

**CITY OF WILDWOOD  
HISTORIC PRESERVATION COMMISSION  
RECOMMENDATION REPORT for HISTORIC REGISTRY  
July 27, 2011  
“Planning Tomorrow Today”**

Petition No.: H.R. 1-11  
 Petitioner: Kathleen Freeman and Timothy Herter  
 Request: A request to add the “Ben Baumer House” to the City’s Historic Registry.  
 Location: Strecker Road, south of Clayton Road – 1537 Clayton Woods Court (formerly 246 or 321 Strecker Road)  
 Tract Size: 0.54 Acres  
 Locator No.: 22U510413  
 Public Hearing Date: April 27, 2011  
 1<sup>st</sup> Vote: June 22, 2011 – Approval by a vote of 6 to 0 (Martin, Barth, Clark, Long, Rhodes, and Rosener)  
 Action Date: July 27, 2011 – Approval by a vote of 4 to 0 (Barth, Clark, Rosener, and Yeaman)  
 Report: Attachment A  
 Plot Plan: Attachment B  
 Background Information: Attachment C  
 School District: Rockwood  
 Fire District: Metro West  
 Ward: Two

**ATTACHMENT A**

**Site History:**

Sometime between the late 1700’s and early 1800’s, the first pioneers began settling the region of far western St. Louis County due to encouragement by French, Spanish, and ultimately the United States government in the form of land grants. These pioneers settled along the oldest form of transportation, the waterways, and from these rivers they began to settle the upland areas, such as the subject site, which is generally located between the Meramec and Missouri Rivers. Within these upland areas, the early settlers had to learn to be self-sustaining because supplies were not easy to attain from larger towns, while protecting themselves from all manner of challenges and hardships. Additionally, this area was of great importance because it served as the gateway to the new frontier of the growing western expansion of population. Among these early settlers, although difficult at times, many found the western reaches of the St. Louis Region to be sustainable for pioneer life and farming.

According to Julius Pitzman’s New Atlas of St. Louis Missouri (1878), the subject property is located in Township 45, North Range 4 East, which today is known as the area along Strecker Road, south of Clayton Road. The survey map depicts ‘Thos. R. Pullis’ as the land owner of the subject property, which at the time comprised of eighty (80) acres along either side of the ridgeline of Strecker Road (see attached 1878 Atlas - Attachment C). It does not appear Mr. Pullis constructed a home on said property. Additionally, it appears Thomas R. Pullis, and his spouse, Harriet, were landowners of at least three (3) other properties in the Central Township Area of St. Louis County and Webster Groves, Missouri. A dwelling is shown on a twenty-one (21) acre tract of land on Manchester Road, in the Rock Hill Post Office vicinity. After Mr. Pullis death, his widow, Harriet, sold the eighty (80) acres to Benjamin Baumer in 1891 for 1,000.00. Thus, as indicated by subsequent survey maps (the 1909 the U.S. Indexed County Land Ownership Map - attached), Benjamin Baumer became the landowner of this eighty (80) acre tract of land and constructed a home on it.

The following information, regarding Benjamin Baumer and his family, was obtained from the United States Federal Census Records (attached). In the twelfth recorded census, the 1900 edition, Benjamin Baumer is listed as the head of a household located in Meramec Township. Benjamin Baumer was born in Missouri in June 1866, while both of his birth parents were born in Germany. His wife, Elizabeth (Lizzie) Baumer, was also born in Missouri in December 1866, with her parents both of German descent as well. Benjamin and Elizabeth (Lizzie) Baumer were married in 1891 at the age of twenty-six (26). This time period is also when they purchased the eighty (80) acres along Strecker Road from Thomas R. Pullis' widow and built the first portion of the dwelling that is part of this registry request and exists today. Following this union, a son, Irvin H., was born in August 1893 and a daughter, Emma C., was born in July 1895. Benjamin Baumer's occupation was a farmer and, like many other early settlers of this area, he labored on his land for several years.

The 1920 US Federal Census depicts Benjamin Baumer as continuing to farm this property located in the Meramec Valley Township, along with his son, Irvin, who is now listed as his 'farming partner'. Irvin is also noted as married by 1920 to his wife, Clara. It can be assumed that Irvin and Clara lived with Benjamin and Elizabeth (Lizzie) on the homestead sharing in the farming responsibilities. Additionally, the Baumer's daughter, Emma, is no longer listed as part of the household due to her marriage to Albert Jacob in 1918 in Ellisville, Missouri.

According to the 1930 US Federal Census, Benjamin Baumer and his wife Elizabeth (Lizzie) no longer lived on the farm on Strecker Road. It appears by the age of sixty-three (63) the Baumer's 'retired' to a home valued at \$3,500.00 that was located on Manchester Road. It is not clear if the Strecker Road homestead stayed in the family during this period, but it could be assumed that Benjamin Baumer passed the home onto his son, Irvin, and his wife, Clara. However, as the 20<sup>th</sup> Century progressed, the dwelling cycled through several owners, alternations, and additions. Additionally, the structure suffered some level of disrepair in the later part of the century, until the most recent owners restored and improved the dwelling's condition and appearance significantly.

Currently, located on an approximately one-half acre site, is the single family dwelling that, as mentioned, has been altered over the years due to its room additions and improvements. However, the original and oldest section of the dwelling dates back to approximately 1891, with a stone basement foundation and hand hewn beams throughout it. This section of the dwelling is located on the eastern portion of the site, while the additions are located to the west and northwest and appear to have been constructed in the 1970s. The original section of the house has a hipped roof, with gable facing the roadway, and a one (1) story gabled rear wing. The gabled end, and the band between the upper and lower windows, is shingles in several patterns, included rounded, diamond, chevron, and alternating. The architecture of the subject dwelling can best be described as Queen Anne style, which was a decorative type popular from the 1880s to 1910. Finally, twin porches are located to the rear of the original dwelling and overlook an in-ground swimming pool constructed in the 1980s.

The subject dwelling of this request is situated very close to Strecker Road and, since its initial construction, according to the 1909 St. Louis Census Map has not been moved. Strecker Road is also depicted on said map as originally bisecting the eighty (80) acre property into two (2) halves. At a point in the past, the street address of the subject property was 246 or 321 Strecker Road. However, when the adjacent subdivision, Clayton Woods, was developed by McBride and Son Associates, Inc. in 1989, the subject property became absorbed by this development and was designated Lot 5 within it. Therefore, the subject site's address was changed to 1537 Clayton Woods Court. Additionally, at least three (3) outbuildings associated with the subject dwelling were also removed to allow for this development and Strecker Road was widened, bringing it closer to the subject dwelling.

As the end of the 20<sup>th</sup> Century approached, this 19<sup>th</sup> Century farmhouse saw several changes to its surrounding landscape. These changes included the following aforementioned items: the development of an adjacent twenty-five (25) lot subdivision; the widening of Strecker Road and increased traffic; and the change of address from its long time identity on Strecker Road to Clayton Woods Court. Not only would the restoration of the site's address to Strecker Road instate its historical location, it would also cause less problems for the petitioners due to confusion in directing people to their home. In extreme cases, this confusion could cause difficulty for emergency personal locating the subject

property. Therefore, the Department of Planning contacted St. Louis County Department of Revenue to inquire if it is possible to restore the site's historic address. St. Louis County indicated the address could be restored to Strecker Road and the petitioner is considering this change.

St. Louis County Department of Parks and Recreation surveyed the former Benjamin Baumer tract of land, when it was comprised of 11.97 acres. As noted, the property was originally eighty (80) acres and underwent several lot divisions, before it became a one-half acre site in 1989, with the development of Clayton Woods Subdivision. 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 occurred in the area. A copy of this survey is provided in Attachment C.

### **Current Request:**

The petitioners, Kathleen Freeman and Timothy Herter, are requesting the Historic Preservation Commission's favorable consideration of their request to place this single-family dwelling (the Ben Baumer House) 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. 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) criteria that are to be utilized in determining the appropriateness of a nomination under standards created by the United States Department of Interior's National Park Service. Only one (1) of these thirteen (13) criteria must be met for favorable consideration of a requested nomination to the registry. In the case of the Ben Baumer House, the Commission has determined that Items # **1, 3, 6, 11, and 12** 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 request, the Historic Preservation Commission agrees the property is appropriate for consideration to the City's Historic Registry for a number of reasons. These reasons included 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 support and importance these types of preservation activities hold in Wildwood; and
4. The inclusion of this property onto the registry benefits all parties.

The Historic Preservation Commission is recommending a single level of on-going 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 5).

Figure 1. - Southern Elevation – Ben Baumer House



Figure 2. - Closer View Southeastern Elevation – Original Portion of Structure in foreground



Figure 3. - Western Elevation

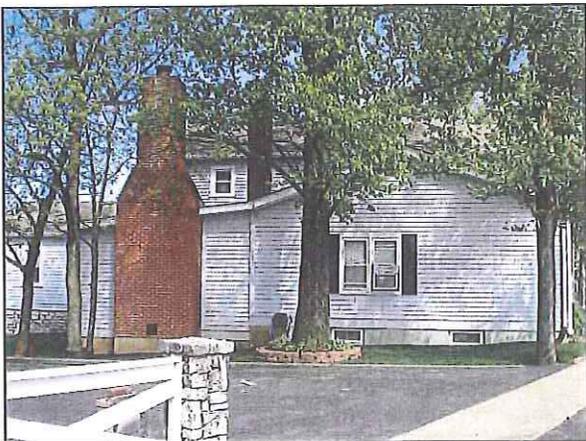


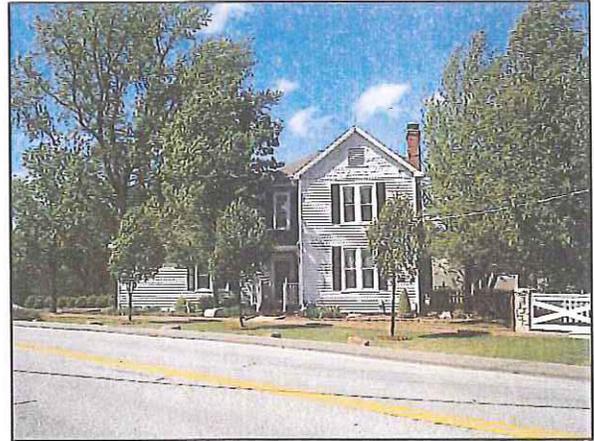
Figure 4. - Closer View Western Elevation



Figure 5.- Eastern Elevation



Figure 6. - View of Strecker Road in relation to dwelling



With the subject dwelling'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 Porches 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 building 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 asset on the City's Registry. In conclusion, the Commission appreciates and supports the restoration project that has taken place relating to this dwelling 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:

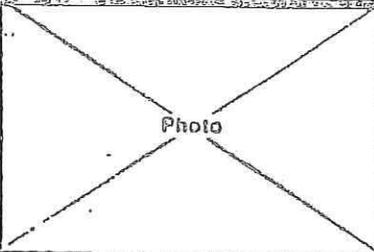
De Vujnich, Director  
Department of Planning

cc: The Honorable Timothy Woerther, Mayor  
The Honorable City Council of the City of Wildwood  
Daniel E. Dubruiel, City Administrator  
Rob Golterman, City Attorney  
Liz, Montalbano, Planner  
Kathleen Freeman and Timothy Herter, Property Owners

**Figure 7. –Generalized Site Map**



Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101  
**HISTORIC INVENTORY**

1. Accession Number 510033		4. Present Name(s) Ben Baumer House	
2. County St. Louis		5. Other Name(s) 246 or 321 Strecker	
3. Location of Negatives 32975-24			
6. Specific Location 11.97 acres in Section 31, Township 45, Range 4		16. Thematic Category	
7. City or Town II Rural, Township & Vicinity Meramec Township		17. Date(s) or Period constructed c. 1891	
8. Site Plan with North Arrow		18. Style or Design Queen Anne	
		19. Architect or Engineer	
		20. Contractor or Builder	
		21. Original Use, if apparent residence	
		22. Present Use residence	
		23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>	
		24. Owner's Name & Address, if known C. C. Estates, Inc. J. R. Green Properties 11142 Olive Blvd. 63141	
9. Coordinates UTM Lat _____ Long _____		25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Site <input type="checkbox"/> Building <input checked="" type="checkbox"/>		Structure <input type="checkbox"/> Object <input type="checkbox"/>	
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		12. Is Eligible? Yes <input type="checkbox"/> No <input type="checkbox"/>	
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		14. District Potential? Yes <input type="checkbox"/> No <input type="checkbox"/>	
15. Name of Established District		26. Local Contact Person or Organization Christopher J. Kirsten	
		27. Other Surveys in Which Included	
22. Further Description of Important Features The main house has basically a hipped roof with a gable to the street and a one-story gabled rear wing. The gable end and the band between the upper and lower windows are shingled in several patterns, including rounded, diamond, chevron and alternating. The porch in the angle of the house has a new brick floor but old turned posts, returns and spindle frieze.		28. No. of Stories 2	
		29. Basement? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
		30. Foundation Material stone	
		31. Wall Construction frame	
		32. Roof Type & Material hip, gable, metal	
		33. No. of Bays Front _____ Side irr. 4	
		34. Wall Treatment clapboard, shingle	
		35. Plan Shape irregular	
		36. Changes (Explain in #42) Addition <input checked="" type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/>	
		37. Condition Interior _____ Exterior good	
		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	
13. History and Significance Thomas R. Pullis bought 80 acres here before 1862. After his death, his widow Harriet moved to the city. She sold this ground to Ben Baumer in 1891 for \$1,000. He probably built this house soon after. He owned the property until after 1910.			
14. Description of Environment and Outbuildings House sits very close to the road, and owners have attempted to screen it with picket fence, shrubbery and trees. Like several other properties along Strecker Road, this house has two conflicting addresses in County records.			
Sources of Information St. Louis County Recorder of Deeds, Book 56, p. 275.		46. Prepared by E. Hamilton	
		47. Organization St. Louis County Parks	
		48. Date   49. Revision Date(s)	

St. Louis Ben Baumer House 246 Strecker



