

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 02001086

Date Listed: October 3, 2002

Property Name: Romanzo N. Bayley House

County: St. Louis

State: Missouri

Historic Resources of Kirkwood, Missouri
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

for Daniel J. Vician
Signature of the Keeper

October 3, 2002
Date of Action

Amended Items in Nomination:

Section 10: Geographical Data

The Boundary Justification is hereby amended to read as follows: "The boundary encompasses the parcel of land historically associated with the Bayley House and its associated carriage house."

The Missouri State Historic Preservation Office was notified of this amendment.

DISTRIBUTION:

- National Register property file**
- Nominating Authority (without nomination attachment)**

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

historic name Bayley, Romanzo N., House

other names/site number Gill, George and Ellen, House

2. Location

street & number 419 East Argonne [N/A] not for publication

city or town Kirkwood [N/A] vicinity

state Missouri code MO county St. Louis code 189 zip code 63122

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments)

 12 August 02

Signature of certifying official/Title Claire F. Blackwell/Deputy SHPO

Date

Missouri Department of Natural Resources

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria.
(See continuation sheet for additional comments)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register.
See continuation sheet .

determined eligible for the
National Register.
See continuation sheet .

determined not eligible for the
National Register.

removed from the National
Register.

other, (explain:)

Signature of the Keeper

Date of Action

**Bayley, Romanzo N., House
St. Louis County, Missouri
Historic Resources of Kirkwood, Missouri**

5. Classification

Ownership of Property	Category of Property	Number of Resources Within Property		
		Contributing	Non-contributing	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	2	0	buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district	0	0	sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	0	0	structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	0	objects
	<input type="checkbox"/> object	2	0	Total

Name of related multiple property listing.

Historic Resources of Kirkwood, Missouri

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Functions

DOMESTIC/ single dwelling
DOMESTIC/ secondary structure

Current Functions

DOMESTIC/ single dwelling
DOMESTIC/ secondary structure

7. Description

Architectural Classification

Italianate

Materials

foundation Stone
 walls Weatherboard
 roof Asphalt
 other Wood
Iron

Narrative Description See continuation sheet [x].

See continuation sheet []

**Bayley, Romanzo N., House
St. Louis County, Missouri
Historic Resources of Kirkwood, Missouri**

8. Statement of Significance

Applicable National Register Criteria

A Property is associated with events that have made a significant contribution to the broad patterns of our history.

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

Property is:

A owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

See continuation sheet [x].

9. Major Bibliographic References

Bibliography

See continuation sheet [x].

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey

recorded by Historic American Engineering Record

Areas of Significance

Architecture

Period of Significance

ca. 1858-ca. 1900

Significant Dates

ca. 1858

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository:

Kirkwood Community Development Office

Bayley, Romanzo N., House
St. Louis County, Missouri
Historic Resources of Kirkwood, Missouri
10. Geographical Data

Acreage of Property 1.215

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	726610	4273320			
C. Zone	Easting	Northing	D. Zone	Easting	Northing

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title See Continuation Sheet

organization _____ date _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FOP for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Mr. and Mrs. Jim Holsen

street & number 419 East Argonne Dr. telephone 314-822-0410

city or town Kirkwood state MO zip code 63122

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

Bayley, Romanzo N., House
St. Louis County, Missouri
Historic Resources of Kirkwood, Missouri

Summary The Romanzo N. Bayley House, at 419 East Argonne in Kirkwood, St. Louis County, Missouri, is a large two story frame house with arched windows, a bracketed cornice, and irregular massing. It is a highly intact example of Property Type B. Italianate Houses. It meets the registration requirements for that property type set forth in the MPS Cover document "Historic Resources of Kirkwood, Missouri." The large house provides an early example of the Italianate style as it was used for houses in Kirkwood. Typically Italianate features include a bracketed cornice, arched windows with heavy molding, and a front porch with paired square posts. The core of the house takes the form of a large gabled ell. The massing is made more irregular by the addition of a polygonal front window bay, an ornamental metal balustrade along the top edge of the one-story front porch, and a pair of two-story side ells, one of which is open at the ground floor. The house is like most other examples of the property type in Kirkwood, in that it is two stories tall, and of frame construction. The multi-light windows of the house, which are all early or original, have arched tops, and flanking shutters which echo the line of the window arches. A two-story addition on the back of the house has flat topped windows and similar building materials. Although not original, the addition does appear to be at least a century old, and has therefore been assigned a construction date of ca. 1900. The house faces south to Argonne, and is set well back from the road. It is nearly twice as far back from the road as the other houses on the block. The rear yard of the property, which is relatively small, contains a two story frame carriage house which is roughly as old as the house itself. The carriage house is the only other resource on the property; it is a contributing building. The period of significance for the property runs from the original construction date of ca. 1858, to ca. 1900, by which time the rear ell and carriage house were both in place. The Bayley House is notably intact, in excellent condition, and immediately recognizable to its period of significance.

Elaboration: The Bayley House is a detached 2- ½ story frame building. The front of the main house features five vertical bays across an L-shaped block. The leg of the L which projects on the west end features a polygonal bay window with a truncated hip roof on the first level, two windows on the second level and an arched window at the attic level under the gable. The recessed leg of the L is spanned by an open porch with a flat roof. The porch is supported by three pairs of square wooden posts with simple capitals and cornices. The porch roof also has an ornamental iron railing which has a filigree pattern. The house is unlike the majority of the Italianate residences in Kirkwood, in that it is covered by clapboard rather than beveled wood siding and wood corner quoins cut to resemble stone; the clapboards are all intact and in very good condition.

A double-leaf front door is on the recessed leg of the L, beneath the front porch. Each of the front doors has six lights and one solid panel, and the entire doorway is topped by a curved three-light transom. The arched windows feature double-hung wood sash with six-over-nine or six-over-six lights. The windows on the facade are accented by heavy molded surrounds which also have

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 2

**Bayley, Romanzo N., House
St. Louis County, Missouri
Historic Resources of Kirkwood, Missouri**

segmental arched tops. Many of the tall ground floor windows have wood panels under them which open to allow egress from the large living room to the front porch.

The west side of the house has a two story projecting ell with a sunroom/sleeping porch on the second level and an open porch on the first level. French doors open out onto this porch. Two levels of sunrooms project from the east side of the house. There is a small arched window in the gable of the main house above the sunrooms. The sunrooms may have been added after the house was built; they were definitely completed by the time the house was mapped by the Sanborn Company in 1926, and appear to be quite a bit older than that.

The interior spaces of the house are also highly intact. (See photos 6-8.) The ground floor contains a large parlor which occupies the entire east half of the ground floor. A formal dining room is located on the west side of the house, off of the central stair hall. Interior woodwork and other finishes throughout are intact and in very good condition; almost all door and window trim remains in place, as do early wood floors and plaster walls. The heavily molded interior window trim, which has lintel pieces which follow the curve of the window tops, is very similar to that used on the facade,.

There is a two story ell on the back of the house as well. This wing has a lower roof than that of the main house. The current owner claims that it was the old kitchen with servants quarters above it. Although not original to the house, it is clearly of 19th century origin. Reminiscent of the main house block, this wing features overhanging eaves with paired brackets, but its brackets are simpler than those on the main house. Also, the interior millwork there is simpler than that in the main house. The walls of this wing are clad in the same material as the rest of the house. An open porch along one side of the rear ell is supported by simple square wood posts; the porch appears to be the same age as the kitchen ell. A newer small bathroom addition sits above the back porch roof, at the second level.

The carriage house at the back of the lot is two stories tall, with a front facing gable roof. It is of frame construction, and is sheathed with the same type of narrow weatherboards used on the house. It has six-over-six wood windows, and a doorway on the wall facing the main house. The carriage entrance is on the east side of the building, in a projecting bay which has a shed roof and weatherboarded walls. The carriage house is currently undergoing a major rehabilitation.

The house sits on a large level lot which contains several large deciduous trees and other mature plantings. A wide brick sidewalk leads straight from the street to the front door, and a narrow driveway to the side of the lot provides access to a gravel parking area behind the house. The extra-deep setback of the house on the lot reflects its original status as the only house on more than 20 acres; for many years after it was built, it was also the only house north of the street on the entire block. The houses around it now were all built in the early 1900s; most of them appear on the 1926 Sanborn map.

The house is remarkably intact and in excellent condition. Nothing on the exterior of the house appears to have been changed in a century or more. The large original windows are unobstructed by storm windows of any kind, and all feature early or original wavy glass panes. The Bayley House is strongly evocative of its period of significance, and appears today much as it did when the Italianate style was the height of fashion for residential design in Kirkwood. ◊

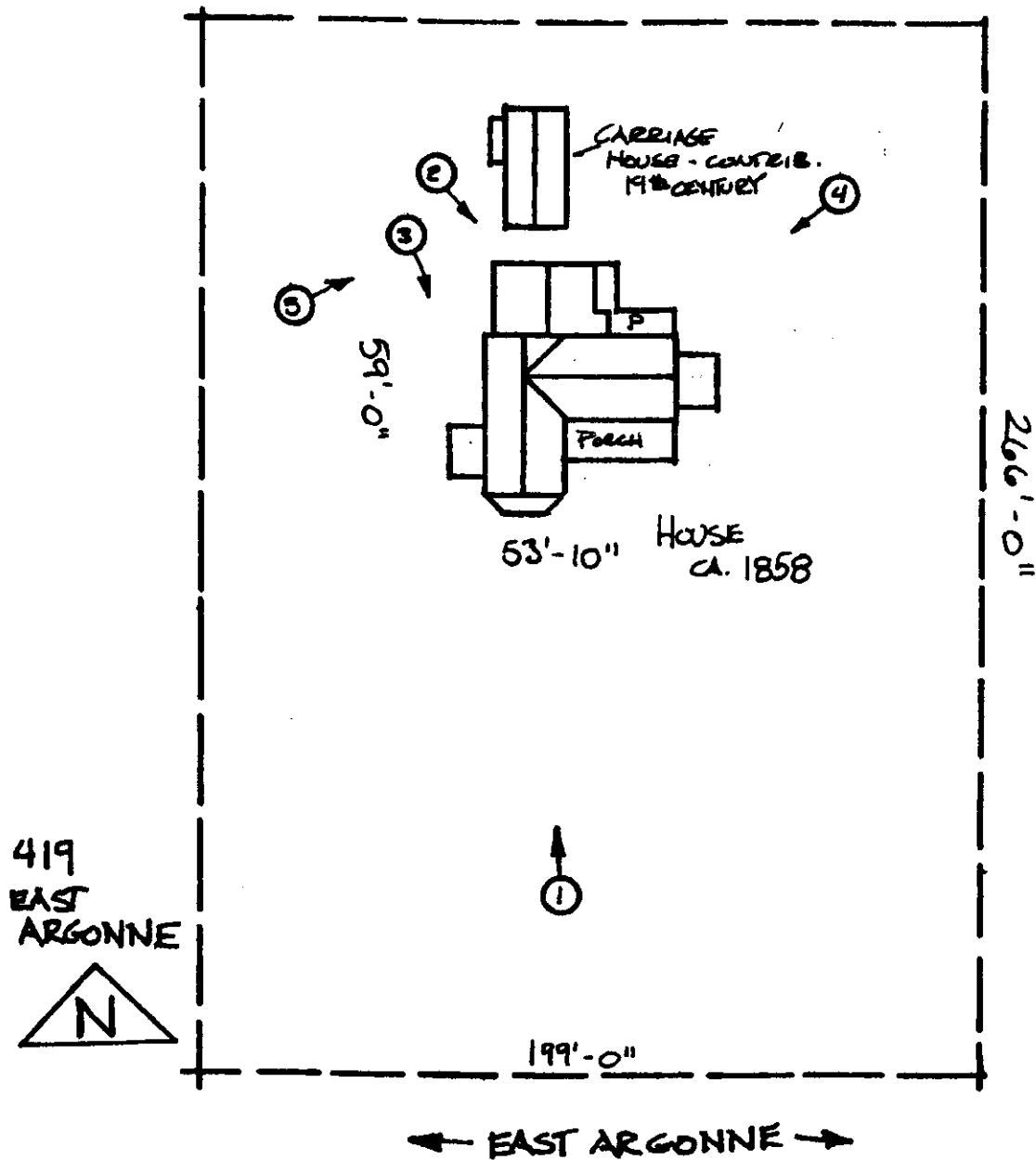
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 3

Bayley, Romanzo N., House
St. Louis County, Missouri
Historic Resources of Kirkwood, Missouri

Figure One. Site plan and photo key.



**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 4

**Bayley, Romanzo N., House
St. Louis County, Missouri
Historic Resources of Kirkwood, Missouri**

Summary: The Romanzo N. Bayley house, at 419 East Argonne, in Kirkwood, Missouri, is significant under Criterion C, in the area of ARCHITECTURE, as a large highly intact example of an Italianate residence. The irregular massing, bracketed cornices, arched windows, and general architectural detailing of the house are all typical of Property Type B.: Italianate Houses. 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 Creation of Kirkwood, a Planned Railroad Suburb--1851-1864." This is one of the earliest surviving examples of the Italianate style left in the historic core of Kirkwood. The use of Italianate styling for this ante-bellum house marks this as a somewhat innovative residence in terms of style. The house gains further significance from the high level of craftsmanship exhibited by its individual architectural components. It was built ca. 1858 by or for Romanzo N. Bayley, and a few years later became the home of Ellen and George Gill. The Gills owned the property for the next half century, and it is they with whom it is most strongly associated locally. Bayley was a local merchant; George and Ellen Gill were active in local community and business affairs throughout the late 1800s. The period of significance for the property runs from the original construction date of ca. 1858, to ca. 1900, by which time it had taken its current form. The house is in excellent condition, and exhibits a high degree of integrity of location, design, materials, workmanship, feeling and association.

Elaboration: The Bayley house is an early, representative example of the Italianate House property type.¹ Italianate elements on the Bayley House include an irregular plan, arched windows, and a low-pitched roof with wide eaves supported by scrolled brackets. The prominent front porch has paired square support posts and an upper balustrade which are also typically Italianate in scale and ornamentation. The porch, which is original or very early, represents an especially rare and notable resource, as porches are among the most common elements to see changes over the years. The arched tops and embellished surrounds of the tall windows, which on this house are especially well-crafted, are among the most immediately identifiable features of the property type. The house is also like the vast majority of the Italianate houses in Kirkwood, in that it is two stories tall and of frame construction.

Commercial merchant Romanzo Bayley purchased this property in 1858, and apparently began construction of the house immediately afterwards. A deed recorded in Book 202 page 369 at the Recorder of Deeds Office of St. Louis indicates that William G. Eliot and Abby Adams, his wife, conveyed ten acres of ground plus Block B of the subdivision known as East Kirkwood to Romanzo N.

¹ See MPS Cover document "Historic Resources of Kirkwood, Missouri, Section F, Associated Property Types," for more discussion of the Italianate House property type.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 5

Bayley, Romanzo N., House
St. Louis County, Missouri
Historic Resources of Kirkwood, Missouri

Bayley on August 3, 1858. Bayley must have started work on the new house just after that, as the 1860 Kennedy's St. Louis Directory lists Romanzo N. Bayley, of Pottle and Bayley, as residing in Kirkwood, presumably in this house. Also, there is a large difference between what Bayley paid for the property in 1858 and what he sold it for in 1864, which also indicates that he was responsible for building the house. The construction date for the property has thus been set at ca, 1858, one of the earliest such dates for an Italianate house in the historic core of Kirkwood.

The house is located just two blocks east of the boundary of the Kirkwood Association's original plat of 1853, in what was originally called East Kirkwood. East Kirkwood was developed very early in the history of the community, and was included in the town limits when Kirkwood was incorporated by the Missouri State Legislature in 1868. Many of the largest intact historic houses in the survey group are located in that early addition.

The lot upon which Romanzo Bayley built his modern new house was generously scaled; it stretched along the entire north side of the block, and extended northward to cover approximately twenty acres. Much of that land continued to be associated with the house through the rest of the century. Atlas maps from 1878 to 1909 show that a twenty-acre parcel was connected to the north edge of the house-lot throughout that period. The large lot and deep set back of this house reflect the desire of early residents to maintain a rural ambiance in the new suburb. Although the house now occupies a much smaller lot, the liberal set-back and Italianate styling of the house immediately identify it as one of the oldest houses on the street.

Bayley did not own the house long; in 1864 he sold the property to Ellen Pindell Gill, through trustee George P. Whitelow.² Ellen Gill and her husband, George H. Gill, lived in the house for the next several decades, and the property stayed in their family until 1918. Locally, it is still best known as the Gill House.

Mrs. Gill was a member of the Bodley family, who were quite prominent in local affairs during the mid to late 19th century. Her brother, Harry I. Bodley, was, in fact, the first elected president of the Kirkwood Association, and it was he who signed and filed the original plat of Kirkwood in 1853.³ The large parcel of land that Ellen Gill bought from Bayley adjoined an even larger tract owned by Harry Bodley. The 1878 Atlas map of Kirkwood shows that the Bodley family still owned 60 acres north of the Gill land at that time.

Mr. George Gill was a trustee of the City of Kirkwood from 1881 to 1888, and even lent the City of Kirkwood interest free money during times of need from 1873 to 1891. He was the president of the school board from 1872 to 1881, and also served on a committee formed to entice county officials to

² Book 286, page 438, at the Recorder of Deeds Office of St. Louis.

³ June Wilkinson Dahl, A History of Kirkwood, Missouri: 1851-1965, (Kirkwood, Missouri: The Kirkwood Historical Society, 1965), pp. 15-17.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 6

Bayley, Romanzo N., House
St. Louis County, Missouri
Historic Resources of Kirkwood, Missouri

make Kirkwood the seat of county government.⁴ Both Mr. and Mrs. Gill were also active in various religious and cultural groups in the community. The Gill name today graces a street in Kirkwood; the present Gill Avenue, which is three blocks north of Argonne, follows what was originally the northern boundary of the Gill estate. The Gills took great interest in the gardens found on that estate, and they were particularly known for the berries and grapes that they produced there.⁵

In 1918 the Gill family sold the property to Robert C. Forsyth, as recorded in Book 431 page 225 at the Recorder of Deed's Office in St. Louis County. Two years later, Betty W. Forsyth, Robert's widow, conveyed the property by deed recorded in Book 479 page 152 to Edward Beecher and Mae B. Beecher, his wife.

Edward Beecher was the mayor of Kirkwood from 1922 to around 1924, and in 1927 was appointed to the first board of directors for the Public Library of Kirkwood.⁶ He and his wife also maintained extensive gardens on the property. The Beecher family owned the property until 1964, when the current owners purchased it. It has always served as a single family home, and is today remarkably unchanged, and in excellent condition. The house continues to exhibit high level of integrity and craftsmanship, and is one of the oldest and most intact Italianate houses in the historic core of Kirkwood. △

⁴ Dahl, pp. 76, 84, 127, 423.

⁵ Mary B. Chomeau, "A Centennial Portfolio of Early Kirkwood Houses," Kirkwood Historical Review, Vol. IV, March, 1965, p. 8.

⁶ Dahl, pp. 349, 426

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 7

**Bayley, Romanzo N., House
St. Louis County, Missouri
Historic Resources of Kirkwood, Missouri**

BIBLIOGRAPHY

Dahl, June Wilkinson. A History of Kirkwood, Missouri: 1861-1965. Kirkwood, MO.: The Kirkwood Historical Society, 1965.

Edward's Annual Directory of St. Louis. 1865-1867.

Johnson, Berkeley E. Atlas of St. Louis County. Clayton, MO: C. B. Black, 1893.

Northwest Publishing Company. Plat Book of St. Louis County. Des Moines: IA, Northwest Publishing Company, 1909.

Pitzman, Julius. Atlas of St. Louis City and County, 1878. Philadelphia: A. B. Holcombe and Co., 1878.

Sanborn Fire Insurance Company, Map of Kirkwood, 1926.

St. Louis County Deed Records. Recorder of Deeds Office, Clayton, MO.

Stockman, Linda. Interview with Margot M. Best on March 5, 1990.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 10, photographs Page 8

**Bayley, Romanzo N., House
St. Louis County, Missouri
Historic Resources of Kirkwood, Missouri**

Verbal Boundary Description: A parcel of land in Lot "B" of East Kirkwood and in the Northeast quarter of Section 1 Township 44 North Range 5 East in the County of St. Louis, Missouri and described as: Beginning at a point in the North line of East Argonne distant 399 feet West from the West line of Woodlawn Avenue; thence North parallel with the West line of Woodlawn Avenue 266 feet to a point; thence East parallel with the South line of Jefferson Avenue 199 feet; thence south parallel with the West line of Woodlawn Avenue 266 feet to a point on the North line of East Argonne distant 200 feet West from the West line of Woodlawn Avenue; thence West along the North line of East Argonne 199 feet to the beginning, having a total acreage of 1.215 acres.

Boundary Justification: The boundaries include all of the land currently associated with the house and carriage house.

Photographs

The following information is the same for all photographs:

Bayley, Romanzo, House

419 East Argonne

Kirkwood, St. Louis County, MO

Taken by Linda Stockmann, 139 South Kirkwood Rd, Kirkwood, MO, 63122

date: 1990

Negatives on file with the City of Kirkwood Dept of Planing and Development, 139 South Kirkwood Road, Kirkwood, MO 63122, 314-822-5808.

List of Photographs

See photo key for indication of camera angles.

1. Facade, south elevation.
2. Northwest corner, rear ell.
3. West elevation.
4. Northeast corner(s).
5. Carriage House, southwest corner.
6. Parlor window, south wall.
7. Stair hall, looking south to front door.
8. Parlor fireplace, looking west.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 11 Page 9

**Bayley, Romanzo N., House
St. Louis County, Missouri
Historic Resources of Kirkwood, Missouri**

11. Form Prepared By

name/title Linda Stockman
organization Kirkwood Landmark Commission date 1990
street & number 139 South Kirkwood Road telephone (314) 822-5808
city or town Kirkwood state MO zip code 63122

name/title Deon K. Wolfenbarger
organization Three Gables Preservation date 1992
street & number 9550 N.E. Cookingham Drive telephone (816) 792-1275
city or town Kansas City state MO zip code 64157

name/title Debbie Sheals
organization Independent Contractor date May, 2002
street & number 406 West Broadway telephone (573) 874-3779
city or town Columbia state MO zip code 65203















