

# GROUND BREAKERS

## A GUIDE TO ST. LOUIS' INNOVATIVE CORPS OF HOMES BUILDERS AND DEVELOPERS



**Orchard Development Group**  
1501 Locust Street, St. Louis, MO 63103  
314-436-7400

[www.orcharddevelopmentgroup.com](http://www.orcharddevelopmentgroup.com)

Orchard Development Group, an established nationwide developer of residential and commercial properties is proud to introduce Trianon, the new \$150 million dollar mixed-use development in Clayton. Located just behind the Ritz Carlton, this project represents a unique transit-oriented development (TOD) along the newly expanded MetroLink system, with the new Forsyth Station located directly across the street from the site. This ultimate urban community will have three architecturally distinct buildings. The Tower, The Terraces and The Lofts as well as ground-level retail and underground parking. Its 300 condos range from \$375,000 to \$1 million and will make stylish Clayton living a reality for young professionals, empty nesters and active retirees alike. And still available from the Orchard family are the Ely Walker Lofts, open for occupancy in the summer of 2007.

**Taylor Morley Homes**  
17107 Chesterfield Airport Road, 2nd Floor  
Chesterfield, MO 63005  
314.434.9000

[www.taylormorley.com](http://www.taylormorley.com)

Taylor-Morley Homes was founded on the consumer satisfaction principle.

Today, over half a century later, more than 10,000 satisfied homeowners in more than 300 neighborhoods are proof of Taylor-Morley Homes' commitment to excellence. Homeowners know they can count on Taylor-Morley to deliver a value-added home with discernable style, built with superior materials and steadfast craftsmanship.

Taylor-Morley's 3,600 square foot Design Gallery is unparalleled in the St. Louis market and underscores its signature style and savvy. The Design Gallery has been tapped by at least 1,500 homebuyers since its inception and has given many homeowners the ability to customize their home in many ways. Taylor-Morley has reintroduced design in the market with its new Designer Collection Series.

**Tower Grove Living**  
2800 South Grand,  
St. Louis, Missouri 63118  
636-579-9389

[www.towergroveliving.com](http://www.towergroveliving.com)

Directly across from the entrance to elegant Tower Grove Park, Tower Grove Living offers three distinct housing options along beautiful and eclectic South Grand.

The nine properties of the Grand Lofts fill what was once the 7th District Police Station. These lofts include new roofs, new insulated over-sized windows, and modern amenities. Eight-foot solid wood transom doors, and exposed heavy timber trusses provide unique architectural elements unlike any other St. Louis loft. A community rooftop deck overlooks the park and the neighboring four units of Tower Grove Place Condominiums. These offer the same turn of the century arched millwork, open floor plans, and high ceilings, but are two-bedroom and two-bathroom units with private decks. And the five condominiums of Halliday Place feature two-bedroom and one-bath units surrounded by a lush shared gated garden, and each home has a private entrance. All three options are adjacent to the park and its surrounding community, strong with its active neighborhood and business associations.

**Hayden Homes**  
7 The Pines Court, Suite A,  
St. Louis, MO 63141  
314-434-5820

[www.haydenhomes.com](http://www.haydenhomes.com)

A builder acquires a more than 90% "willingness to refer" standing among post-closing customer surveys by providing what Hayden Homes President Dennis Hayden calls, "The Promise." That promise to establish and exceed those customers' expectations begins with communication and ends with exceptional building. Good communication is key, and it is the foundation of Hayden's customer relations program.

Whether buyers are building custom dream homes or customizing production homes, Hayden Homes delivers on "The Promise" through a series of face-to-face meetings. The first meeting begins the process of defining measurable quality in regards to planning, material selections, option discussion, sequencing events, color palettes, equipment and scheduling. Subsequent meetings provide

complete pre-construction explanation followed by construction tours through each of the many phases of the home construction, making absolutely sure that both customer and builder are fulfilling that promise. Hayden continues its legacy of award-winning building and excellence in customer service.

**R.G. Apel Development**  
**14515 North Outer Forty, Suite 150**  
**Chesterfield, MO 63017**  
**314-542-9900**  
[www.rgapel.com](http://www.rgapel.com)

Inspired design and exceptional craftsmanship are attributes of many custom builders, but buyers inspired by whitewashed Greek island exteriors or the Spartan furnishings of a mission turned bed-and-breakfast in Andalusia, R.G. Apel Development is the builder to which they come.

Rather than building the gallery in which any of a series of paintings will sell, R.G. Apel Development is the frame maker on which original art is commissioned. Whether buyers come with land already secured or just a desired neighborhood, the inspired design process allows clients to then work with the builder in choosing the appropriate artists—the architect, the designer, the craftsmen—that are most appropriate for the home style and location. And the palette of colors is as limitless as the imagination, having included rainforest hardwoods, European marble, and the patina of antique Spanish mission doors.

**The Meridian**  
**1136 Washington Avenue,**  
**St. Louis, MO 63101**  
**314-231-1001**  
[www.1136washingtonstl.com](http://www.1136washingtonstl.com)

Perched grandly on the corner of Tucker Boulevard and Washington Avenue is The Meridian, a mixed-use collection of condominiums and retail space that was once the headquarters of Hamilton-Brown Shoe Company, makers of Buster Brown shoes. With its unique white terra cotta facades and ornately arched floor-to-ceiling windows, only eleven units are still available. But a sister is expected of Meridian developers Civitas Development, and she will be called The Alexa ([www.thealexa.com](http://www.thealexa.com)).

Listed on the National Register of Historic Places in the Old Post Office Square District, the 17-story turn-of-the-century Chemical Building on Olive and Eighth Streets will begin occupancy in the spring of 2009. The Alexa's condominiums and penthouses are fully furnished in 1, 2, and

3 bedroom configurations with bay windows, hardwood floors, and luxury amenities.

**The Pyramid Companies**  
**906 Olive Street, Suite 600,**  
**St. Louis, MO 63101**  
**314-773-7333**  
[www.pyramidstl.com](http://www.pyramidstl.com)

The Pyramid Companies were founded in 1992 to realize owner John Steffan's vision to rebuild urban areas with high-quality historic renovations and the building of exceptionally crafted new homes.

Previous successes include the Paul Brown Lofts and the Metropolitan Lofts along North Grand, and current projects include the construction of single-family built-to-



suit homes available in Keystone Place at Grand and Chippewa and in Covenant Place on Vandeventer. And pyramid is proud to announce plans of turning the St. Louis Centre into a luxury condo development and the One City Centre office building into a combined \$110 million mixed-use development called 600 Washington.

With multiple developments of condominiums, loft high-rises, and single-family homes available, Pyramid is a trusted source for any home buyer or retailer.

**The Syndicate**  
**1006 Olive Street, St. Louis, MO 63101**  
**314-241-6500**  
[www.syndicateliving.com](http://www.syndicateliving.com)

St. Louis-based LoftWorks and Minneapolis-based Sherman Associates of Syndicate Partners LLC closed in June, 2006, on the 17-story century-old Syndicate Trust Building in downtown St. Louis. LoftWorks'

goal, create an urban mixed-use space of 102 condos, 70 apartments and 20,000 square feet of ground-floor retail.

The Syndicate Lofts are a continuation of that ideal in the Old Post Office neighborhood. The condominium level homes offer Large Chicago-style windows capture the downtown view, Hartco® premium-grade, wooden flooring, walk-in closets in all bedrooms, and kitchens of sleek GE Profile Series®, stainless steel appliances and Corian® countertops. Convenient, designated indoor parking, a theatre, 24-hour fitness facility and an outdoor rooftop patio are shared between these units and the penthouses, some of which include three-level living with interior mezzanines, granite countertops with full-height backsplashes

complemented with Markus custom cabinetry and gas fireplaces.

**The Crescent in Clayton**  
**Mark Mehلمان Realty**  
**7755 Carondelet Avenue,**  
**Clayton, MO 63105**  
**314-862-4448**  
[www.thecrescentinclayton.com](http://www.thecrescentinclayton.com)

The Crescent in Clayton is a multi-use, nine-story building that will encompass the best of living, dining, and destination retail in the heart of Clayton's cosmopolitan "plaza" district.

It features 72 residential units ranging from 2,000 to 4,000-plus square feet, will complete the Carondelet Plaza, standing next to The Ritz-Carlton. Each unit curves around a 12-foot by 18-foot private terrace. The unique mid-rise size of the building offers an aesthetic transition from the Clayton high-rises into the surrounding single-family neighborhoods. But unlike surrounding high-rise and high-

occupancy developments, The Crescent welcomes buyers to customize the units, right down to the floor plans themselves. And the successful combination of scale, customization, and neighborhood has attracted residents from as far West as St. Alban and as far East as Central West Enders.

#### **Arbor Homes**

**3401 Technology Drive, Suite 260**

**Lake St. Louis, MO 63367**

**636-561-0541**

[www.arbor1homes.com](http://www.arbor1homes.com)

A trim carpenter by trade, Arbor Homes' president Greg Sommerhof's love affair with wood is evident in his homes. His graceful arched cased openings have become signature Arbor Homes' style and an incredible list of standard features encompasses every project he undertakes. But more than just custom carpentry, Arbor Homes prides itself on helping buyers chose the finest materials and having experienced craftsmen to install them; exquisite brick and stone masonry, spectacular granite countertops, and indirect lighting are a few examples.

Seven elegant estates await homeowners in Arbor Trace, situated on 25 lush acres with breathtaking views of magnificent rolling hills, secluded forests and precious wildlife only minutes from the Chesterfield Valley. The 60 heavily wooded home sites of Homestead Estates range from one to three plus acres, including three additional lots available for the equestrian lover with ten acres each.

#### **Mambo Development**

**338 S. Kirkwood Road, Suite 103**

**St. Louis, Missouri 63122**

**314-315-8002**

[www.mambodevelopment.com](http://www.mambodevelopment.com)

Specializing in unique properties across the St. Louis metro area, Mambo Development owns, sells, leases and develops a wide variety of memorable, 'niche' properties that possess long-term marketability and value.

Mambo Development's Owner/Developer Matt Burghoff draws from the experience and success of Mambo's sister company, Matt Burghoff Valuation & Consulting, to determine the best use and marketability for each Mambo property. Notable Mambo developments include the Kirkwood Road Retail Shops, Kirkwood Cinema Lofts, The Bee Hat Apartments on Washington Avenue and, coming soon, The Ford condominiums in

downtown St. Louis at 1405 Pine.

#### **Park East Tower**

**4906 Laclede Avenue, St Louis, MO 63108**

**314-367-6500**

[www.parkeasttower.com](http://www.parkeasttower.com)

The first new high-rise condominium project in St. Louis City in 30 years, Park East Tower, is a \$50 million mixed-use residential and retail space located at Euclid and Laclede in the city's eclectic Central West End.

This 26-story, luxury high-rise consists of 89 residences ranging in price from \$250,000 to \$1 million plus with approximately 8,000 square feet of street level retail space. Our residents are those who expect the spacious luxuries of walk-in closets, gourmet kitchens, private terraces, and libraries of wall-to-wall



carpet. Just steps beyond the elegant lobby is the safety and serenity of Forest Park. Entertaining is easy with a catering-quality guest kitchen and club room, the fitness center offers on-staff massage therapy, and the secured and covered parking garage is flanked by valet, dry cleaning and FedEx services.

#### **Park Pacific**

**210 North 13th Street,**

**St. Louis, MO 63103**

**314-241-5330**

[www.parkpacificstl.com](http://www.parkpacificstl.com)

Park Pacific is the name given to the two distinct living styles experienced in and around the historic former Missouri Pacific building. Unique in St. Louis due to its combination of terra cotta, art deco exteriors with chic contemporary interiors, the Parkside Tower offers 1-bedroom, 2-bedroom, and penthouse suites. And created to intertwine with Parkside Tower are the uber-stylish Cityside residences. Modern architecture and clean lines await, with

floor-to-ceiling windows and rooftop pool.

Both include exemplary modern design interiors with features such as designer lighting, flush solid-core doors, and chrome kitchen and bath fixtures. All residents are welcomed to the day spa, gourmet grocery, rooftop infinity pool and bar, house charge accounts and wine cellaring, and motorized scooters shared between the towers. And all of this is downtown, within walking distance of the Scottrade Center and the stadium.

#### **Fischer & Frichtel**

**12441 Grandview Lake Dr.**

**Sunset Hills, MO 63127**

**314-843-8935**

[www.GrandviewStyle.com](http://www.GrandviewStyle.com)

A legendary reputation for fine craftsmanship, trendsetting architectural styling, and exceptional customer service has kept Fischer & Frichtel at the forefront of the regional homebuilding industry since 1945. More than 18,000 homes reflect the firm's meticulous attention to detail and total commitment to providing the highest level of quality possible, regardless of price range.

Homebuyers currently choose from a tremendous array of award-winning single-family, multi-family, and custom Signature Home designs in preferred locations from Lake Saint Louis to Metro Illinois. Each product line is a careful blending of fresh ideas, traditional elements, and today's most exciting features and components.

Among the neighborhoods exemplifying the firm's 60-year tradition of excellence are Grandview, a scenic Luxury Home development in Sunset Hills, and Spring Mill, a fashionably gated, multi-product sanctuary in St. Charles.

#### **The Marquette**

**300 North Broadway,**

**St. Louis, MO 63102**

**314-241-5330**

[www.marquettedetails.com](http://www.marquettedetails.com)

Riverside views. Contemporary residence style. Luxury amenities. What more could urban professionals ask for in Downtown St. Louis than the historically renovated Marquette Building, east of Tucker Boulevard? Nothing when they know that The Marquette was conceived and designed by The Lawrence Group, the award-winning architecture and interior design firm.

But more than its location, The Marquette is defined by its details. From the external

Corinthian columns and Carrera marble lobby to the brushed chrome kitchen hardware, upscale contemporary elegance applies. The condominiums are non-loft style and include amenities such as attached secured parking, concierge services, and a private fifth-floor rooftop garden.

**Cornerstone Development**  
**7751 Carondelet Avenue, Suite 400**  
**St. Louis, MO 63105**  
**314.863.1888**

[www.cornerstone-stl.com](http://www.cornerstone-stl.com)

Perfectly situated just a half-block East of Hanley Road off Wydown Boulevard, Forest Court Commons, a boutique-style development, showcases significant architectural details which makes it blend harmoniously into the existing neighborhood, yet offers all the most modern and civilized amenities that the discriminating buyer demands. The Classic Tudor Revival style brick and stone design includes two heated underground garage spaces per unit, thermal windows and controlled access buildings.

Or, visit our new Gaslight Square Condominiums to live in what was once the hottest place in town in the 1960s, now one of St. Louis' most fashionable neighborhoods, located at the corner of Olive and N. Boyle Avenue. Four models are available, all sharing an elegantly landscaped garden, chic and modern interiors and amenities, reserved underground parking and the convenience of being in the vibrant heart of the Central West End.

**Amherst Corp.**  
**6611 Clayton Road, Suite 205**  
**St Louis, MO 63117**  
**314-862-9399**

Creative, visionary, extraordinary attention to detail; these aren't often terms used to describe a builder; but Chuck Schagrin, with his training as an architect, and his practical experience as a custom builder/construction manager, along with his team at Amherst Corporation, are well equipped to deliver just these qualities.

In fact, Schagrin and his team only meet a few new clients per year, preferring to stay small as a business model so as not to be rationed too thinly among projects. For those with architectural designs in hand, Amherst Corp. manages the construction and guarantees that what the architect has drawn is what is actually built. For a novice custom home buyer, Schagrin can help him/her choose an architect,

interior designer, and landscape architect, and then orchestrate the construction based upon the client's choices. And some come for renovations or additions after having heard from friends how easily Schagrin and his team alleviated the fears left from previous home building nightmares.

### **West End Lofts**

**4100 Forest Park Avenue,**

**St. Louis, MO 63108**

**314-531-4441**

[www.westendlofts.com](http://www.westendlofts.com)

Conveniently located in the heart of the Central West End, 120 units of The West End Lofts blend sensuous style with solid basics. The magnificence of 12- to 18-foot exposed concrete ceilings compliment the beauty of natural hardwood flooring, and stone countertops frame Euro-style cabinetry and stainless steel appliances. And all are within the historically renovated Ford Motor Car Assembly Plant providing true contemporary loft spaces with St. Louis style.

But it is more than its urban elegance and vintage past. It's the convenience of its proximity to the Central Corridor's nightlife and cafes; of the secured and covered parking; of the building's resident lounge, outdoor pool with covered cabanas, dog walking area and pet washing station; and of the proposed MetroLink station just one block away.

### **Sinn Design Build**

**9909 Clayton Road, Suite LL8,**

**Ladue, MO 63124**

**314-567-7649**

[www.sinn.designbuild.com](http://www.sinn.designbuild.com)

At Sinn, custom building always focuses on lifestyle first. "How do you want to live in your home", "Where are you going to watch TV in your pajamas" are questions often asked by designer Tricia Sinn, who takes a realistic approach to life, family and entertaining.

Whether the issue is managing shoes, bags, and hockey sticks at the front door, or showcasing a beloved piece of art or family heirloom, Sinn designs incorporate those needs and are reflective of the homeowner.

Because Sinn makes a seamless, in-house transition from design to build, the construction process is extremely efficient. Sinn designs, prices and builds the project – and really gets to know the homeowners and their wishes along the way – so there are never questions on budget or outcome as the process moves along.