

Available: One of Soulard's most unique properties.



Historic Stahl Stables & Home on Menard Street

A rare opportunity presents itself: the opportunity to purchase a spacious historic 19th century livery stable and an adjacent fully-rehabilitated residence. Whether you are looking for a completely unique live/work situation, have a business in need of a distinctive address or are seeking an unparalleled adaptive reuse project, *the buildings at 2412-16 Menard Street are available now!*

The House, 2412 Menard Street

Built: 1855-1877

Square Ft.: 1600 plus full basement

Ceiling Ht: 1st floor 10' 2nd floor 9'6"

Details: Fully rehabilitated. New 200 amp electrical, plumbing and HVAC systems. Central air conditioning. Central vacuum system. Living room, dining room and custom kitchen with wooden cabinets. Three working fireplaces. Two bedrooms with spacious closets. Furniture quality woodwork and French doors throughout. Full bath and two half baths. Partially finished basement with laundry room.

The Stables, 2414-16 Menard Street

Built: 1866 & 1891

Square Feet: 11096 (8352 front) (2744 rear)

Ceiling Ht: Front bldg. 1st floor: 12'10" 2nd floor: 13'1"-9'9"

Rear bldg. 1st floor: 10' 2", 2nd floor: 10' 4"-9'1"

Stahl's Stables Building at 2414-16 was built as a two story stable and carriage factory. The building retains its original carriage elevator. Cast iron spiral staircase. New 200 amp electric.

The rear stable building at 2416 was originally built with nine horse stalls. Has first floor half bath. Cast iron spiral staircase. The second floor hay loft retains the original stableman's quarters, with preliminary work completed for 1500 sq. ft. loft apartment.

These buildings are offered at \$650,000. Will consider separation. Shown by appointment only. **Contact: 314-963-3477 or lg@buildingmuseum.org.**



The kitchen has custom wooden cabinets with antique hardware.



A view of the first floor of the front stable building.

Historic Information about the Stahl Stables and House



Rear of the main stable building features large steel windows.



The rear stable building viewed from the alley.

The history of the Stahl stable and the adjacent house start with one of the city's founding fathers. On October 7, 1837, the City of St. Louis deeded a large tract of land, including the Menard property, originally part of the Devalsy family claim, to John (or Jean) P. Cabanne (10-7-1837). Cabanne, along with August Chouteau, is considered one of the founding fathers and early leading citizens of St. Louis. Several years later, in late 1845, Cabanne deeded a portion of this tract, which included the Menard property, to his daughter, Julia. She divided the land into sellable tracts. In April 1849, Julia Cabanne sold Lots 2 and 3 to Francis Cabanne for \$3667.50 and Lot 4 to Louis Reiss for \$262.50. The high price for Lots 2 and 3 indicate that the site had a valuable improvement on it: the house at 2412 Menard Street, then a one-and-a-half story Greek Revival cottage. The millwork pattern in the house today matches the original Greek key pattern, which is also found in the Old Courthouse downtown. The house faced east, away from Menard Street.

While Lots 2 and 3 would remain in the Cabanne family for several years, Lot 4 passed hands several times. Reiss sold the lot to Adolph Fischer later that year, who in turn sold it in 1853 to two single sisters, Catherine and Elizabeth Heller for \$365. Apparently the property changed hands several times in the following years, until Herman Steinecke sold the lot with its two story stable (2416 rear) to Jacob Stahl, a French immigrant, on September 29, 1866, for \$2850.

In December 1872, Jacob Stahl purchased Lots 2 and 3 from the guardian of Francis Cabanne, for \$1500. A building permit issued in August 1877 corresponds to extensive remodeling of the house. Stahl reoriented the house to face Menard – although he left the staircase in its original position, where it remains today – and added a full second floor with mansard roof on the new front elevation.

Census records from that period list Jacob Stahl, along with his sons, George and Frederick, as teamsters, boarding horses and running wagons. They also record the differentiation of the lots as residential (Lot 4, 2412 Menard) and commercial (Lots 3 & 3, 2414-16 Menard). At the time, this area of Souard was a popular area for teamsters to both live and work. A building permit issued in March 1888 dates to construction of a one-story frame wagon shed. The two-story front section of the stable dates to a February 1891 building permit. The remains of the frame wagon shed could be found on the property as late as the 1970s, and the two-story brick stable is the same building found on the property today.

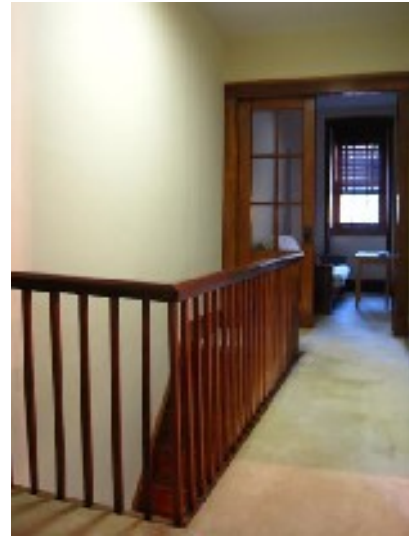
These three lots, as well as Lot 1, which Stahl purchased in 1877, remained in the Stahl family for the next several decades, although Jacob died in April 1880 at the age of 41. In his will, he bequeathed the property to his wife, Mary, fifteen years his senior. According to Jacob's will, at the event of her death, the property would then pass to their sons. The property remained in the Stahl family for over 30 years, until Josephine Stahl sold Lots 2, 3, and 4 to Lena Grohe in November 1912. In turn, she sold Lots 2 and 3 (the commercial buildings) on April 23, 1925, to Leopold and Olga Laciny, German immigrants. Later that year, she sold lot 4 (residential), to Leopold's brother Carl and his wife Helene. The Lacinys who were Coppersmiths, Tinsmiths and Brass Finishers set up shops and remained for well over 40 years. A more detailed history of their business, along with historic photos of the Menard property, can be found on their website, www.lacinybros.com.

Unfortunately, like many properties in the area during the late 1960s and 1970s, both the residential and commercial properties sat vacant for several years after the Lacinys relocated their business. The current owner, Larry Giles, purchased all three lots from the Laciny family in 1973 for \$1.00. He has spent the past three decades renovating and restoring the historic property. Until 2008, the stable was the headquarters and warehouse for the St. Louis Architectural Art Company, Giles' architectural recovery business.

Additional Photographs



The staircase in the house retains its historic balustrade.



Second floor hallway at the top of the stairs.



View into the first floor front room showing the home's fine millwork.



Among numerous unique features, the kitchen floor features original encaustic tile from the Gothic Corridor of Union Station.



Dining room on the first floor; with antique mantle.



The two bedrooms feature closets with built-in wood cabinets.



The rear courtyard has brick paving and a stone-capped wall.

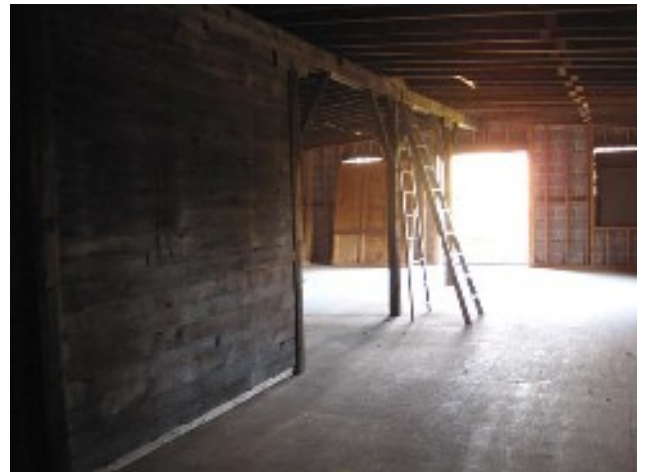
Rear view of property showing masonry columns. These columns are not included in the property sale but may be available for purchase by the new owner.



Cast iron spiral stair in front stable building.



Side court with gated passageway.



View of second story loft in rear stable building.



View from second story balcony entrance at rear of front stable building.