

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

## 1. Name of Property

historic name Richter, Theodore and Lena, House

other names/site number N/A

## 2. Location

street & number 229 South Van Buren [N/A] not for publication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 [ ] )

Sara Parker 11/22/02  
Signature of certifying official/Title 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: <input type="checkbox"/> entered in the National Register. See continuation sheet [ ]. <input type="checkbox"/> determined eligible for the National Register. See continuation sheet [ ]. <input type="checkbox"/> determined not eligible for the National Register. <input type="checkbox"/> removed from the National Register. <input type="checkbox"/> other, (explain:) _____ _____ _____	Signature of the Keeper  _____ _____ _____ _____ _____	Date of Action  _____ _____ _____ _____ _____
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**Richter, Theodore and Lena, 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)	1	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	1	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  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

DOMESTIC/ single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**

Other / Folk Victorian  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**

foundation Concrete  
walls \_\_\_\_\_  
          Wood  
roof Asphalt  
other Wood  
\_\_\_\_\_

**Narrative Description**    See continuation sheet [ x ].

See continuation sheet [ ]

**Richter, Theodore and Lena, House  
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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. 1890

**Significant Dates**

ca. 1890

**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 Planning and Development Department

**Richter, Theodore and Lena, House  
St. Louis County, Missouri  
Historic Resources of Kirkwood, Missouri**

**10. Geographical Data**

**Acreage of Property** 0.220

**UTM References**

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	725060	4273060			
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 Christopher and Carla Kurth

street & number 229 South Van Buren Ave. telephone (314) 965-8038

city or town Kirkwood state MO zip code 63122

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Richter, Theodore and Lena, House  
St. Louis County, Missouri  
Historic Resources of Kirkwood, Missouri

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**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 facade 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 ends. 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 facade 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 of 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 also original or very early. The shingle band, which flares slightly along its bottom edge, consists of 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, 3 and 5.)

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. (See photo 3.) 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 outward and upward within the last decade.) The

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addition has a shed roof which extends out from the main ridge; the new line of the shed roof is set back slightly from the original south gable end, which retains full integrity, including its character-defining ornamental shingle work.

The modern addition is not visible from the front of the property, and it has not seriously impacted the overall integrity of the house. The property continues to meet the registration requirements for the Folk Victorian subtype of the Nineteenth Century Vernacular Property type, as laid out in the MPS Cover document "Historic Resources of Kirkwood, Missouri." In reference to additions, those requirements state that "alterations to rear eaves and secondary elevations are acceptable, as long as the basic form and massing of the original building are not seriously impacted, and the scale of any new construction does not overpower the original portion of the building."<sup>1</sup> The modern addition is on the back of the house, and has obscured neither the original form and massing of the building, nor the ornamentation which defines the Folk Victorian subtype.

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 are found throughout the lot, including near the back wall of the house and close to the south elevation, 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. △

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<sup>1</sup> MPS Cover Document, "Historic Resources of Kirkwood, Missouri," Section F, p. 15.

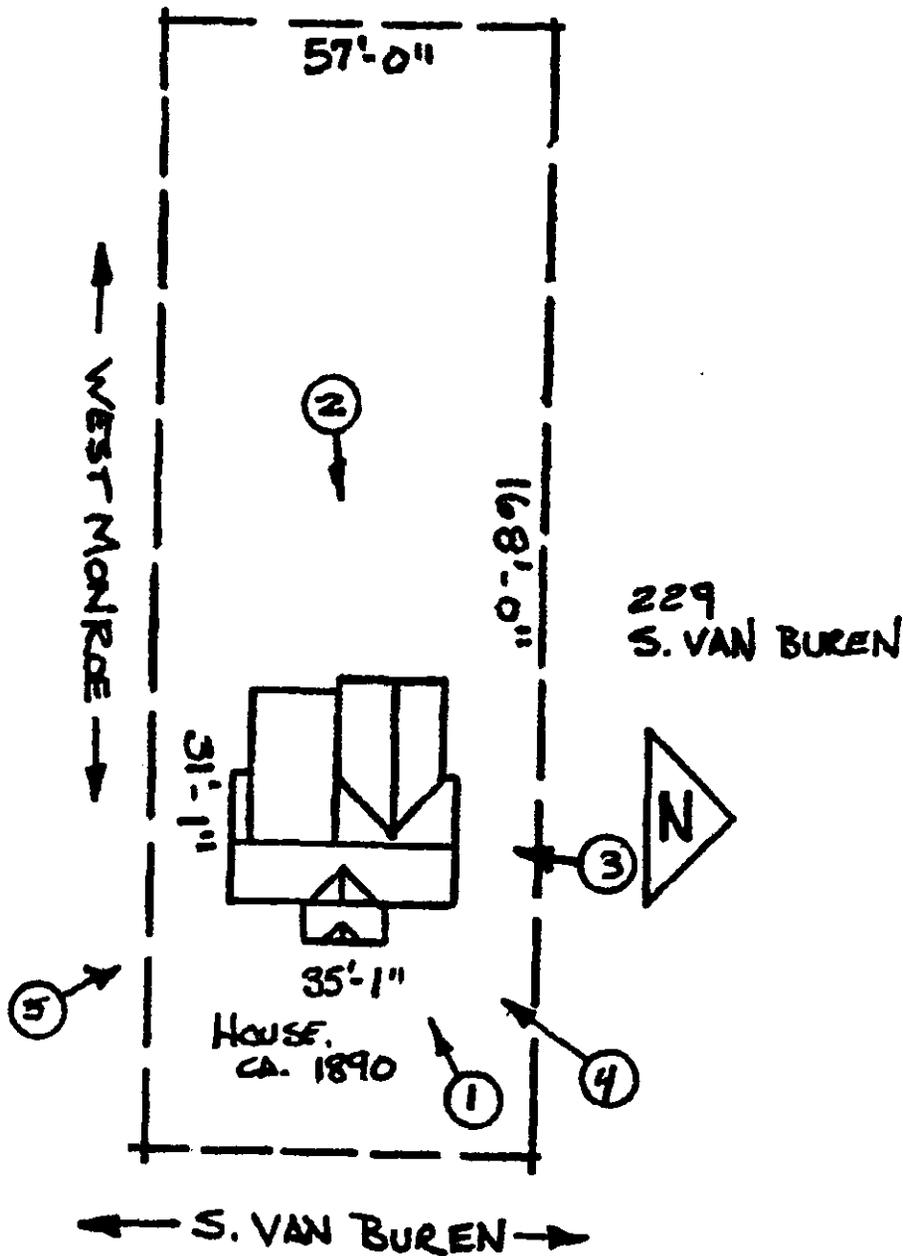
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Historic Resources of Kirkwood, Missouri

Figure One. Site plan and photo key.



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Richter, Theodore and Lena, House  
St. Louis County, Missouri  
Historic Resources of Kirkwood, Missouri

**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 Richter house shares 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.<sup>2</sup> The Richters 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 the 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 in carnations and violets."<sup>3</sup>

<sup>2</sup> St. Louis County Deed records, Book 49, p. 88.

<sup>3</sup> Dahl, June Wilkinson, A History of Kirkwood, Missouri: 1861-1965. (Kirkwood, MO.: The Kirkwood Historical Society, 1965) p. 93.

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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."<sup>4</sup>

The Richters sold the property to Charles Klingsick of Washington County, Missouri on May 15, 1899.<sup>5</sup> The 1909 atlas map of the city shows that Klingsick still owned it at 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. △

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<sup>4</sup> Dahl, p. 92.

<sup>5</sup> St. Louis County Deed records, Book 114, p. 26.

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St. Louis County, Missouri  
Historic Resources of Kirkwood, Missouri**

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**BIBLIOGRAPHY**

- Dahl, June Wilkinson. A History of Kirkwood, Missouri: 1861-1965. Kirkwood, MO.: The Kirkwood Historical Society, 1965.
- 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.
- Sanborn Fire Insurance Company, Map of Kirkwood, 1926.
- St. Louis County Deed Records. Recorder of Deeds Office, Clayton, MO.

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**Richter, Theodore and Lena, House**  
**St. Louis County, Missouri**  
**Historic Resources of Kirkwood, Missouri**

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**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 Avenue by a depth Westwardly along the North line of Monroe Avenue of 168 feet; the North line of said property being a parallel line to the North line of Monroe Avenue 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, known and numbered as 229 South Van Buren, having a total acreage of 0.220 acres.

**Boundary Justification**

The original lot has been subdivided and redeveloped over the years; the current property boundaries encompass all of the land historically associated with the house that retains integrity from the period of significance.

**Photographs**

The following information is the same for all photographs:

Richter, Theodore and Lena, House  
229 South Van Buren  
Kirkwood, St. Louis County, MO

1, 2, 3, 5, taken by Debbie Sheals, 406 West Broadway, Columbia, MO 65203; date: 2002  
4, 6, taken by Linda Stockmann, 139 South Kirkwood Rd, Kirkwood, MO, 63122; dates: 1988-90  
(The house was field checked in 2002 to ensure the 1990 photos are still accurate.)

Negatives are 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, east elevation.
2. Rear, west elevation.
3. North elevation.
4. Rear, southwest corner.
5. Southeast corner.
6. Staircase, interior.

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St. Louis County, Missouri  
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**11. Form Prepared By**

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

Name 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 Missouri zip code 64157

Name Debbie Sheals  
organization Independent Contractor date May, 2002  
street & number 406 West Broadway telephone 573-874-3779  
city or town Columbia state Missouri zip code 65203









MISSOURI  
FGPI208  
-BETWEEN LINES-











