



Kirkwood Landmarks Commission

Application for Certificate of Appropriateness

Please submit the application with supporting documentation by the first Wednesday of the month to the Building Department. Failure to supply sufficient information may result in the application being denied or postponed. It is recommended that you or your representative be present at the Landmarks Commission meeting on the second Wednesday of the month at 6:30 p.m. in City Hall.

1. Property Address 229 S. Van Buren

2. Property Status
- Local Landmark Designation
 - National Register of Historic Places
 - Within a Historic District

3. Name of Applicant Roeser Home Remodeling

Mailing Address 301 Sante Avenue

City/State St. Louis, MO Zip Code 63122

Office Phone (314) 822-0839 Cell Phone (314) 229-8750

Home Phone () E-Mail joe@roeserconstruction.com

4. Relationship of Applicant to Property _____

- Owner
- Contractor
- Architect
- Lawyer
- Other – Please specify _____

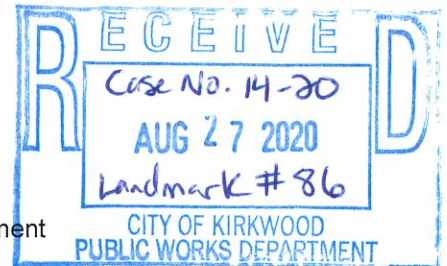
5. Existing Building Use Home Porch

6. Proposed Building Use Home Porch

7. Proposed Change to Primary Structure Accessory Structure Landscape Element

8. Nature of Proposed Change

- Demolition
- Addition
- Alteration to Exterior
- New Construction
- Other – Please Specify _____
- Window Configuration
- Sign Erection or Placement
- Fence
- Landscape or Hardscape Element



9. Description of Proposed Improvements Porch needs to be replaced so removing old/rotted material and replace with new material/Clear Fir and Azek on steps. Also replacing concrete sidewalk.

We will paint the Fir per owner's selection. Style is not changing.

10. **Accompanying Documentation (8 copies each)**

- | | |
|--|--|
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Structural Report for Demolitions |
| <input checked="" type="checkbox"/> Elevations | <input type="checkbox"/> Landscape Plan |
| <input checked="" type="checkbox"/> Floor/Building Plans | <input checked="" type="checkbox"/> Photos |
| <input type="checkbox"/> Other – Please Specify _____ | |

11. **Existing Materials/Construction**

- Wood Frame Brick Stone Block
 Stucco Other _____

12. **Proposed Materials/Construction**


- Wood Frame Brick Stone Block
 Stucco Other Wood frame with composite Azek decking, tongue and groove

13. **If materials differ from existing, explain reasons** _____

14. **Material samples should be available for review at Commission meeting (preferable) or on site.**

Site Location of Materials 301 Sante Avenue

I understand the work will not begin until the Landmarks Commission completes its review of this application.

Signature  Date 8/27/20
Please print name Joe Roeser


COMMISSION ACTION Approved Approved with Conditions Disapproved

Signature _____ Date _____

Conditions _____

Comments/Recommendations _____

Historic Inventory**No. 86**

1. No. 86		4. Present Name(s) Richter, Theodore and Lena House 229 S. Van Buren	
2. County St. Louis		5. Other Name(s)	
3. Location of Negatives			
6. Specific Location		16. Thematic Category	28. No. of Stories : 1 1/2
			29. Basement: Yes (<input checked="" type="checkbox"/>) No (<input type="checkbox"/>)
7. City or Town If Rural, Township & Vicinity Kirkwood Missouri		17. Date(s) or Period 1890	30. Foundation Material: Concrete
		18. Style or Design Other/Folk Victorian	31. Wall Construction: Weatherboard Wood/Shingle
		19. Architect or Engineer	32. Roof Type: Asphalt
		20. Contractor or Builder	33. No. of Bays: Front: 7/9 Side: 4
		21. Original Use, if apparent School	34. Wall Treatment:
		22. Present Use Lumber Co.	35. Plan Shape: Irregular
		23. Ownership: Public (<input type="checkbox"/>) Private (<input checked="" type="checkbox"/>)	36. Changes: Additions (<input type="checkbox"/>) Altered (<input checked="" type="checkbox"/>) Moved (<input type="checkbox"/>) (Explain in #42)
		24. Owner's Name & Address	37. Condition: Interior: Exterior: Fair
		9. Coordinates UTM Latitude Longitude	25. Open to Public? Yes (<input checked="" type="checkbox"/>) No (<input type="checkbox"/>)
10. Site (<input type="checkbox"/>) Building (<input checked="" type="checkbox"/>)	Structure (<input type="checkbox"/>) Object (<input type="checkbox"/>)	39. Endangered: Yes (<input checked="" type="checkbox"/>) No (<input type="checkbox"/>) By What? Only part in use	
11. On National Register? Yes (<input type="checkbox"/>) No (<input checked="" type="checkbox"/>)	12. Is it Eligible? Yes (<input type="checkbox"/>) No (<input type="checkbox"/>)	26. Local Contact Person or Organization	
13. Part of Estab. Yes (<input type="checkbox"/>) Hist. District? No (<input checked="" type="checkbox"/>)	14. District Potential Yes (<input type="checkbox"/>) No. (<input type="checkbox"/>)	27. Other Surveys in Which Included	
15. Name of Established District		40. Visible from Public Road? Yes (<input checked="" type="checkbox"/>) No (<input type="checkbox"/>)	
42. Further Description of Important Features: See page 2		41. Distance From and Frontage on Road: 180'	
43. History and Significance: See page 2		8. Site Plan with North Arrow:	
44. Description of Environment and Outbuildings: See page 2		46. Prepared by: Linda S. Stockmann	
45. Sources of Information: June Wilkinson Dahl, <u>A History of Kirkwood</u> , Missouri: 1851-1965 (Kirkwood, Missouri The Kirkwood Historical Society, 1965), pp.311-313. Dahl, p. 331.		47. Organization: Kirkwood Landmark Commission	
		48. Date: 3/90	
		49. Revision:	

Summary: The Richter house is located at 229 South Van Buren in Kirkwood, St. Louis County, Missouri. Constructed ca. 1890, it is an intact example of Property Type D. Nineteenth Century Vernacular, Subtype: Folk Victorian. It meets the registration requirements for that property type set forth in the MPS Cover document "Historic Resources of Kirkwood, Missouri." This side gabled frame dwelling exhibits several characteristics common to that property type. As is typical for the Folk Victorian Subtype, it is a relatively small house, with a simple form and a limited amount of Victorian style ornamentation. The one and one-half story house has a symmetrical three bay façade with a central cross gable and a small central front porch. The porch has a shed roof and a small cross gable. Unlike most Folk Victorian houses, which have most of their stylistic embellishment on the front porch, the most notable ornamentation on this house is located on the walls. The house features ornamental wooden shingles on the upper parts of the main walls, as well as in the gable end. Unusual (for Kirkwood) in its retention of decorative features. It thus retains a high degree of integrity in the areas of materials, design, workmanship, feeling, and association. The house is located near the front of a long, narrow lot at the northwest corner of West Monroe and South Van Buren Streets, and retains its integrity of location and setting.

Elaboration: The Theodore Richter House is a one-and-a-half story frame house, which retains some ornamentation from its period of construction. The side-gabled house has a shallow overhang, boxed cornices, and gable end returns. The façade is three bays wide, and symmetrical. The central bay has a low cross gable with a single double-hung window, which, together with the continuous band or cornice line trim under the roof, forms a pediment. The central front porch has a shed roof and a smaller pedimented gable accent. The porch supports and balusters are simple square wood. The porch is flanked by single one-over one windows. The window sash themselves are modern, but are very close in profile and configuration to the originals. Almost all of the windows on the house have original wide flat wood trim, with flat entablatures and narrow sills.

Above the window lintels, a continuous band of molding separates differing wall cladding. Below, the house is sheathed in narrow wood weatherboards which appear to be original. Above the molding line, and in the gable ends as well, the house features decorative wood shingles, which are alternating wide bands of fishscale and straight shingles. The front gable ends have only fishscale shingles, while the larger side gables contain alternating rows that match those used on the walls. (See photos 1 and 2)

The shingle band covers all of the front part of the house, as well as an early or original gabled rear ell, which is on the north side of the back. The gable end of the rear wall contains only flat shingles. A modern two-story addition south of the original rear ell is sheathed with weatherboards, which match those used elsewhere on the house. (That addition actually consists of an early one-story addition, which was extended upward within the last decade.) The addition has a shed roof, which extends out from the main ridge; it is not visible from the front of the house and does not detract from the historic appearance.

The detailing of the interior spaces, echo those of the exterior; generally simple, with Victorian touches. The staircase has a heavy Victorian style newel post, with delicate turned balusters. Baseboards and other trim are fairly modest, with some ornamental molding.

The house faces east onto South Van Buren, near the northwest corner of West Monroe and South Van Buren streets. A concrete walkway leads directly from the sidewalk to the front door. The house is set close to the front of the long narrow lot. Mature deciduous shade trees line the street in the front yard, and trimmed yew hedges cover the front foundation. A six-foot wood privacy fence encloses the rear yard, which features terraced planting areas behind the house.

Summary: The Richter House is significant under Criterion C in the area of ARCHITECTURE. It is representative of the Folk Victorian Subtype of the Nineteenth Century Vernacular Houses property type. The combination of a modest vernacular form with limited Victorian era architectural detailing is typical of the Folk Victorian Subtype. The house meets the registration requirements for that property type set forth in the MPS Cover document "Historic Resources of Kirkwood, Missouri," and falls under the context "The Town of Kirkwood: Late Nineteenth Century Suburban Growth—1865-1898." Constructed ca. 1890 is it notable as a rare example of the Folk Victorian subtype. Few intact examples of this simple house type have survived in Kirkwood. The Richter House is a rare surviving example, retaining not only its characteristic modest form, but stylistic detailing as well. It was built Ca. 1890 by or for Theodore Richter, who was a carpenter at the time, and who operated a nursery and florist business on this property from 1896 to around 1899. The period of significance corresponds to the construction date of ca. 1890. The house is in very good condition, and it exhibits integrity of location, design, workmanship, and feeling, setting and association.

Elaboration: The cottage share many characteristics with Kirkwood's earliest surviving vernacular residences. The simple vernacular house, which utilized readily available building materials and a modest form, is typical of the houses erected by Kirkwood's working class residents during the nineteenth century. The use of Victorian ornamentation on that vernacular form categorizes this house as an example of the Folk Victorian subtype. The house was built at a time when the Queen Anne style was quite popular, a fact reflected by its ornamental shinglework. The use of elaborated wall surfaces is a character-defining feature of the Queen Anne style.

Theodore and Lean Richter purchased this property from Columbus Strohm on February 2, 1890.¹ The Richter's probably began building this house shortly thereafter, and it seems likely that Theodore did much of the work himself; the St. Louis County Directory of 1893 shows that he was living in Kirkwood by then and lists his occupation as carpenter. It also noted that he owned personal and real property.

The 1896 Directory of St. Louis County shows that he had changed occupations by that time. It notes that he was residing on Van Buren Avenue in Kirkwood, with occupation of horticulture. Another source shows that he had been in the horticulture business for a few years by then. June Dahl notes in her history of Kirkwood that in "1893, a young man named Theodore Richter established a business on the northwest corner of Van Buren and Monroe Avenues, where he raised a large variety of roses and potted plants, although he specialized incarnations and violets."²

Richter's line of work represented one of the few commercial occupations available in the community at the time. Although it was the intent of Kirkwood's founders to exclude all business enterprises in the community (except those services needed for the comfort and convenience of its residents, see MPS "Historic Resources of Kirkwood, St. Louis county, Missouri"), the horticulture industry soon became the prime exception. Professional florists and nurserymen discovered that Kirkwood was an ideal location for their greenhouses. As Dahl put it, "Not only was the air free from industrial pollutants, which damaged growing plants, but the frequency with which the trains made the short run from St. Louis meant that fresh flowers and potted plants could be delivered from the greenhouse to the city without excessive damage from heat in the summer or cold in the winter.

The Richter's sold the property to Charles Klingsick of Washington County, Missouri on May 15, 1899. The 1909 atlas map of the city shows that Klingsick still owned it as that time. The house today looks much as it did when it was headquarters for the Richter nursery operation, and it is in very good condition. It is a rare intact example of the Folk Victorian subtype of the Nineteenth Century Vernacular Residences property type. It is also significant for its association with an early commercial activity in this largely residential community.

Verbal Boundary Description

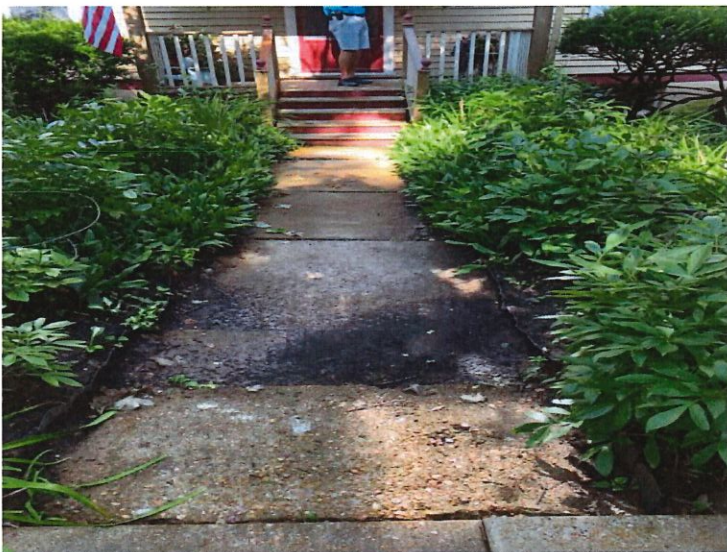
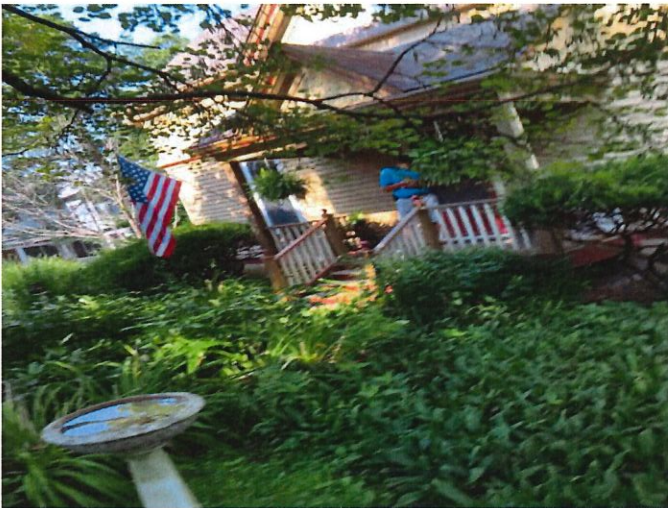
Lot in Block 29 of Town of Kirkwood, in St. Louis County, Missouri described as: having a frontage of 60 feet on the West line of Van Buren Ave. by a depth Westwardly along the North line of Monroe Ave. of 168 feet; the North line of said property being a parallel line to the North line of Monroe Ave and distance from same of 60 feet, EXCEPTING THEREFROM the North 3 feet thereof conveyed to Albertine Preus, et al by Deed recorded on October 7, 1955 as Daily # 308, know and numbered as 229 South Van Buren, having a total acreage of 0.220 acres.

Boundary Justification

The boundaries encompass all of the land currently associated with the house.

¹ St. Louis County Deed record, Book 49, p. 88

² Dahl, June Wilkinson, A History of Kirkwood, Missouri: 1861-1965 (Kirkwood, Mo.: The Kirkwood Historical Society, 1965) p. 93.



ST. LOUIS, MISSOURI

DESIGN AND CONSTRUCTION TO BE BASED ON THE FOLLOWING
 2015 INTERNATIONAL RESIDENTIAL CODE
 2015 NATIONAL ELECTRIC CODE

****INSTALL SMOKE DETECTORS HARDWIRED w/
 BATTERY BACKUP TO MEET CODE REQUIREMENTS**

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF ROESER HOME REMODELING, DEVELOPED FOR THE EXCLUSIVE USE OF ROESER HOME REMODELING. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF ROESER HOME REMODELING IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES FROM ROESER HOME REMODELING.

HOMEOWNER WILL TAKE NECESSARY PRECAUTIONS TO REMOVE OR RELOCATE ITEMS OF VALUE TO BE REUSED AND/OR SAVED, OR IN ANY DANGER OF BEING DAMAGED DUE TO CONSTRUCTION PROCESS.

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel



DESIGNED FOR
CHRIS & CARLA KURTH

DESIGNED BY
ROESER HOME REMODELING

229 S. VAN BUREN
ST. LOUIS, MO
63122

FINAL
DRAWINGS
JOB #:2047



SCALE SEE VIEW

8/26/2020

SHEET #
1

