

MARQUIS

MARCH 2007

Founded by the residents of Lafayette Square

VOLUME 29, NUMBER 3

Too suburban for the city?

Controversy surrounds Gilded Age's proposed Georgian Square development

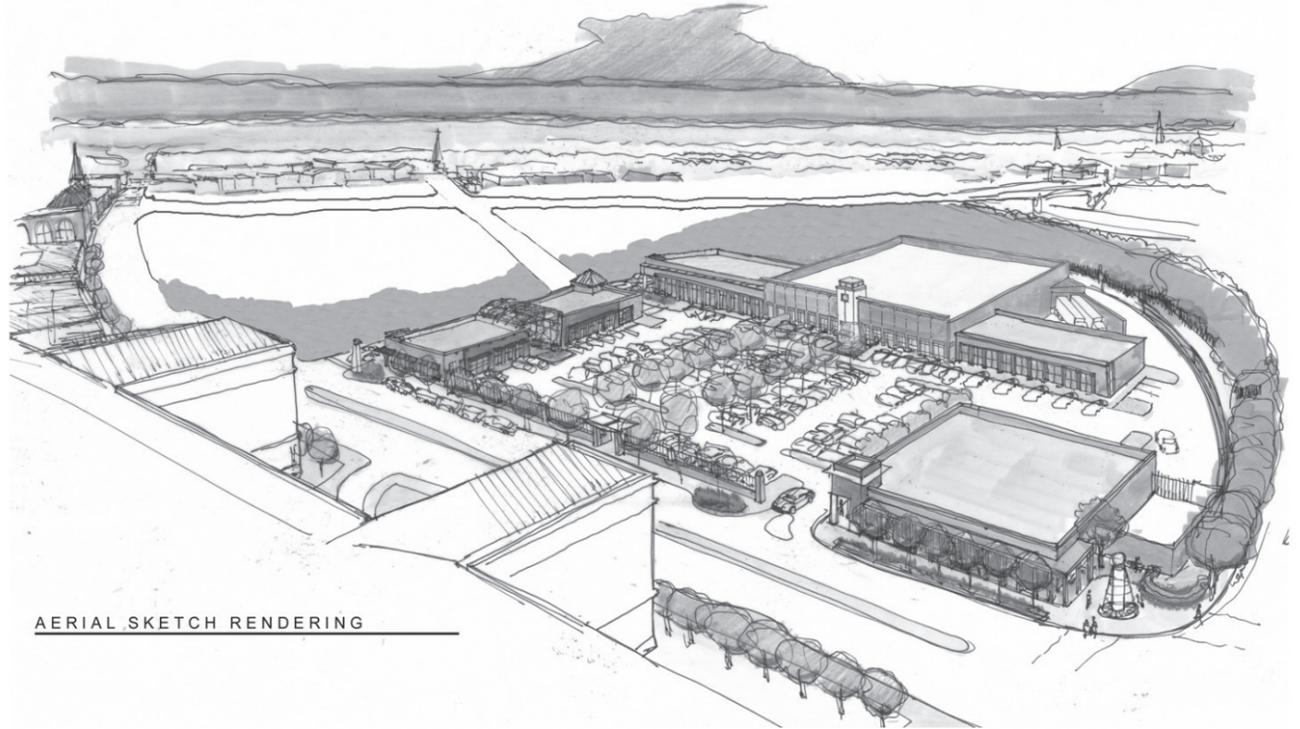
By Laura McCarthy
Marquis staff

In summer of 2008, Lafayette Square, Soulard and surrounding neighborhoods will finally be getting some much-needed amenities with the projected completion of Phase One of the \$80 million Georgian Square retail development on Lafayette Avenue, across from the Georgian Condominiums.

Developers Chris Goodson and Trace Shaughnessey of the Gilded Age are partnering with Koman Properties for the project, and say that this addition, anchored by City Market — an upscale grocery store under the Minneapolis-based parent company Supervalu — and a Walgreen's, will fill a gaping retail hole for near-south St. Louis.

Exciting as this news is for some nearby residents, it has sparked debate among some city dwellers who have very specific ideas of what the cityscape of St. Louis should look like — namely, urban. In response to the development plan and rendering released in the Feb. 9 issue of the *St. Louis Business Journal*, bloggers at www.tobybelt.com and www.urbanstl.com have been especially relentless in pushing for a more urban design.

But bloggers are not the only ones.



AERIAL SKETCH RENDERING

Image courtesy of Gilded Age

The original design concept for Gilded Age's proposed Georgian Square development included several stores surrounding a large parking lot. While the developers are working on design changes, it will still feature the same "U" shape surrounding parking.

Paul Sauer, development chair for the LSRC, said that many attendees at the February membership meeting "voiced concerns that the site plan shown looked like a county transplant and made no attempt to be anything but a 'strip mall.'"

The Georgian Square debate doesn't seem to be about bringing a grocery store and pharmacy into the neighborhood, but rather how they will look.

Although Shaughnessey and Goodson said that the design is still preliminary, the main problem people seemed to have with the design was that the shopping center would have a parking lot at front

and center with storefronts set back in a "U" shape from the street — a layout that Goodson and Shaughnessey said would most likely remain.

"The rendering doesn't show the surrounding areas much ... and there's going to be a lot more detail than you see in there right now," Goodson said, who pointed out the development at 1801 Park Ave. as an example of Gilded Age's ability to replicate surrounding structures and work within the neighborhood's expectations. Shaughnessey said they would be using photos of buildings in surrounding areas to incorporate details

into the masonry and other accents of Georgian Square.

The developers also plan to meet with neighborhood leaders for additional input.

Seventh Ward Alderman Phyllis Young said that she has heard opposition to this development, and is working to get a more urban design. But ultimately, "I want them to stay," she said, adding that this would be a great opportunity to provide services in the city. "So I'm going to do whatever I can to work this out."

Furthermore, Phase Two of the development
Continued to page 5

New bylaws proposed for LSRC; vote at March meeting

By Dane Drefke
LSRC president

At the February membership meeting, four motions were presented to change the bylaws of the LSRC. The motions were presented by the president on behalf of the

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April Marquis Deadline:
Friday, March 16

board of directors.

Motions one and two offer amendments that are designed to enhance the financial health of our organization and bring our accounting practices more in line with what the IRS expects from a non-profit.

Motion 3 is designed to clarify the process of holding a special session of the membership meetings, and gives the power to call that meeting to the membership as well as to the president. The bylaws as currently written allow only the president to call for a special session.

The fourth motion offers an amendment that alters the way we discuss potential changes and motions at our meetings. I have been approached in private by several members who tell me they are hesitant to speak up at meetings due to the fast-paced process of debate. This amendment is designed to give everyone who wishes to have their voice heard the opportunity to do so in as fair a manner as I could create. I ask for your consideration of these important motions.

Voting will take place by ballot at the membership meeting March 13. If you are

unable to attend, members may also mail in their ballots.

A ballot is provided here for your convenience, and you may mail it to the park house at 2023 Lafayette Ave., St. Louis, MO, 63104. You must be a member with paid dues for 2007 to vote, and your ballot must be complete and signed. Ballots must be received by March 13 to count. Thank you!

Motion One: Appropriations Proposals

Propose to amend bylaws Article XI - Finances, addition of paragraph 8.

Purpose: To set protocol for fiscal appropriations motions brought in addition to approved budget.

Add paragraph 8 to Article XI - Finances, to read as follows:

"Any motion proposed by a member or officer for appropriation of funds beyond what is approved by the budget to authorize spending in excess of \$1,000 will require the motion to be taken at the current membership meeting and tabled. Discussion of the motion may take place for a time period

deemed appropriate by the membership and the president. Voting to approve or deny the motion will take place at the following membership meeting after the motion has been presented to the board of directors at the next board meeting, and once the motion has been communicated to the members of the LSRC through publication of the motion. Publication can include; inclusion in the neighborhood newspaper and/or the neighborhood e-group and/or any other means deemed appropriate. Publication of the motion shall include the text of the motion, as well as the projected financial impact on the organization, to include the projected balance of the operations account at the end of the fiscal year with the impact of the motion accounted for. Motion will pass or fail based upon receiving a majority vote of members in good standing present, if a quorum is present. Motions for appropriations in an amount between \$501 and \$999 may be discussed and voted on at the time of proposal. No member or officer may make more than one successive motion for an amount between \$501 and \$999 for the

Continued to page 8

The Marquis is published monthly by Virginia Publishing Company on behalf of the Lafayette Square Restoration Committee. Originally founded by Lafayette Square Restoration Committee as a small newsletter, the paper has grown into the voice of St. Louis' strong near southside neighborhood groups, serving Benton Park, Compton Heights, Fox Park, Gate District, Lafayette Park, LaSalle Park, and McKinley Heights neighborhoods.

Submissions, including articles, photos and story ideas, are highly encouraged, but the editor reserves the right to edit for grammar, space, clarity and appropriateness. Deadline for submissions is the 18th of the prior month. Contact the editor at lmccarthy@westendword.com or call 314-367-6612 x34. For advertising info, contact lmccarthy@westendword.com or call 314-367-6612 x34.



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Editor's Note

It is the goal of this publication and those who support it to bring you the news about your neighborhood each month. This is your news, and we want to do our best to bring it to you in the most accurate and professional manner possible. So if you have something you'd like us to include, feel free to contact us. We're always happy to accept article submissions, photos, press releases or story ideas from anywhere in our coverage area, and we'll do our best to include them.

As your community newspaper, we want your contributions and input. So keep us informed and we'll do the same for you.

— Laura McCarthy, editor
367-6612 x34 or lmccarthy@westendword.com



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Excitement abounds in Lafayette Square

By Dane Drefke
LSRC President

Spring is nearly upon us, and there is certainly no shortage of excitement here in Lafayette Square!

The recent news of commercial development at Bohemian Hill has the neighborhood buzzing. We have long sought the addition of a grocery store to our area, and we are anxious to learn more about City Market, the urban concept store that St. Louis will have the honor of launching. As we know more about the timeline and what specific amenities may be part of the project, we will bring that information to you. Please join us at the membership meetings for the latest updates.

From one side of the neighborhood to the other, things are happening. Negotiations continue for the purchase of the property that is the former Praxair site. Neighborhood leaders have had productive meetings with potential developers, and discussions are continuing. We plan to hold a meeting in the near future to present the results of the refinements made to the neighborhood master plan, so watch for that announcement here.

At the March membership meeting, our guest will be Mr. Ed Bushmeyer, the St. Louis city assessor. Every two years all property in the city is reassessed in accordance with a two-year assessment and equalization maintenance plan approved by the State Tax Commission. Mr. Bushmeyer will give us a brief presentation on how the process works, and what property owners can expect. He will also answer your questions regarding this important process. Please help me welcome Assessor Bushmeyer back to Lafayette Square.

At the February membership meeting, four motions to amend the by-laws of the LSRC were presented to the

Continued to page 4

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Volunteers needed for spring gardening work

By Linda Weiner
Lafayette Square

Quote of the Month

Show me your garden and I shall tell you what you are.

— Alfred Austin

Operation Brightside blitz is coming: volunteers and block captains needed

Each year Operation Brightside assists neighborhoods by offering bulk trash removal as well as gardening tool loans, and later in the season, flowers for public spaces. Our Brightside day this year for trash removal is April 28. However, we traditionally schedule a neighborhood greening workday at Lafayette Park and surrounds for that day as well. This year we will be offering a "Blitz Weekend" so that you may volunteer on April 28 or April 29 or both from 9 to 11 a.m. Meet

us at the Washington Statue (Lafayette at Waverly Place) with gloves in hand and your favorite tools for this great community event!

If you know of a project that needs to be done on your street — such as alley clean-up — and would like to volunteer, please contact me at 621-7071. If you would like some marigolds for a public space, ditto.

Block captains are needed on Chouteau, Lafayette, Hickory, MacKay, Mississippi, Nicholson, Preston, Simpson, and Wittemore places to organize clean-ups.

Lafayette Square Community Garden plots to be planned

The Lafayette Square Community gardeners are meeting soon to plan for Spring 2007. If you would like to be involved in the community garden, please

contact me or Steve Fliesler at 621-2412. Currently there are three people on the waiting list for beds, but more beds may be constructed this spring.

Gateway Greening grant approved

We have received notice that our grant to spruce up the Truman Parkway at the Park Avenue entrance to the neighborhood has been approved! This spring we will be installing a large urn and stand (followed by a prayer service), and in the fall we will be receiving white pine, white fringe and elm trees as well as some tools. Many thanks to Gateway Greening and Keith Welsh of Carroll Street for the grant.

Large lemon pots to replace boulders on Carroll cul de sac

As I write, the city is considering our request to relocate the large white boulders closing off Carroll Street at Truman Parkway. We plan to replace them with 10 large white lemon pots on footings A.S.A.P.!

Our thanks to Keith Welsh for agreeing to care for the plantings to be contained in the pots and to the LSRC for funding

this improvement. More pots to redecorate street closings at Lafayette and Dolman, and Lafayette at 18th Street are planned. Anyone wishing to contribute to the purchase of additional pots for Lafayette can contact me at 621-7071. We have received a great price of \$200 per pot delivered and contributions may be tax deductible if given to the LSRC and earmarked for the purchase of the pots.

Flora Conservancy of Lafayette Park meets to plan volunteer program

The Flora Conservancy of Lafayette Park has had two planning meetings thus far to assist in the creation of a more robust volunteer program for Lafayette Park. If you would like to be involved in the planning, or to volunteer to adopt a site or volunteer for clean-ups, please contact me at 621-7071.

Mulch, composted soil available

Beginning soon, mulch and composted soil will be available to Lafayette Square residents at the Lafayette Square Community Garden in the alley behind Park and Dolman. Help yourself but please "neaten up" the pile when you finish!

Please contact me if you have any questions about these important amendments or the process that we follow to vote. The board of directors and I feel that these amendments are important to the financial health and fairness of our organization, and we ask for your consideration.

Please come and vote; let your voice be heard. Our next membership meeting is at 7 p.m. March 13, in the ground level of the Lafayette Park United Methodist Church, 2300 Lafayette Ave.

Don't forget that March 6 is election day in St. Louis city. The race for the 6th Ward Alderman and the Aldermanic President will be contested. Please remember to vote!

President's letter

Continued from page 2

membership. These motions are available for your review here in the pages of this *Marquis* issue, on the Lafayette Square website and directly from me. We will vote to accept these amendments at the March general membership meeting. Members with paid dues for 2007 are eligible to vote, and dues can be paid the day of the meeting.

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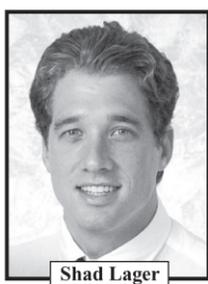
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Mary, what's the difference in Homeowners warranty than income owner insurance?
The homeowner's warranty covers any repair to the structure, mechanical systems, and major appliances of the house for a certain time, usually a year. A homeowner's warranty is especially useful when buying an older home or one that has been vacant for some time. The seller may offer a warranty with the sale. If not, you can buy a warranty on your own.

Shad, is P.M.I (private mortgage insurance) tax deductible?

Yes, just recently Congress passed legislation to make P.M.I tax deductible in 2007. This is available only on transactions that occur after January 1, 2007. Eligible borrowers include those with a household adjusted gross income of \$100,000 or less and is not restricted to first time home buyers.

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Naval officer to host Q&A

By Pat Barber
Lafayette Square

So who is this officer, and why is his photo in the *Marquis*? Lieutenant Commander Christopher J. Budde, United States Navy, is the son of parents Pat and Terry Barber, brother of Bethany Budde and Tom Cohen, Erin Budde and Rich Wolchock, Alison and Steve Clark, and uncle of Max and A.J. Miller – all residents of Lafayette Square. (They haven't persuaded brother Terry Barber of New York City to move to the Square just yet.)

The family would like to invite neighbors and friends to meet Christopher and his wife, Marlane, as they stop in St. Louis on their coast-to-coast trip from Newport, R.I., to San Diego. Christopher will be the new executive officer of the USS McCampbell, a Navy destroyer now in San Diego, to be based in Japan for the coming two years.

In all of 2005 through January 2006, Christopher was assigned to the Army's XVII Airborne Corps. with the Multinational Corps in Iraq. He was the Chief of the Antiterrorism Force Protection (ATFP) Section, coordinating the security of all the bases in Iraq.

Christopher traveled to all the Coalition bases assessing the strategic infrastructure sites and the Iraqi facilities. He coordinated the fielding and installation of more than \$100 million in ATFP equipment, and played a key role in the Escalation of Force Reduction Effort.

Christopher was awarded the Bronze Star Medal and numerous other meritorious service medals.

This is your opportunity to meet a friendly face of our national defense. Christopher has agreed to hold an informal question and answer session at 2 p.m. March 24 at Sqwires Annex. Please RSVP to Sqwires at 865-3522.

Georgian Square

Continued from page 1

opment, a \$50 million undertaking, would include residential, retail and office space and extend east to Tucker Boulevard, where several homes, both occupied and unoccupied, now stand.

Goodson said he and Shaughnessey are aware that letters have gone out to the residents announcing the likelihood of Phase Two and what options they would have.

Talk of eminent domain has already crept into blog forums and has caught the attention of *St. Louis Post-Dispatch* columnist, Bill McClellan, even though the developers said it is not part of the equation at this time.

Goodson and Shaughnessey assured that right now, they are primarily focused on building up the \$30 million Phase One of Georgian Square, which will occupy most of the block bordered by Lafayette Avenue to the north, Tucker to the east, and the Highway 55 on/off ramps to the southwest. They said Phase Two depends on the success of Phase One and what will be appropriate and necessary for the neighborhood several years down the road.

Both said that this development is an

excellent opportunity in a section between two neighborhoods that has been underutilized for so long. "The location is perfect," Shaughnessey said, adding that it's wedged between Lafayette Square and Soulard, and is easily accessible from Highway 44 and the newly expanded Truman Parkway.

"Georgian Square is very much the hole in the middle of the donut that ties [the area] together," Goodson

said, adding that he has seen this area go from neglected to up-and-coming.

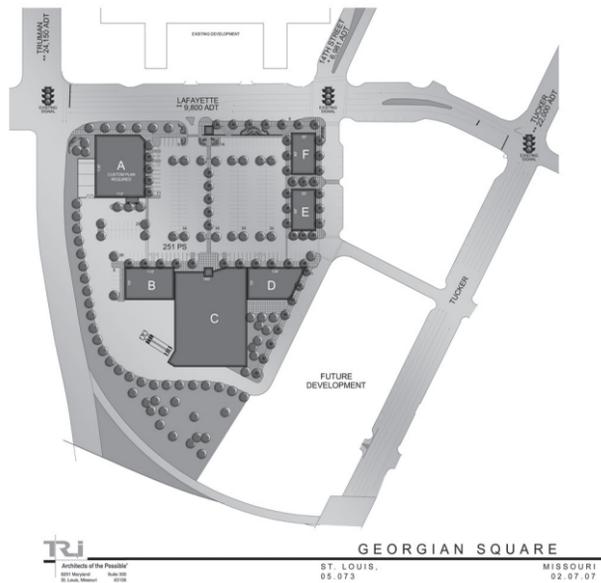
Along with the potential foot and bike traffic from both sides of highways 44 and 55, Goodson and Shaughnessey explained

that potential retailers are looking to target commuters who use 44 and 55 to get to and from downtown.

City Market is a concept store similar to Whole Foods Market that will offer organic and prepared food, as well as the traditional features and items in a grocery store. Super-Valu, the company behind City Market, is also the parent of Shop 'n Save and Sav-A-Lot.

"We're

finally going to have money spent on a grocery store in the city," Goodson said, rather than going out to the county for large grocery trips two and three times a week.



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Springtime events abound at LPUMC

By Debra Crowe
Lafayette Park United Methodist Church

If you're experiencing cabin fever after the long weeks of cold and snow and are looking for something to do during the month of March, you need go no farther than the southwest corner of the Park. Lafayette Park United Methodist Church, 2300 Lafayette Ave., offers times to worship and to learn; opportunities to serve those in need; the chance to test your knowledge of trivia; home cooked food and music! Please join us as we participate in the following activities.

Sunday worship is a great way to start off the week. At 8 a.m., the service is more contemporary. Bring the family for this more casual, come-as-you-are time of teaching and song. Following the service, you're invited to join a group in Fellowship Hall downstairs for a discussion of items of current interest. The topic changes every few weeks, determined by those who participate. Also at 9 a.m. are Sunday school classes for children of all ages. At 10 a.m. we celebrate a more traditional service. In addition to the enlightening teaching, you'll be

treated to music from the choir. On the last Sunday of each month, there will be the special treat of a performance by the children's choir. Speaking of which...

The LPUMC Youth Choir is looking for new voices to join the group. All children, first grade through high school, are welcome. There are no tryouts and no experience is necessary. Children need only to be able to read simple words and have an eagerness to sing and to practice. In addition to the last Sunday of the month, the choir will sing periodically as needed. Practice is immediately after the 10 a.m. service on Sunday morning and lasts about 30 minutes. You don't have to be a member of the church to join. Just come to the choir room on the east side of the building at about 11:15 a.m. Better yet, come for worship and meet us after church! With questions, please call Gerry Ball at 863-0766 or 504-5941.

The next Potato Drop is scheduled for March 3. From 8 -11 a.m., you can get your morning workout by helping to unload 40,000 pounds of potatoes from the delivery truck and then sorting them into bags for distribution to area food pantries. It's a great way to meet your

neighbors and help those in need.

This year, St. Louis' annual parade isn't the only way to celebrate St. Patrick's Day. From noon to 7 p.m., Fellowship Hall will be the site of the United Methodist Women's annual Corned Beef and Cabbage dinner. For only \$6 for adults and \$2.50 for kids 12 and under, you may treat yourself to a traditional St. Patrick's Day feast — including beverage and dessert! For those who prefer, you may substitute roast beef and potatoes for the corned beef and cabbage. Those who return year after year for this perennial favorite will tell you that this is an event you don't want to miss!

Another favorite is Trivia Night, the annual fund-raiser for the benefit of LPUMC's preschool. This year's event is scheduled for March 31. Doors open at 6:15 p.m. and the contest starts at 7 in the gym at the back of the church. Tables are available for 8 to 10 players. Put together a group of friends and reserve a whole table, or come with a smaller group and make some new friends! The event includes a silent auction, so plan to come early for a preview of the items available and the opportunity to make your bids. There will also be door prizes awarded throughout the evening. Admission is \$12 per person. Please contact Edna Coleman at 771-9214, ext. 15 or via email at lpreschool@sbcglobal.net for reservations.

Donations for the silent auction and for door prizes are still being accepted and are greatly appreciated. We're also looking for teens to help with the event. (It makes

a good service project for school, scouts, etc.) If you can donate items or gift certificates for goods or services or if you know some teenagers who would like to help out, please contact Edna at the above phone number or email address.

Looking for a valuable way to dispose of your empty ink jet cartridges and outdated cell phones? The Outreach Committee at LPUMC is collecting them to raise money for Volunteer In Mission trips. You may drop them off at the church during office hours, Tuesday through Friday from 8:30 a.m. to 1 p.m.

Looking ahead, a spring flea market is being planned. Space for tables and/or booths will be available to rent for \$20. It's a great opportunity to rid yourself of some of that "stuff" you've been intending to clear out. Who knows? What you consider clutter may be just what someone else is looking for!

LPUMC's annual Easter Egg Hunt is planned for 1 p.m. April 7. If you'd like to support this event that is open to all the neighborhood kids, you may contribute plastic eggs and candy to fill them and/or volunteer to help hide the eggs. See the April issue of the Marquis for more details.

Please join us for worship, celebration and fun at Lafayette Park United Methodist Church. If you'd like more information about our activities, please call the church office at 771-9214. If the office is closed, leave your name and a contact number and someone will get back with you.

Gary Wilson says:
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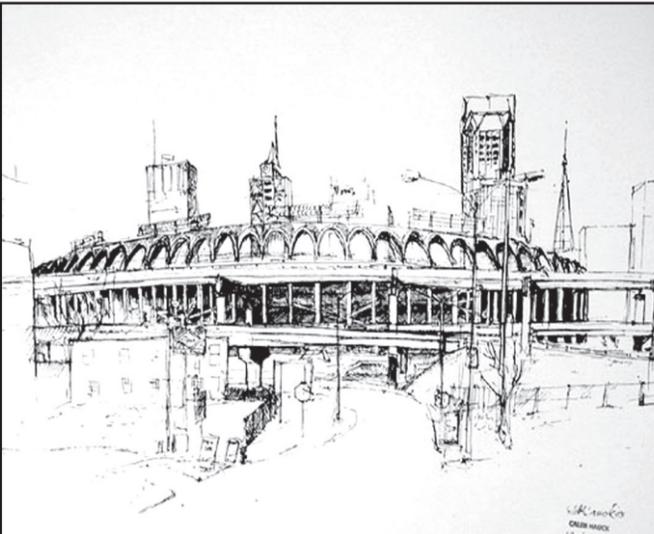
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BUSCH STADIUM PRINT
BY ARTIST CALEB HAUCK

Original silk screen printing of a drawing by Lafayette Square artist, Caleb Hauck. This drawing was done in Dec. of 2003, just a few days before groundbreaking for the new stadium, and is the view from the south looking north. This print is being offered, unframed, for \$50, and will be delivered locally for no charge.

If interested, contact Caleb at c_hauck@hotmail.com, or 314-421-9966



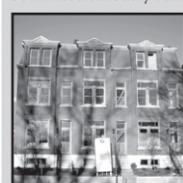
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4133 Russell Unit A	\$170,000.00	2323 Locust	\$159,888.00
2215 S Jefferson	\$218,888.00	3339 Wisconsin	\$229,888.00
5214 Pennsylvania	\$139,888.00	3341 Wisconsin	\$229,888.00
1611 S 11th Street	\$299,900.00	2320 S 11th C	\$214,888.00
1615 S 11th Street	\$280,000.00	5931 Kingsbury	\$639,000.00
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2007 Lafayette Square Spring House & Garden Tour Sponsorship Form

\$10,000 Fleur De Lis

- Name on tour poster (1,000 printed) and postcard (6,000 mailed)
- Full page ad in tour book (5,000 printed)
- Recognition ad in June edition of Marquis newspaper (5,000 delivered)
- Name and logo in all ads (purchased after receipt of sponsorship commitment)
- Recognition in all press releases (after receipt of sponsorship commitment)
- 20 house tour tickets
- Framed House Tour Poster

\$5,000 Second Empire

- Half-page ad in tour book(5,000 printed)
- Recognition ad in June edition of Marquis newspaper (5,000 delivered)
- Name and logo in all ads (purchased after receipt of sponsorship commitment)
- Recognition in all press releases (after receipt of sponsorship commitment)
- Signage with logo at one tour home
- 10 house tour tickets

\$2,500 Victorian

- Quarter-page ad in the tour book(5,000 printed)
- Recognition ad in June edition of Marquis newspaper (5,000 delivered)
- Name and logo in all ads (purchased after receipt of sponsorship commitment)
- Recognition in all press releases (after receipt of sponsorship commitment)
- 8 house tour tickets

\$500 Tour Patron

- Listing in Thank-You ad in tour book (5,000 printed)
- Recognition ad in June edition of Marquis newspaper (5,000 delivered)
- 4 house tour tickets

\$100 Friend

- Listing in Thank-You ad in tour book (5,000 printed)
- Recognition ad in June edition of Marquis newspaper (5,000 delivered)
- 2 house tour tickets
- House tour poster

Sponsorship Level (Check One):

<input type="checkbox"/> \$10,000 Fleur De Lis	<input type="checkbox"/> \$500 Tour Patron
<input type="checkbox"/> \$5,000 Second Empire	<input type="checkbox"/> \$100 Friend
<input type="checkbox"/> \$2,500 Victorian	

Sponsor Name (as it will appear in all print benefits): _____

Contact Name: _____

Address: _____

Phone: _____

Email: _____

All print benefits contingent upon receiving artwork and sponsor commitments prior to May 1, 2007. For additional information, contact Matt Brazelton or Jeff Jensen (314) 621-2372 or benton30@swbell.net

Please return this form and payment to:LSRC - Spring Tour Sponsorship_fC/O Matt Brazelton/Jeff Jensen 30 Benton Place—St. Louis, MO 63104

It's back! Spring House Tour set for June 2-3

By Mark and Terry Etling
Lafayette Square

The official start of spring is still a few weeks away. Still, it's not too early to start thinking about this year's Spring House Tour on the weekend of June 2-3.

There's progress to report in a number of areas:

- At least seven homeowners have agreed to put their homes on tour, and several others have said they would consider it. Others have committed to putting their gardens on tour.
 - The Chaumette Winery of Ste. Genevieve has agreed to hold a wine tasting on both days of the tour. They're even considering a specially labeled "Lafayette Square House Tour" wine for us.
 - The Wooden Canoe Heritage Association will display several vintage wooden and canvas canoes in the lake.
 - Letters asking for tour sponsorships are in the mail. You may want to consider being a House Tour sponsor this year.
- Other popular House Tour attractions will return again this year — the Antiques

on the Park sale, Plein Air art exhibit and sale, and St. Louis Perfectos vintage baseball. And don't forget our first Concert in the Park the evening of Saturday, June 2.

It's not too early to be thinking about the House Tour — and it's not too early to volunteer either!

We'll need helpers in a lot of areas:

- If you think you would like to put your house on tour, let us know. It's not too late.
- We need several more gardens to be on tour. We know how many Lafayette Square folks have a green thumb. Here's the perfect opportunity to show off your beautiful back- or side-yard garden.
- We'll be needing many, many volunteers for all kinds of tasks — docents, pre-tour ticket sales, day of tour ticket sales, merchandise, the wine tasting, setup and cleanup.

Just call us at 621-1437 and we'll find just the right way for you to utilize your talents and interest.

Have some fun, get to know your neighbors, make some new friends — by lending a hand to this year's Spring House Tour. You won't regret it!

Support the 2007 Spring House Tour by being a sponsor

The annual Spring House Tour is the Lafayette Square Restoration Committee's biggest fundraising event of the year.

The money we raise during the House Tour helps to support the many activities of the LSRC, especially the restoration of our greatest treasure, Lafayette Park.

This year House Tour proceeds will be dedicated to the construction of a new gazebo at the historic Park House.

As always, there are several levels of sponsorship support. You may want to become a House Tour sponsor at the \$10,000 level — or at some other level of support.

Why not consider being a House Tour Friend by making a gift of \$100? You'll receive recognition in the

House Tour booklet, mention in the June issue of the *Marquis*, an unframed House Tour poster — and two tickets to the House Tour. Such a deal!

Refer to the sponsorship application form on this page for more details.

Thanks for your support of the 2007 Spring House Tour!

Wild llama terrorizes Lafayette Park

What? It could happen.



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Bylaw proposals

Continued from page 1

same project in a calendar year.”

Motion Two: Designation of Finances

Propose to amend the bylaws, Article XI – Finances, addition of paragraph 9 & 10.

Purpose: To set requirements for designation of financial reserve, and to govern disposition of funds in excess of operations requirements.

Add paragraph 9 to Article XI – Finances, to read as follows:

“Provision for budgetary reserve: An annual budgetary reserve equal to 50 percent of annual projected operating expenses for the next fiscal year will be retained as part of the operating budget to compensate for shortfalls in operating income, should any such shortfalls occur.”

Add paragraph 10 to Article XI – Finances, to read as follows:

“Any funds raised and/or not spent that exceed the projections for that fiscal year in excess of 15 percent are to be designated as dedicated funds and accounted for in the capital improvements / beautification portion of the organizations assets, and/or committed to a special project(s) as deemed

appropriate and approved per Article XI, paragraph 8.”

Motion Three: Emergency Motions and Special Sessions

Propose to amend the bylaws Article VI-Meetings, revision of Paragraph 3.

Purpose: To clarify the criteria required for a special session.

Revise Article VI - Meetings, paragraph 3 to read as follows:

“Special membership meetings may be called by the president. If a motion is proposed by a member that per the bylaws requires that the motion be tabled and published for consideration such that the vote will occur at the next membership meeting, yet the member feels the motion is urgent and can not wait for the next meeting, the member may ask that the motion be designated an “Emergency Motion” and the member may ask the president to convene a special session of the LSRC membership to vote on the proposed motion. The president will then take a vote of the members present as to whether a special session is warranted. A super-majority of two thirds (66.67 percent) of the members present must vote in agreement that a special session is warranted. If this vote is achieved, the special session is to take place no sooner than 7 days from the

date authorized, and no later than 14 days from the date authorized. The emergency motion will be published to the membership by any and all means available and deemed appropriate by the board of directors of the LSRC, and will be the responsibility of the president or the member proposing the emergency motion. The president and the board of directors may choose to aid the member in publication of the motion at their discretion. Expenditures for publication of the emergency motion may be authorized by the board of directors by majority vote, not to exceed \$75. The emergency session of the LSRC will be held at a time of day conducive to the maximum number of members being available to attend. The president will convene the emergency session and preside over it. No other business other than the vote on the emergency motion may be transacted. Only members that are members in good standing as of the date the motion is designated an emergency motion are eligible to vote at the special session. The special session may be held at any location inside the boundaries of Lafayette Square that will accommodate all members that wish to attend, up to and including any outdoor space in Lafayette park, regardless of weather.”

Motion Four: Meeting Protocol and Order

Propose to amend the bylaws, Article VI - Meetings, Addition of Paragraph 5.

Purpose: Amend the bylaws regarding the discussion that is to follow proposal

of a motion. The process of a member “Calling the Question” such that discussion immediately stops and the vote is taken is to be eliminated and replaced with the following procedure.

Add paragraph 5 to Article VI – Meetings, to read as follows:

“During discussion following a motion, any member of the LSRC may ask the president to end the discussion and proceed to a vote. At that time, the president will have no more than 60 seconds to summarize his/her position on the matter and bring forth any points that he/she feels is relevant to the debate. At the end of the presidential comment period, the president will call for a vote to end the discussion and proceed to the vote that will determine whether the proposed motion passes or fails. Discussion will end if and only if a majority of members present vote to end the discussion and proceed to the vote proper. If a majority of members present do not vote to end the discussion, then discussion will continue for a minimum of five minutes or until four additional members have had a chance to voice their opinion or until no other member wishes to comment on the proposed motion, whichever criteria is met first. At that time another vote to end discussion will be taken. This procedure is to be followed as many times as is necessary until either a majority of the members vote to end the discussion on the motion, or until the motion is withdrawn.”

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Motion One: Appropriations Proposals

_____ In Favor _____ Opposed

Motion Two: Designation of Finances

_____ In Favor _____ Opposed

Motion Three: Emergency Motions and Special Sessions

_____ In Favor _____ Opposed

Motion Four: Meeting Protocol and Order

_____ In Favor _____ Opposed

Member Name _____

Address: _____

Signature: _____

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 Diane Baklor
 Vernon Bauer
 Ella Bettinger
 Michael Bianco
 Michael Bircher
 Brian Carland
 Ron Culbertson
 Tom Danankebring
 Rita Daniels
 Tom Danisi
 Donna Decker
 Todd Decker
 Dave Diehl
 Larry Dodd
 Sue Pinker-Dodd
 Dane Drefke
 Julie Drefke
 Michael Dressler
 Judith Dwyer
 Leah Dyer
 Dan Dyer
 Michael Duggan
 Kerianne Duggan
 Steven Fichet
 Tom Fleming
 Audrey Flemings
 Blake Frey
 Harold Gregory
 Suzanne Gregory
 Llewellyn Heighan

Ella Jo Heighan
 Keith Houghton
 Vicki Houghton
 Jim Howard
 Devyani Hunt
 Mitchell Hunt
 William Jelin
 Mary Kay Jung
 Cindy Lerouge
 Steve Mann
 Frank McGuigan
 Kathie McGuigan
 Sue Meyers
 John Meyers
 Lynne Nabors
 Danille O'Donnell
 Raymond Payne
 Donna Hagerty-Payne
 Elizabeth Peters
 Erwin Peters
 Kim Peterson
 Roy Peterson
 Athena Portas
 B. J. Portas
 David Portas
 Jennifer Portas
 Stewart Portas
 Bjorn Ranheim
 Paula Smith
 Linda Weiner
 Chris Westmeyer
 Sheila Westmeyer

Terry Winter
 Rachel Witt
 Don Ziemke
 Dene Ziemke

RENOVATIONIST: \$35.00

John Adams
 Gar Allen
 Larry Bennett
 Heath Billingsley
 Monica Billingsley
 Barbara Guilds
 Eleanor Hall
 Cynthia McCafferty
 Melinda McDaniel
 Katherine Mayer
 Maureen Morrissey
 Shane Nelson
 Julie Piatchek
 Lydia Padilla
 Chris Salinas
 J. Watson Scott
 Anabel Selby
 Paula Smith
 Dick Stockmann
 Sharon Stockmann
 Judy Taylor
 Ron Taylor
 Brian Till

RESTORATIONIST : \$60.00

Wardwell Buckner
 Sherm Crites
 Bill McCarthy
 Jean Steck
 Margaret Wayne

PRESERVATIONIST : \$150.00

David & Carol Fisher
 Mark & Shari Perry
 Ken & Mary Ploch
 Jon Ritter & Hannah Krigman
 Kate Savage & Toni Smith
 Carolyn & Jim Willmore
 Patricia Woo & Dana Consolino
 David & Mary Visintainer
 Kati Guerra & Felicia Foland

MARQUIS CIRCLE : \$250.00

Paul Doerner
 William Kincaid
 Marilyn Kincaid

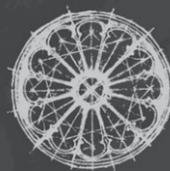
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Tunneling out

On Saturday, February 3, St. Frances Cabrini Academy hosted Little Scholar Athletes Day, a free event for children ages 2 to 5. More than 70 children from across South City attended the event where they met Clifford the Big Red Dog, played games, listened to a storyteller, created artwork, and received free books.

A number of other community organizations participated in the event, including the St. Louis Public Library, South City YMCA, Benton Park West Neighborhood Association, South City Open Studio and Gallery, and South Side Day Nursery. With such a good turnout on a cold winter day, the school is already making plans to host the event again next year.

St. Frances Cabrini Academy, located at the corner of Arsenal Street and Oregon Avenue in South City, is currently enrolling for 2007-2008 school year. To learn more about the school and upcoming events, visit www.cabriniaacademy.com or call 776-0883.

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Feb. LSRC minutes

LSRC MEMBERSHIP MEETING

Feb. 13, 2007

President Dane Drefke called the meeting to order at 7:05 p.m. The January minutes were reviewed and amended to delete the names of the individuals that have caused problems in the neighborhood. A motion was made and second to approve the minutes. Motion carried.

New residents were asked to introduce themselves. Four new residents introduced themselves and what streets they live on.

President Drefke announced due to the snow, Rep. Robin Wright-Jones, Missouri 63rd District called and could not make the meeting. She will call and make another appointment to come to our neighborhood meeting.

Committee Reports

Finance: Susan Sauer reported the current expenditures and balances of the accounts.

Development: Paul Doerner reported there were 4 or 5 issues at the last development meeting:

The church building at 2035 Park; owners came to the meeting with revised plans for the building. The committee felt the new plans were in compliance and were approved by the committee.

Developer wants to build a house on the lot at LaSalle & Mississippi.

Discussion about a meeting on the Praxair property, Peter Synder, Paul Doerner and Michael Lance met with the owner/developer and gave the neighborhoods position about the expectations for the property.

Paul wanted to get a feel of how the membership felt about selling of side-lots and developing them. Members brought up concerns about the street scape and what sidewalks would be made of — brick or other materials.

Safety: Sue Pinker-Dodd reported in the absence of Don Owens. Stolen car, breaking into automobiles where things are visible to them and they break windows to steal change, CDs and wallets. So keep things out of sight.

Officer Simonds reported the crime is down 20 percent overall which is very good compared to some neighborhoods. There were three autos stolen and one attempt. Some of the cars were not locked and broken into. Burglaries were down 100 percent.

Membership: Dave Diehl reported 120 members for 2007. Also the membership list in the *Marquis* is the 2006 membership list and not current 2007 list. The March *Marquis* will have the current 2007 list.

Community Affairs: Rachel Witt advised the happy hour held at Vin de Set for recruiting new members from the lofts was pretty successful. Received two new members.

South Grand is going to have an event called "Pet Prowl" for animal appreciation day. More information to follow.

LSBA: Pete Snyder reported getting bids on the gazebo. The next meeting for the LSBA will be March 12 at Squires annex. Also, the LSBA is leading the charge to

reinstate the Arts Council for the neighborhood. The next meeting will be 7 p.m. Feb. 27 at the Park House.

Park Conservancy: Carol Willmore advised the conservancy has a new partnership between the Flora Conservancy of Forest Park and the Flora Conservancy of Lafayette Park. This partnership was formed to accomplish the gardening goals set forth in the Lafayette Park Master Plan. Volunteers tend to a wide variety of gardens throughout the park including formal beds around Washington's statue, container plantings in urns, and cottage style gardens in the grotto. To learn more, check the website at www.lafayettepark.org or call Linda at 621-7071.

At 9:30 a.m. Feb. 19, the DAR will be laying a wreath at the George Washington statue. Tom Keay, a Lafayette Square resident, will be giving the address this year. The park house will be open for coffee and a place to keep warm.

The Crematory has given a \$1,000 donation to the Park Conservancy.

Old Business

Terry and Mark Etling advised the Spring House Tour is coming along. The permits have been issued and so far they have seven homes and three gardens, three or four maybe's. There also will be a wine tasting and a group of vintage canoes at the lake in the park for viewing. Again the dates are June 2 and 3 from 10 a.m. to 5 p.m. Any volunteers for any job call Terry or Mark at 621-1437.

LSRC members Paul Doerner, Michael Lance and Peter Synder have met with the new owners of Praxair and discussed the neighborhoods position with the historic code and what we expect — mixed-use housing and resemble housing in the neighborhood, extension of Hickory Street to Chouteau and small green spaces.

President Drefke discussed the newly announced development in the Bohemian Hill area across from the Georgian Condominiums (Old City Hospital). Gilded Age to build an \$80 million Supervalu project.

Announcements

Gayle Van Dyke from Souldard announced there will be an 8th Annual Big Tour & Homebuyers Fair from noon to 4 p.m. March 25 at Central Reform Congregation, 5020 Waterman (at Kingshighway). Call 604-1570 or visit www.bigbigtour.org for information.

Lafayette Park United Methodist Church announced they have started a fitness group that meets every Monday, Wednesday and Friday at 6:30 and 7:30 a.m. Everyone is welcomed to come and join in the fun.

March 3, the church is having the annual potato drop, where 40,000 lbs of potatoes will be dropped off so the church can distribute to the local food pantries. A lot of volunteers will be needed to unload the bags of potatoes and re-bag them for distribution.

March 17, a Corn Beef & Cabbage Dinner will be held from noon to 7 p.m.

Meeting adjourned 8:55 p.m.

Social held by Linda Weiner

Respectfully submitted,

Dave Diehl, Membership Secretary

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March LSRC agenda

Lafayette Square Restoration
Committee

General Membership Meeting

March 13, 2007, 7 p.m.

Lafayette Park United Methodist
Church

7 p.m Call to Order
Review of minutes of previous meeting
Welcome new residents
Sign Up Sheets: Spring House Tour
volunteers needed!

7:05 Mr. Ed Bushmeyer, Assessor of St.
Louis City: Review of the property reas-
sessment process and Q&A.

7:20 Committee Reports and Neigh-
borhood Organizations
Finance: Susan Sauer
Development: Paul Doerner
Safety: Don Owens
Membership: David Diehl
Community Affairs: Rachel Witt
LSBA: Pete Snyder
Park Conservancy: Tim Gore

7:45 Old Business
Spring House Tour: Mark & Terry
Etling
Development Updates: Dane
Drefke
Voting on motions to amend the
LSRC by-laws: Dane Drefke

7:55 New Business

8:05 Announcements

8:10 Adjourn

After-the-Meeting Social Hosted by:
Come to the meeting to find out!
Join your neighbors for good food and
drink. Be there or be Square!

Material for the *Marquis* due by the
18th of the month.

Submit articles electroni-
cally to Virginia Publishing
(lmccarthy@westendword.com) attn:
Laura

Upcoming Meetings and Events

March 20
Board Meeting
7 p.m. Park House

April 3
Development Meeting
7 p.m. Park House

April 10
Membership Meeting
7 p.m. LPUMC

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Lafayette Square Restoration Committee 2007 Membership Form

MEMBER INFORMATION

Name(s)

Address

Telephone

Email address

MEMBERSHIP CATEGORY

- General (\$10 per person)
- Renovationist (\$35 per person)
- Restorationist (\$60 per person)
- Preservationist (\$150 - Individual or Family)
- Marquis Circle (\$250 - Individual or Family)
- Friends of LSRC (Non-resident -- \$10 per person)

ADDITIONAL INFORMATION

- I am interested in volunteer opportunities (e.g. House
Tour, Bike Race).
- This donation is eligible for a corporate matching gift.
(*Please submit a matching gift form from your company.)
- I am a new resident and would like to receive a
Welcome Packet.

Please return with check or money order to:

LSRC Membership, 2023 Lafayette Ave., St. Louis, MO 63104

*Memberships are valid for the calendar year.
Memberships are tax deductible to the extent allowable under IRS
regulations.*

The Lafayette Park Conservancy is landscaping the grounds around the newly restored
Park House. You may have noticed a bobcat scraping the ground between the Park
House and flagpole. The area is being graded for a new patio and gardens. Last fall,
plants in the old gardens were rescued and moved to other areas of the park. When bulbs
popped out of the ground this spring, they were dug up and replanted, too.

The Lafayette Park Conservancy was founded in 2001 to restore and preserve the historic
legacy of Lafayette Park, the first urban park west of the Mississippi River, and raise
money for this purpose. Please join the LPC and help achieve the goals of the Lafayette
Park Master Plan.

The Lafayette Park Conservancy membership form

- | | |
|--|---|
| <input type="checkbox"/> \$35 Friend | <input type="checkbox"/> \$150 Historian |
| <input type="checkbox"/> \$50 Contributor/Family | <input type="checkbox"/> \$300 Preservationist |
| <input type="checkbox"/> \$75 Botanist | <input type="checkbox"/> \$500 Benton Society |
| | <input type="checkbox"/> \$1000 Lafayette Society |

Membership benefits are listed on our website, lafayettepark.org

Member information

Name(s)

Address

Phone E-mail

I prefer to receive the Conservancy newsletter and mailings

- by mail by e-mail (the Conservancy will not sell or share e-mail address)

If your contribution is eligible for a matching gift, please submit a matching form from
your company.

The Lafayette Park Conservancy
2023 Lafayette Avenue
St. Louis, MO 63104

For Rent

LAFAYETTE SQUARE - 2 BR 2nd
floor end unit, a/c, off-street
parking & deck. Merry 503-
7574

LAFAYETTE SQUARE - Like new.
1BR w/ hrdwd fls, stnlss steel
app., granite & more! \$850 Merry
503-7574

Office/Retail For Rent

EUCLID PLAZA BUILDING - 1ST
floor, parking, 1704 sq. ft.,
spacious, large windows, must
see!!! \$2500/month. www.rwoodrealty.com, R. Wood Realty,
314-645-6033 x225

**UNIQUE COMMERCIAL/
RESIDENTIAL.** - Former HAT
MART property in St. Louis'
newest historic district. First floor
commercial space has 2-levels
with a central mezzanine, appx.
5000 sq. ft. Art Deco details and
tin ceilings. Restaurant, gallery,
shop or dance studio - you name
it. Upper level is appx. 1100 sq.
ft. apartment, with 2 fireplaces.
Purchase as-is or will renovate to
your specifications by an award-
winning local renovation specialist.
3411 California at Cherokee
Street. Call for appointment or
information. (314)565-1253

Services

**PROUDLY HELPING RESTORE AND
BEAUTIFY THE CITY.** Carpentry,
roofing, brick laying, tuck pointing.
20 years experience, local
references available. Insured,
highest quality work, free estimates.
Call anytime. 314-220-3638 ask
for Matt.

GUTTER CLEANING - US ARMY
engineer takes on any roof for
gutter cleaning & minor roof
repairs. No house too tall, no job
too small Fully insured. 314-220-
3638, ask for Matt.

IF YOU ARE NOT A - carpenter,
painter, roofer, concrete finisher, or
landscaper, call Extreme Interiors
and Exteriors. Kitchens, baths,
additions, part and whole house
re-habs. 314-352-4252

Wanted

**DONATIONS WANTED - YARN
DONATIONS** - Cathedral Parish
group needs washable yarn to
knit prayer shawls. Call Mary at
Cathedral, 373-8204, to drop off
donations.

McAVOY REALTY

(314) 531-1900



2017 ARSENAL \$469,000
Stunning rehab with a great view of Benton Park Lake! Spacious 5,300 sq. ft.- tall ceilings, impressive millwork and gorgeous mantles. New hardwood floors, marble tiled baths and designer treatments. Stunning rooftop deck. Incredible attention to detail!



2326 PARK \$475,000
Feast your eyes on this beautiful Victorian home in Lafayette Square. Contemporary interior. Open floor plan. Completely renovated. New hi-tech kitchen. Over 3,500 sq. ft. Master suite w/huge master bath. Large deck & unique patio, large yard w/ very deep lot. Large beautiful 1 BR Carriage House.



2002 RUTGER \$379,900
This historic duplex comes back to life as 2 outstanding townhomes. Each unit with totally new interiors, 3 bedrooms, 2 1/2 baths, gorgeous custom kitchen, hardwood floors, finished lower level with street-side door and new 2-car garages.



1314 MISSISSIPPI \$329,900
This beautiful restored historic townhome is the largest on the row. 3 spacious bedrooms and 2.5 baths. Features include two marble wood-burning fireplaces, classical interior with crown molding, wood floors, private courtyard, and a great view of park.



1711 LAFAYETTE \$309,900
Welcome to Lafayette Square! This is a beautifully updated home with spacious rooms, great views of the city and just down from the park. Perfect home for entertaining with an open floor plan and large kitchen. See it today.



21 VALLEY DR. \$279,900
Beautiful full-brick home with lovely landscaping on a private circle drive in Union. Hardwood floors, sunroom, two great master bedrooms, full brick wood burning fireplace in the family room opening to the eat-in kitchen.

2157 RUSSELL \$325,000
Delightful surprise. Filled w/ vintage charm & detail, box beams, red pine floors, base molding, interior columns, mantled fireplaces and much more. This 3 BR, 2.5 bath home has a gorgeous chefs kitchen, expanded 1st floor with a gallery, 2 living rooms and separate dining & a new 2 car garage.

CAROLYN MCAVOY (314) 531-1900 • (314) 757-1007



3662 CLEVELAND \$279,900
Superb family home in historic Shaw neighborhood. This light, bright home has a two story screened in porch off the back, excellent millwork and restored hardwood floors. Home is on a quiet cul-de-sac street, come check it out.



3818 BOTANICAL \$269,900
This beautiful home keeps true to its historical past with 5-6 bedrooms, great stone work, original pocket doors in the bedroom, an amazing turret and much more awaits the new owners of this special Shaw home.



2922 SPRINGVIEW COMING SOON
This spacious Imperial, Mo house sits on over an acre! Four bedrooms, Four baths. Two Bedrooms have glass doors leading to private balconies. Attached 2 car garage. Porch stretches across the entire back of property with breathtaking views of the great outdoors.



725 SHENANDOAH \$235,000
Recently restored Soulard home. Original hardwood flooring on the first and second floors, stained glass windows, exposed brick, Built-in antique china cabinet Large walk-in closet in bedroom. Third floor loft includes another full bath and a door for a roof top deck.



4663 TOWER GROVE \$224,900
Fantastic large home with many original elements including stained glass, hardwood floors, original woodwork & fireplace. 2 bedrooms on the first floor, 2 bedrooms, a family room & an office nook on the second floor. 2 car parking pad & a great vintage brick patio. New cedar porch, furnace just installed!



4011 FLAD \$209,000
Beautiful rehabbed home with new kitchen and new 1 1/2 baths. Hardwood floors on the first floor and woodwork throughout. 2-car garage. 3 bedrooms plus a bonus room. Excellent block in an excellent neighborhood. Call Jennifer Hamlet 368-8047.



2306 CHEROKEE \$195,000
Project Townhome with large storefront space, ready for your creative interior design. this is a shell, a unique building-needs to be framed. Includes new electric service, gas lines, water & sewer service, roof, windows, garage & renovated storefront.



6288 MAGNOLIA \$189,900
Three bedroom one bath charming south city bungalow with amazing artist loft above over sized garage. Beautiful hardwood floors, stained glass windows, spacious floorplan with extra sunroom. Call Jennifer Hamlet (314)368-8047



2607 S. COMPTON \$187,900
This property features a double sided brick fireplace, wood floors, an updated kitchen and much more. The second floor has three bedrooms one of which is a gorgeous master and a 2nd floor laundry! The third floor is a great open space suitable for den/office/playroom.



6547 WINNEBAGO \$182,900
Big brick bungalow. This home is just shy of 2000 sq. ft. not including the partially finished basement which has a family room and full scale bar. Three large bedrooms and two & a half baths. Art glass, hardwood floors, 2 car garage, nice yard, a great home.



2326 HICKORY \$169,900
Update in process on this great Square home. Features a uniquely private yard, New appliances, garage parking, back deck, 2 large bedrooms and much more. Own a fantastic low maintenance home in an amazing historic neighborhood.



5746 ITASKA \$164,900
Charming brick & stone Tudor-style home with art glass windows, immaculate natural woodwork, refinished hardwood floors, stone fireplace mantle. Two bedrooms, central air, garage & back porch. Call Jennifer Bobo (314) 753-5046.



5649 MURDOCH AVE \$163,900
Charming bungalow on a great street. Main floor master with open living room & dining room. Lower level bedroom and den. Convenient 2nd floor--great for office space & guest bedroom. Great yard & nice garage.



3737 ARKANSAS AVE. \$154,900
Great value for newer construction in the Gravois Park area of South St. Louis. This home features 6 rooms, 3 bedrooms and 2 1/2 baths--a guest (half) bath on the main level and two full baths upstairs. 2 car attached garage.



4426 ARSENAL \$139,900
Updated two family facing Tower Grove park. Nice large units with hardwood floors, brand new heating systems, newer ac, electrical, plumbing, roof. 2 car garage! Units have large separate living and dining rooms, open kitchens and back decks.



5147 DRESDEN \$124,900
2 bedroom Dutch Colonial home recently updated with new carpet, contemporary light fixtures, & fresh paint. Half bath off kitchen with full bath upstairs. This home has a full basement with lots of room for storage. Great St. Louis City home just off Gravois & Christy.

CONDOMINIUMS/CLUSTER HOMES



3817 HUMPHREY \$159,900
Updated two bedroom first floor condo. This property has a private entrance garage parking, maintained yard, personal full size premium deck, extra room for an office, laundry facilities in house.



2310 RUTGER \$154,900
Spacious 2 bedroom Lafayette Square condo. Wood-burning fireplace, spacious private deck, newly updated kitchen & bath. Skylights, off street parking & a panoramic view of St. Louis city. Freshly painted and ready for you to move in.



4375 LACLEDE \$145,900
Great 2 bedroom condo in the Central West End. Within walking distance to restaurants, shops, etc. Freshly painted, new lighting. Enjoy this great location and surprisingly low condo fee.



2827 WYOMING \$119,900
Freshly painted, newly remodeled Benton Park West townhome. This large 3 bedroom, 2 bath townhome is a great home in a developing neighborhood. Newer kitchen and baths, electric, plumbing carpet.



1755 ROBIN KNOLL \$160,000
Desirable Westport Crossing condo. Unit offers a great flowing floor plan with large living/dinning area, open staircase and loft exposure. Large master bedroom-2nd floor loft office - Includes Pool, Tennis Courts.