

CITY OF WILDWOOD
HISTORIC PRESERVATION COMMISSION
RECOMMENDATION REPORT for HISTORIC REGISTRY
October 24, 2007
“Planning Tomorrow Today”

Petition No.: H.R. 3-07
Petitioner: William and Lita Zschoche
Request: Add the Jaeger Farm Log Cabin to the City’s Historic Registry
Location: Southwest corner of Ossenfort Road and Hardt Road – Adjacent to Jaeger Farms Drive (2525 Ossenfort Road)
Tract Size: 16.35 acres
Locator No.: 23Y430024
Public Hearing
Date: July 25, 2007
Report: Attachment A
Plot Plan: Attachment B
Background
Information, including
photographs: Attachment C
School District: Rockwood
Fire District: Metro West
Ward: One
Vote: August 22, 2007 - 4 to 0 for Approval of Registry Nomination

Recommendation Rationales:

The subject structure is known as the “Jaeger Log Cabin” and its name is reflective of the Jaeger family, who built the original structure and inhabited the land surrounding Ossenfort and Hardt Roads dating back to the second half of the 19th century. The original Jaeger Farm was approximately forty (40) acres of land that was acquired by Herman Jaeger in 1871. The prior owner of this land was C. Frederick Ossenfort, who held much of the property in this area, yet this homestead was developed by the Jaeger Family. Herman Jaeger died in 1917, leaving a widow, Rosina, five (5) sons, and three (3) daughters. Apparently, Herman Jaeger’s estate was never divided among his heirs and they retained ownership in common.

This particular log cabin, which is being considered for the City’s Historic Registry, was believed to have been constructed by one of the Jaeger sons in approximately 1890 on the (western) portion of the Jaeger Farm, near a creek. The original use of the building was as a dwelling from about 1890 to 1952. The inhabitants of this cabin grew tobacco as a cash crop and sold it to buyers in St. Louis. After the period between 1890 and the 1950s, this structure was used as a barn. The log cabin structure was relocated away from floodplain area in 1993 by the current owners onto the rear portion of the original homestead, after the Jaeger Farm had been subdivided. This cabin was completely restored in 1997 by the current owners, the Zschoches, and is located on a 16.35 acre tract of land that was part of the original Jaeger Homestead. The original structure was restored with the help of Tim Kilby, who owns ‘Country Gentleman Historic Restorations and Woodwright Shop’ in Defiance, Missouri. The structural components of the cabin were restored with local Missouri Oak. This cabin is indicative of the typical log cabin type structures that were prominent in the Wildwood community throughout much of the 19th century.

The 16.35 tract of land, where the cabin is now situated, is currently being used for residential purposes. The property has two (2) residential type buildings located upon it, one (1) of which is the single-family dwelling the petitioners constructed in 1991 and the other a detached garage, with loft area above it. Along with these two (2) dwellings, the property includes one (1) barn to the rear of the lot that was also built in the early 1990s. Except for the level area where the single-family dwelling and accessory structures are located, the property is heavily wooded and slopes towards Ossenfort Road. Along Ossenfort Road, the petitioner has one (1) access point from a private, gated driveway.

The system of roadways that surrounds this property have been named after many of the original landowners, who settled this area of west St. Louis County. The Jaegers, who owned the subject property of this current request, the Hardts, and the Ossenforts all settled in this area in the middle of the 1850's and set into place an agrarian economy that in some regards continues today. The roadway system remains rural even to this day, and can be characterized as narrow, winding, and hilly, with no stormwater management or pedestrian facilities. These roadways principally serve a low-density residential pattern, highlighted by numerous large parcels of ground.

St. Louis County Department of Parks and Recreation surveyed the former larger tract of Jaeger Farm property (before the lot division) in 1988. According to a historical survey completed by Esley Hamilton of the St. Louis County Department of Parks and Recreation, these types of structures are significant from the perspective of its construction characteristics and their relative scarcity, with many being demolished as new residential construction occurs in the area. A copy of this survey is provided in Attachment C.

Current Request

The petitioners, William and Lita Zschoche, are requesting the Commission's favorable consideration of a request to place this log cabin structure on the City's Historic Registry. It is important to note, the petitioners are not seeking any type of land use or other incentive package from the City of Wildwood's Historic Preservation Commission that typically accompanies these types of requests. The purpose of their request is to make the City aware of this historic asset that has already been meticulously restored for preservation purposes and ensure it is protected and maintained from developers or any other possible threats in the future.

Thirteen (13) Criteria for Consideration of Property:

The City's Historic Preservation Ordinance establishes thirteen (13) items that are to be utilized in determining the appropriateness of a nomination under criteria created by the United States Department of Interior's National Park Service. Only one (1) of these thirteen (13) items must be met for favorable consideration of a requested nomination to the registry. In the case of the restored Jaeger Log Cabin, the Commission has determined that by Items # 1, 3, 6, 12, and 13 meet this required compliance.

1. *Its character, interest or value is part of the development, heritage, or cultural characteristics of the community, County, State or country;*
2. Its overall setting is part of a collection of buildings, structures or objects where the overall collection forms a unit;
3. *It has the potential to be returned to an accurate historic appearance regardless of alterations or insensitive treatment that can be demonstrated to be reversible;*
4. Its location is the site of a significant local, County, State or national event;
5. It is identified with a person or persons who significantly contributed to the development of the community, County, State or country;
6. *It embodies distinguishing characteristics of an architectural type valuable for the study of period, type, method of construction or use of indigenous materials;*
7. It is identified as the work of a master builder, designer, architect or landscape architect whose individual work has influenced the development of the community, State or country;
8. It embodies design, detailing, materials or craftsmanship that render it architecturally significant;
9. It embodies design that makes it structurally or architecturally innovative;
10. It has a unique location or singular physical characteristic that makes it an established or familiar visual feature of the neighborhood, community or City;
11. Its character is a particularly fine or unique example of a utilitarian structure including, but not limited to, farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance;
12. *It is suitable for preservation or restoration; and*
13. *It has potential to yield information important to history or prehistory.*

Rationales for Support for this Registry Nomination:

In considering this action, the Historic Preservation Commission agrees the property is appropriate for consideration to the City's Historic Registry for a number of reasons. These reasons include the following:

1. The requirements of the City's Historic Preservation Ordinance are met by this property;
2. The preservation of this structure will guarantee its retention and provide a mechanism for the City to create a partnership for its long-term protection;

3. The approval of this request for this structure's placement on the City's Historic Registry is further evidence of the growing support and importance these types of preservation activities hold in Wildwood; and
4. The inclusion of this property onto the registry benefits all parties.

Areas for Certificate of Appropriateness:

The Historic Preservation Commission is recommending a single level of review according to the relative importance of this historic asset within the community, if alterations, modifications, or changes were to be made to the building: Exterior only - primary elevations on all four (4) sides (East, North, West, and South - Figures 1 through 4).

Figure 1. - East Elevation



Figure 2. - North Elevation



Figure 3. - West Elevation

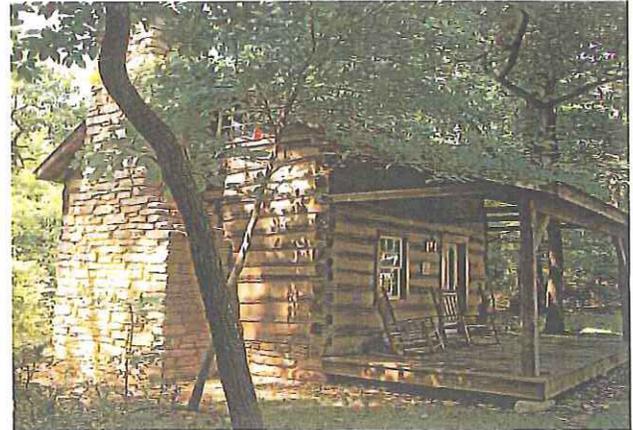


Figure 4. - East Elevation

With the cabin's placement on the City's Historic Registry, and limiting the Commission's review authority to exterior alterations, those activities requiring a Certificate of Appropriateness include:

1. Any construction, alteration or removal requiring a building permit from the City;
2. Any demolition, in whole or part, requiring a permit from the City;
3. Any construction, alteration, demolition or removal affecting a significant exterior architectural feature or appearance, as specified in the ordinance designating the historic property; and
4. Any construction, alteration or removal involving earth-disturbing activities that might affect archeological resources; and
5. Any addition or modification to the site or its improvements altering its function and/or character.

Specific Items Initiating Review:

- ✓ Roof Repairs or Replacements
- ✓ Painting of Exterior of the Building
- ✓ Repair or Replacement of Exterior Fascia Boards
- ✓ Installation or Removal of Windows
- ✓ Repair or Replacement of Doors
- ✓ Structural Modifications to Porch or Building
- ✓ Additions or Modifications of a Non-Structural Nature, such as replacement or repair of gutters, downspouts, trim boards, chimney, or other key architectural elements of the exterior
- ✓ Site Modifications governed by the NU Non-Urban Residence District, including, but not limited to, land disturbance, tree removal, and erection of fences or other barriers.

Design Criteria to be applied to Certificate of Appropriateness Review Process:

In considering an application for a Certificate of Appropriateness under the requirements noted above, the Historic Preservation Commission shall be guided in principal by the Secretary of the Interior's standards as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and exterior spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding non-authentic or architectural features of other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
9. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. (Ordinance No. 547 §1, 8-9-99)

Standards for Review Process:

Design guidelines for applying the criteria for review of Certificate of Appropriateness shall, at minimum, consider the following architectural criteria:

1. *Height.* The height of any proposed alteration or construction should be compatible with the style and character of the historic property.
2. *Proportions of windows and doors.* The proportions and relationships between doors and windows should be compatible with the architectural style and character of the historic property.
3. *Relationship of building masses and spaces.* The setback and relationship of the historic property to the open space between it and adjoining structures should be compatible.
4. *Roof shape.* The design of the roof should be compatible with the architectural style and character of the historic property.
5. *Landscaping.* Landscaping should be compatible with the architectural character and appeal of the historic properties.
6. *Scale.* The scale of the structure after alteration, construction, or partial demolition should be compatible with its architectural style and character and with surrounding historic properties.

7. *Directional expression.* Facades of historic properties should blend with other structures with regard to directional expression. Historic properties should be compatible with the dominant horizontal or vertical expression of surrounding structures. The directional expression of a historic property after alteration, construction or partial demolition should be compatible with its original architectural style and character.
8. *Architectural details.* Architectural details including materials, colors and textures should be treated so as to make a historic property compatible with its original architectural style and character and to preserve and enhance the architectural style or character of a historic property.
9. *Signage.* The character of signs should be in keeping with the historic architectural character of a historic property. Character of a sign includes the number, size, area, location, type, (e.g., off-site advertising signs and on-site business signs), letter size or style, and intensity and type of illumination.
10. *Minimum maintenance.* Significant exterior architectural features should be kept in a condition of good repair and maintenance. All structural and mechanical systems should be maintained in a condition and state of repair that will prevent decay, deterioration or damage to significant architectural features or otherwise adversely affect the historic property. (Ordinance No. 547 §1, 8-9-99)

Summary and Recommendation:

The Historic Preservation Commission has determined the subject structure complies with the minimum level of items from the enabling legislation to be considered for acceptance onto the City's Historic Registry and, with its addition, will allow for its preservation well into the future. The items triggering the Certificate of Appropriateness review by the Historic Preservation Commission are reasonable and allow for the protection of the building and property's character, while not encumbering the owner with a lengthy review process for simple changes or preventative maintenance. The petitioners, as part of the presentation for this property's consideration for historic status, have noted they are not seeking any incentives in placing this structure on the City's Registry. In conclusion, the Commission appreciates and supports the restoration project that has taken place relating to this cabin and believes it is a wonderful asset to the Wildwood community in terms of an illustrative example of its history and the value of historic preservation as a way to enrich a property's character.

Respectfully submitted,
CITY OF WILDWOOD HISTORIC PRESERVATION COMMISSION

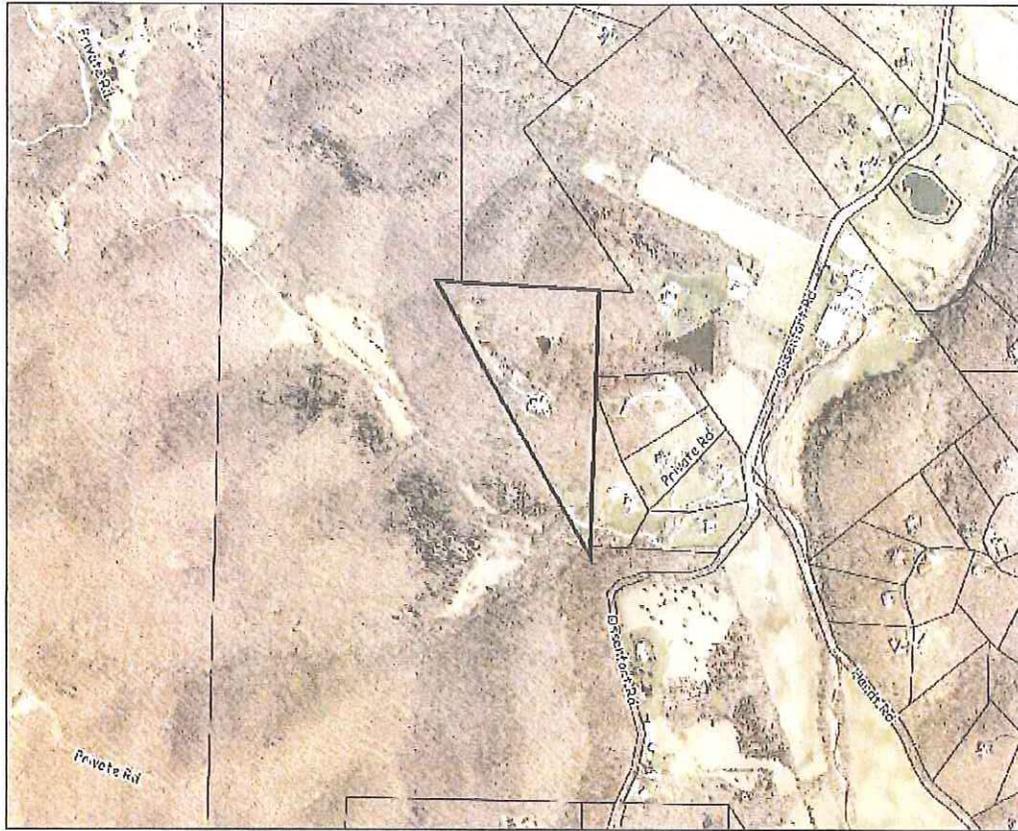
Lynne Martin, Chair

ATTEST:

Joe Vujnich, Director
Department of Planning

Cc: The Honorable Edward L. Marshall, Mayor
Daniel E. Dubruiel, City Administrator
Rob Golterman, City Attorney
William and Lita Zschoche, Property Owners
Liz, McKernan, Planner

Figure 5. –Generalized Site Map



1 No. County St. Louis Location of Negatives St. Louis County Parks		4 Present Name(s) <p style="text-align: center;">Jaeger Farm</p> 5 Other Name(s) <p style="text-align: center;">1160 or 1161 Ossenfort Road</p>													
6 Specific Location 21.54 acres in NW ¼ of NE ¼, Section 6, Township 44, Range 3		16 Thematic Category 17 Date(s) or Period constructed 1870's													
7 City or Town If Rural, Township & Vicinity Meramec Township		18 Style or Design vernacular													
8 Site Plan with North Arrow		19 Architect or Engineer 20 Contractor or Builder 21 Original Use, if apparent residence													
9 Coordinates UTM Lat _____ Long _____		22 Present Use residence													
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td colspan="2">Site: I Building <input checked="" type="checkbox"/></td> <td colspan="2">Structure I, Object I</td> </tr> <tr> <td>In National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> <td>12 Is II Eligible? Yes <input type="checkbox"/> No <input type="checkbox"/></td> <td>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> <td>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> </tr> <tr> <td>13 Part of Estab Hist Dist? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> <td>14 District Potent? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> <td></td> <td></td> </tr> </table>		Site: I Building <input checked="" type="checkbox"/>		Structure I, Object I		In National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	12 Is II Eligible? Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	13 Part of Estab Hist Dist? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	14 District Potent? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			23 Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>	
Site: I Building <input checked="" type="checkbox"/>		Structure I, Object I													
In National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	12 Is II Eligible? Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>												
13 Part of Estab Hist Dist? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	14 District Potent? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>														
15 Name of Established District		24 Owner's Name & Address, if known Herman Jaeger 3575 Bassett Road, Pacific, MO 63069													
25 Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		26 Local Contact Person or Organization													
27 Other Surveys in Which Included		28 No. of Stories 2 29 Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 30 Foundation Material stone 31 Wall Construction frame 32 Roof Type & Material gable 33 No. of Bays Front 4 Side 2 34 Wall Treatment clapboard 35 Plan Shape rectangle 36 Changes (Explain in #42) Addition: <input type="checkbox"/> Altered: <input type="checkbox"/> Moved: <input type="checkbox"/> 37 Condition Interior _____ Exterior fair 38 Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 39 Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 40 Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 41 Distance from and Frontage on Road													
42 Further Description of Important Features Although the county map does not show this, the house is at right angles to the road. Its curious window pattern, the second floor blank above the two west bays, suggests that the two halves of the front were built at different times and are, perhaps, log. There are two front doors opening onto a porch supported on corner blocks. The low shed porch roof has sheet roofing. It is supported by four turned posts. The railings have squared balusters. Windows are 2-over-2 downstairs, 6-pane casements upstairs.		Photo													
43 History and Significance Herman Jaeger acquired this small farm of 30 acres in 1871. Its prior owner C. Frederick Ossenfort had much other property nearby, so the farmstead was probably developed by Jaeger. He died in 1917, leaving a widow Rosina, 5 sons, and 3 daughters. Apparently Jaeger's estate was never divided among these heirs, but they retained ownership in common. They sold about an acre to Irene W. Johnson in 1926 and finally in 1958 sold the remaining farm to the present owners. This Herman Jaeger is the son of August		45. Prepared by E. Hamilton 47 Organization St. Louis County Parks													
44 Description of Environment and Outbuildings		46. Prepared by E. Hamilton 47 Organization St. Louis County Parks													

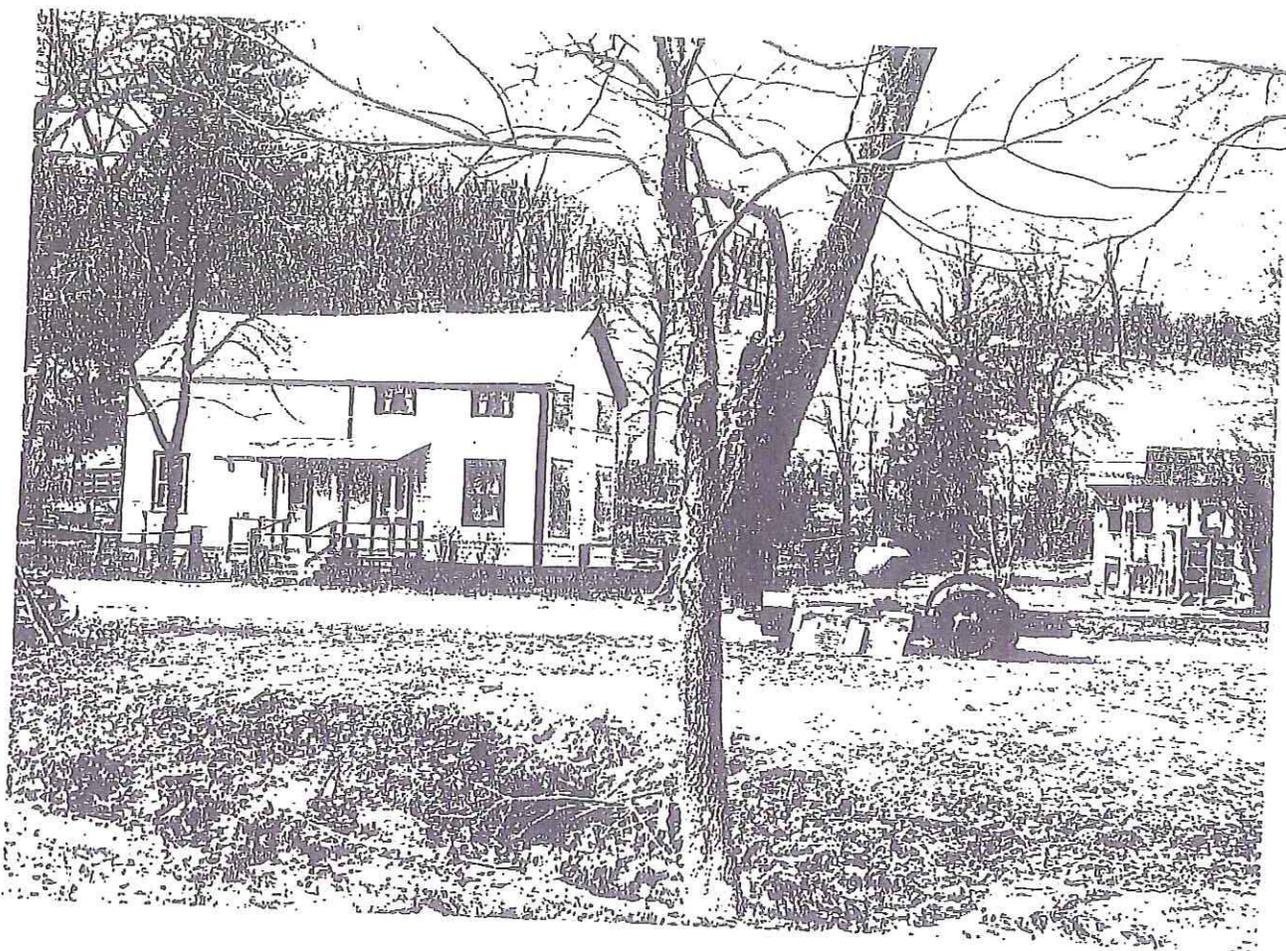
Sources of Information
 St. Louis County Recorder of Deeds, Book 987, p. 582; 4729, 154.
 St. Louis City Recorder of Deeds, Book 457, p. 17.
 St. Louis County Probate Court, case 4602.
 Norma Jaeger

St. Louis
 Jaeger Farm
 1160 or 1161 Ossenfort Road

Jaeger Farm
1160 or 1161 Ossenfort Road

43. continued

Jaeger, Herman's youngest son, and he is the nephew of another Herman Jaeger, whose wife was named Emelia.



3/2286G
1988

