since. More recently, the two buildings stood vacant and boarded up for a number of years.

No longer. Last summer, BSB Development began to gut rehab this pair of shells, and has now transformed the former eight units into four, spacious, two-bedroom apartments. The façades have regained their original, attractive appearance, and the rubble, weedy backyards are now lawns, patios, and off-street parking. Once again BSB has changed neighborhood liabilities into neighborhood assets. Viva la différence!

JAY MAKES THE BIG TIME!

Our own Jay Gibbs, author of "The Amateur Rehabber" and "Neighborhood Fabric" has made it big! For two consecutive months his articles have appeared in *Old House Journal*, first on the back cover, and then in the March/April issue with a 4-page article about his home on 9th Street. If you haven't read it, it'll give you a good idea of what he's gone through these last several years. Jay obviously enjoys writing and rehabbing and combines the two in his articles. He has been a constant and entertaining contributor to the *Soulard Renaissance* its entire life span. We say "Congratulations!" to Jay, but don't ever leave Soulard or the *Soulard Renaissance*!!



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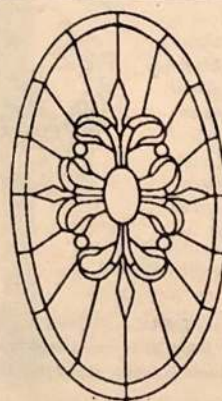
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1304 SIDNEY

CAN YOU PLACE THESE FORMER SHELLS



In the not too distant past, this is what many buildings throughout Soulard looked liked. These four buildings were "saved" and rehabbed into businesses, apartments and single family homes. Do you know where they are and what they look like today?

See page 9 for answers.



IT'S TIME FOR DOMINO'S PIZZA

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ONE LARGE — 1 TOPPING
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Offer Expires August 1, 1991

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Lutheran Family and Children's Services at 361-2121

Look for the "LINK" at Soulard!

The Further Adventures Of An Amateur Rehabber

"Radical Surgery"

Text, Photos, and Drawings
by
Jay Gibbs

The "Neighborhood Fabric" feature I write for this newspaper shows inspiring *BEFORE* and *AFTER* views of historic Soulard buildings that have been renovated. Because the *AFTER* photographs are there, it's easy for everyone to see the architectural gems derived from the rubble; one's reaction is, "Of course! That's how it should have been done; it looks so *right* now!"

In the cases of some unrenovated shells, the potential finished appearance is not always so obvious. Those structures that are dilapidated or that have been architecturally altered are often dismissed as ugly, muddled, and hence historically unimportant. Such buildings, whose architectural merit has become obscured by damage or alteration, get repeatedly passed over by potential rehabbers, and eventual demolition is often the sad result.

There is another solution for "problem" shells—a solution which requires the knowledge and skill of experienced historian/rehabbers. I've dubbed it "Radical Surgery," a frilly term for *partial* demolition of a building with the aim to preserve or recreate the rest. Saving an otherwise doubtful building is why "Radical Surgery" can sometimes be justified—first, to undo architectural butchery that has made a house unattractive and unsellable, and second, to reduce prohibitive renovation costs of rebuilding dilapidated parts.

To illustrate my point I will highlight two examples of Soulard "problem" buildings and show with theoretical *AFTER* drawings how "Radical Surgery" would be the best solution. Both shells are in poor condition and are considered by most folks as uninteresting eyesores, unworthy of, or too costly for, renovation. In both cases this "radical" approach could not only save the ailing structures but would return them to something close to their original, architecturally attractive appearance.

The first shell, at 1911-13 S. 9th St., was constructed in three parts: the center section was built first, with an addition on each side added within a few years. All three sections were built before the Civil War, and for the next 130 years, the structure

was occupied as a 2-family flat by generations of working-class families.

That changed in 1986 when the first floor was damaged by fire. The house became vacant, and a couple of owners later, "rehab" was begun, *sans* permit, by a person I will kindly call "Twit." In the midst of his flailing machinations Mr. Twit tore off a perfectly sound roof; but soon his attentions turned elsewhere, and now he'd like to sell his mess—for an inflated price, naturally. (I'll address the issue of overpriced shells later in this article.)

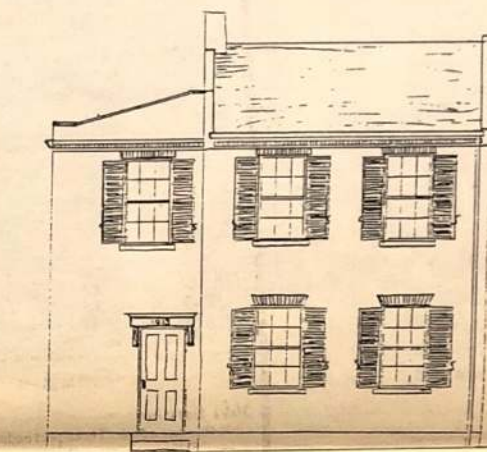
With the right approach, however, this building could be an attractive home or rental property. The biggest hurdle is the north addition, which is bulging and leaning because it was built without a real foundation: its reconstruction cost would surely explode any reasonable renovation budget. Therefore, the first step should be to raze this north addition: "Radical Surgery." Think of it in terms of severing a gangrenous limb to save the rest of a body. Another advantage of this action would be increased yardspace.

The second step would be the renovation of the remaining 950 square feet structure as a two-bedroom single-family townhouse, with the exterior façade accurately returned to its original Federal style (See façade drawing). This building's potential, its dignified architectural simplicity, is now evident. With the right approach, Mr. Twit's folly would be rendered a neighborhood asset and an attractive home of which to be proud.

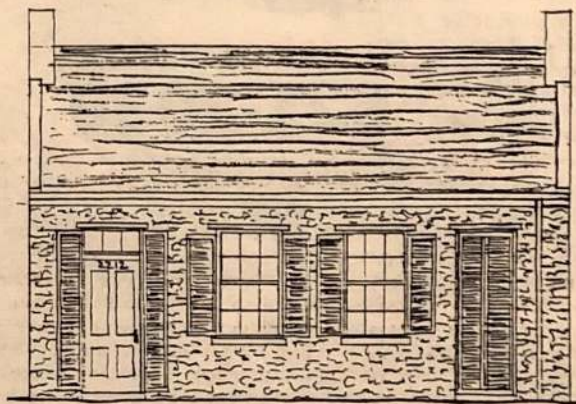
The second shell, at 2214 S. 9th, is even more interesting. What one beholds today is a rather nondescript 4-family flat, but waiting to be rediscovered is an early, probably French, stone cottage. Go see this one for yourself; note the bland stuccoed surface of the first story. Behind that mask are fieldstone walls almost two feet thick. Also, a careful look at either brick side wall of the second story will reveal to you the original, gabled roofline. Specifically, the 1½ story, Federal style cottage was built circa 1830-1860, and the Victorian-era full second story was added circa 1890-1900.

The brick, Victorian-era parts of this building, especially in the rear, are sagging and bulging badly, and will probably collapse within two

(continued next page)



1911-13
South
Ninth
Street



2214 South 9th Street

FREE CANNING CLASSES AT SOULARD MARKET



Learn how to can fruit and vegetables and classes taught by the Missouri Extension Services. All classes on Saturday from 10:30-11:30 a.m.

- Saturday, June 1—pie fillings
- Saturday, June 20—spaghetti sauce
- Saturday, August 17—pickles

Can't pass up a good bargain? Soulard Market has them, and not just on Saturday. The summer flea market season has begun!

Dates:

- May 19
- June 2
- July 7
- August 4
- September 1
- October 6

Hours: 9 a.m.-4 p.m. (set up 7 a.m.) For reservations contact the Market Master, Soulard Market, 622-4180.

(from page 6)

years. (If that happens, the City would issue an Emergency Demolition order, destroying the whole thing.) The massive stone walls, on the other hand, are as stable now as in the year they were constructed.

Therefore, I again urgently advocate "Radical Surgery": save and rehab the original cottage by first removing the threateningly sagging Victorian addition and the stucco. This unremarkable 4-family flat would thus be transformed into an unusual, antebellum single-family home of 2 or 3 bedrooms. Indeed, the original Federal style cottage would be outstanding (and sellable) historic architecture, and its location across from Pontiac Square Park is another advantage.

As in the other shell, I'm not conjuring up any fake, "Disneyland" look, but am simply allowing this structure's original accurate style to shine again. Frankly, it is surprising that no one has pursued saving this potential gem, but besides its present appearance one probable explanation would be the excessive purchase price. But there is a solution for that problem.

On the subject of overpriced shells, there is hope for all you potential rehabbers. The City of St. Louis has a legal tool to force the sale of overpriced, dilapidated, vacant buildings deemed to be a detriment to city neighborhoods. That

tool is called "Spot-Blighting," and it involves eminent domain when taken to its conclusion. The City takes ownership of a blighted property, pays the former owner the appraised value as determined by the Court, and then sells the property at the same price to an individual or developer who has drawn plans proving his interest in renovating the property. I am oversimplifying the process; for more information you should contact the Alderman or call Operation Impact. Often just

the threat of spot-blighting is enough inducement for a stubborn property seller to become reasonable. Spot-blighting has not been widely used in Soulard, but is a potential tool in cases such as the two example shells highlighted here.

There are other shells in Soulard where "Radical Surgery" would be appropriate; the number of unrenovated buildings in "good" condition is dwindling as they are—in fact—renovated. Soon only the "dif-

ficult" or "problem" buildings will be left, and these will require creative solutions to avoid their demolition. Orthodox historic preservationists frown upon this aggressive approach, because partial demolition by definition changes a building's architecture. But as time rolls on, "Radical Surgery" may become a necessary compromise to save some historic structures. And historic houses are the fact of our neighborhood's existence, aren't they?



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3651 Hartford \$89,000
Give this one a look. Three plus bedrooms, two car garage. New c/a and heat. Loads of original features. Quiet family neighborhood.

7017 Berthold \$89,000
Price reduced! You don't have to be rich to enjoy this doll house. Three Plus bedrooms, hardwood floors, c/a, formal D.R. with bay window close to CWE and Clayton.

2727 Armand Pl. \$45,000
Great Starter Home! Small bungalow close to all the major highways. c/a, finished lower level, nice back yard with two storage buildings.

4145 West Pine \$139,500
Three story home in CWE, newer systems kitchen, replacement windows, three car garage. Don't ride walk to almost everything, from this charmer.

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SOULARD'S OWN BREW

by
Judy Ivery

It's a "natural." The neighborhood that was once the home to over a dozen breweries in the 1800s, the neighborhood that now is the headquarters of the world's largest brewer, the neighborhood that is famous for its bars and taverns now has a beer named after it.

Soulard Beer was introduced in February 1991 by Tony Caradonna of Signature Beer Co., a distributor of quality beers by micro-breweries.

Micro breweries are small tradition-conscious brewers that produce fewer than about 15,000 barrels (465,000 gallons) per year. Considered craftsmen, they believe that beer should be pure-brewed with traditional ingredients and using no fillers or preservatives. They concentrate on producing the finest products rather than large quantities. They call themselves micro in a humorous poke at the giant breweries.

Up until just a few decades ago, breweries were strictly local enterprises. With the advent of pasteurization, refrigeration and improvements in transportation, the breweries became bigger and more sparsely located. Larger breweries aimed for a more Americanized taste—one that would have wide appeal. While mass produced beers are well-made, flavors tend to be homogeneous; one tastes very much like another.

The 1970s saw a growing interest in the craft beers both here and abroad. Micros opened on both US coasts providing a variety of fresh, individually crafted beers. Generally regarded as the "grandfather" of micro-brewery is Fritz Maytag of Anchor Steam Brewing Co. in San Francisco. Maytag was an heir to the appliance company fortune but he bought the faltering, century-old brewery in the mid-'60s and eventually made the product and the company one of the best-known of its kind.

Tony Caradonna has "been in beer" for some time now. He was a tour guide at Anheuser-Busch in 1980, where he first became fascinated with the beer industry. He then owned two taverns—the Filling Station Lounge in South St. Louis and the Cottenwood Pub in Edwardsville, Illinois. In 1986 he became a salesman for Greisedick Beer. He became fascinated with the small breweries that produce only limited batches with just a few employees, and decided he wanted to work for himself—developing his own labels and brands.

Because they limit their distribution, micros have the luxury of producing a wide variety of intensely flavorful beers which appeal to a smaller segment of the market. Specialty beers can be produced for a certain time of the year, a holiday or an event, an impossibility for the giant brewers.

Caradonna got the idea for a neighborhood brew from the Walker's Point Tavern Association in Milwaukee. He approached the tavern owners in Soulard and they were enthusiastic. The beer is produced at a regional brewery in Cold Springs, Minnesota. A regional brewery is a specialty brewer, usually larger than a micro-brewery.

"Craft" beer aficionados can be compared to wine connoisseurs in their appreciation of their beverage. A particular beer is chosen for its ability to complement a chosen dish (or vice versa) or just to enjoy with good company. While many people first try Soulard Beer because, as Caradonna says, "It's something different, something you can only get in Soulard," many like micro-brewed beer because of its gourmet appeal, while others are drawn by the health food quality.

Although micro-brewed beer is a growing trend, don't be afraid for our neighbors down on Pestalozzi. Micro-brewed beer only accounts for about 1% of all beer sold in the

US, according to The Association of Brewers, a Boulder, Colorado based trade group.

Next time you're in one of our friendly watering holes, give a Soulard Beer a try. You may find that you like the neighborhood beer that Tony describes as, "Light, smooth tasting, easy-drinking, yet more flavorful than mainstream beers."



Mike & Min's • Hilary's • McGurk's
Norton's • 9th & Russell • Tucker's
Obe's • Great Grizzly Bear • Soulard Restaurant
Clemens's • Chalk's • Hennessy's
1860 Saloon Allen Avenue



Baden Church Tour



The Baden Marketing Committee is planning a Church Tour on May 19, 1991. The time is 1:00 p.m. to 5:00 p.m. The starting point is at the Badenfest Community Center at 8122 North Broadway. There is no charge for the tour and there is no set route. Visitors will be given a map and will be invited to visit those churches which interest them. There are a total of eight churches committed to the tour. The contact number is 381-6989.

Soulard Restoration Group

*Do You Love Living in Soulard?
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 & Soulard, at 7:30 p.m.

Come join us!



**"WHAT MORE CAN
YOU SAY? ..."**

**Tuesday-Friday
Lunch —
11:00 to 2:00**

**Dinner —
4:00 to Midnight**

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

772-5977

SHELL GAME SOLUTIONS FROM PAGE FIVE



The upper left building stands at the corner of 10th and Geyer. This former confectionery now houses a design firm on the first floor and apartments on the upper ones.

The upper right building, at 1033 Allen Ave., still had the common wall with the original next door home standing. It was carefully removed and the building is now a duplex.



This former storefront (lower left) now houses two apartments at the corner of 9th and Geyer.

The lower right building was roofless when rehabbing began. Today it stands as a two-family home.



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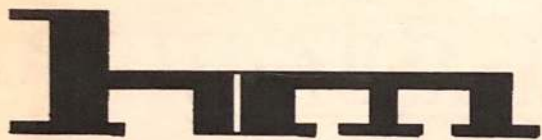
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772-2961 — or the

9th STREET GYM — 436-2633

Who are these SRG people anyway?!!

BRING A FRIEND AND NEW MEMBER INFORMATION NIGHT
at the next meeting of the Souard Restoration Group!

Come learn about the SRG and how
YOU can be involved in YOUR neighborhood.

The short (*honest*) business meeting will be followed
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June 5 at 7:30 p.m.

Trinity Lutheran Church — 1805 South 8th Street

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Kenrick Plaza Office — 107 Kenrick Plaza

314/968-1333

8th Street Stars in NBC Film

by
Judy Ivery

Some Souland homes had their chance to become movie stars this February when an NBC made-for-TV movie called "She Stood Alone" was filmed in Souland.

From February 18-21, the 1800 block of 8th Street "played" Boston in the 1830s. And it wasn't a difficult "part." Straw covered the streets, white tape made one window-pane into six, and a market stall set covered a short section of chain-link fence. Blacksmith, shipwright and greengrocer's signs covered modern fixtures and carts, barrels and horse-drawn wagons stood along the brick sidewalks to give the block the look they needed.

The movie starred Mare Winningham as Prudence Crandall, a young school teacher who tried to integrate her private academy. Forced by town leaders to close the school, she reopened it as the first for "young ladies and misses of color." Ben Cross played William Lloyd Garrison, editor of *The Liberator*, an anti-slavery newspaper, who was one of Crandall's few supporters.

Police blocked off both ends of the 1800 block of 8th Street and 24-hour security was provided by the production company to cover the props and equipment during the duration of the filming. Trailers for the actors and crew were set up on the parking lot at 9th and Geyer. Heavy cables and electrical wire ran down the block from the production trailer. And, of course, the lights and cameras could be seen taking in the action.

Residents of the block didn't seem to mind the inconvenience, and many people could be seen watching the filming. Eighth Street resident George Grove remarked, "It's neat to be able to see what goes into making a film. You always imagine it's very glamorous. But standing in the cold all day doesn't seem very glamorous to me." Nonetheless, stand in the cold they did—actors, crew and onlookers.

The movie was shown on NBC on April 15, as part of "Education 1st Week." ABC, NBC, CBS and Fox all agreed to air programs that emphasize the importance of education during that week.



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2415 S. 11th St.

One of a kind in Soulard! A free standing four plus bedroomed home WITH a large side and rear yard PLUS GARAGES at the rear of the property. Move in condition, beautifully decorated with a partly finished kitchen on the second floor also gives the potential for this property to be a two family.

\$109,000



2354 S. 10th St.

Two extraordinary properties for the price of one! Completely rehabbed carriage house with two bedrooms and one and a half baths. Modern kitchen and spiral staircases give this home a contemporary feel. The front house is two and a half stories with a new roof, systems, windows, guttering, and tuckpointing. All you have to do is design the interior to your taste. In other words just the fun stuff.

\$89,400



1304 Shennandoah

A six year old property in a historic neighborhood! Beautiful replica of a South Carolina style townhouse, superbly finished with lovely side porches, oak floors, full height and size poured concrete basement, wood burning fireplace. Light, airy, easy and inexpensive to run with \$25 per year taxes! Two bedrooms and one and a half baths...

\$79,900



2726 S. 13th St.

Welcome to this turn of the century Victorian, totally rehabbed in 1987. This home features an entry foyer, living room, formal dining room, kitchen with breakfast nook, three bedrooms, two and a half baths, an atrium, study and family room.

\$129,500



1010 Geyer

A special opportunity to buy the prettiest two family in Soulard. Superbly positioned right in the heart of this historic neighborhood, it's been professionally rehabbed and is an owner occupier's delight! There's a lovely big yard with a gorgeous sunken patio just right for those warm summer evenings, a double garage with automatic opener, and take your pick of which apartment to occupy! The two bedroomed downstairs with one and a half baths, galley kitchen, woodburning fireplace, or the two bedroomed two bath upper unit with a cozy master suite and dormer windows looking out across the neighborhood rooftops.

\$135,000



2333 S. 13th St.

This 115+ year old home has been completely rehabbed. The bay front was added about the turn of the century. Beautiful wood floors and open stairway! Great kitchen and all-Pella sunroom addition. Patio and yard are absolutely gorgeous! Alley house in excellent condition and perfect for a studio!

\$96,000



1101 Sidney

Unbelievable value—four beds and two baths for under \$70,000! Tastefully restored with all major systems recently renewed or updated, you'll also be owning a real piece of history as this building is reckoned by some to be one of the oldest in Soulard! With four rooms upstairs and four rooms down it has the potential to be used as either a great single family home, or be easily adapted to a two family income-earning property. In fact, with a reasonable rent from a part of the unit, you could own this house for around \$300 or so per month!

\$69,950



2407 S. 12th St.

Three-story Victorian with side yard and two car garage. First floor (1800 sq.ft.) is rental apartment with two bedrooms and natural woodwork and carpenter's lace. Owners live on second and third floors. Unbelievable! Great for entertaining! Huge living room with library, loft above family room with woodburning stove, commercial stove in oversized kitchen. Two bedrooms each with private bath.

\$189,000



810 Ann & 818 Ann

Beautiful Ann Wotka replica townhomes. Beautiful hardwood floors and woodwork. Two bedrooms and one and a half baths with a roughed-in bath on the third floor. The third floor is insulated with all systems ready to go. Seller has relocated, wants offer. Similar unit in complex recently appraised over \$100,000!

Both homes priced to sell at \$89,900



1226 Russell

Open floor plan in this Soulard town home. Rehabbed in 1988—sellers being transferred. Three bedrooms, one and a half baths. Neutral decorating. Security system. Great patio and yard! Two car off street parking.

\$89,000

Gundaker Hampton Office is pleased to announce a record-breaking April! Over \$9,000,000 in SALES.

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