

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

**National Register of Historic Places
Registration Form**

1. Name of Property

historic name Subdivision of the Lena Burkhardt Estate

other names/site number Burkhardt Historic District [Preferred]

2. Location

street & number 16662-78 Chesterfield Airport Road [N/A] not for publication

city or town Chesterfield [N/A] vicinity

state Missouri code MO county St. Louis code 189 zip code 63107

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this
[X] 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 [X] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally
[] statewide [X] locally.
(See continuation sheet for additional comments [])

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

Date

6 July 2000

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

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
See continuation sheet [].

Signature of the Keeper

Date

5. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	5	_____ buildings
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	0	_____ sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	0	_____ structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	_____ objects
	<input type="checkbox"/> object	5	_____ Total

Name of related multiple property listing.

N/A

Number of contributing resources previously listed in the National Register.

One

6. Function or Use

Historic Function

DOMESTIC/ single dwelling

DOMESTIC/ secondary structure

COMMERCE/ financial institution

GOVERNMENT/ post office

HEALTH CARE/ medical business/office

Current Functions

COMMERCE/ business

COMMERCE/ professional

DOMESTIC/ secondary structure

7. Description

Architectural Classification

Bungalow /Craftsman

LATE VICTORIAN

Materials

foundation Ceramic Tile

walls Brick

Ceramic Tile

roof Asphalt

other Stucco

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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.

Areas of Significance

COMMUNITY PLANNING AND
 DEVELOPMENT
 ARCHITECTURE

Periods of Significance

1914-1934

Significant Dates

1914

1926

ca. 1929

Significant Person(s)

Burkhardt, Edward

Cultural Affiliation

N/A

Architect Builder

Unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographic References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

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

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository: _____

10. Geographical Data

Acreeage of Property Approximately 1.75 acres

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	710620	4282060			
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 Debbie Sheals
 organization Independent Contractor date March, 2000
 street & number 406 West Broadway telephone 573-874-3779
 city or town Columbia state Missouri zip code 65203

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 FPO for any additional items)

Property Owner

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

name See continuation sheet
 street & number _____ telephone _____
 city or town _____ state _____ zip code _____

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Burkhardt Historic District
St. Louis County, Missouri

Materials, continued.

foundation CONCRETE
 walls CERAMIC TILE
METAL
 roof SYNTHETICS
 other WOOD

Summary: The Burkhardt Historic District sits on the southeast corner of the intersection of Chesterfield Airport Road (originally Olive Street Road) and Baxter Road in Chesterfield, Missouri. The small district contains a two-story commercial building, two houses, a small residence and three garages, all of which were built by or for local businessman Edward Burkhardt. All except one of the buildings utilize structural ceramic tile and brick construction, which was a relatively new practice at the time. District boundaries include Lots 1-3 of the "Subdivision of the Lena Burkhardt Estate", which is also the remaining core of the Edward Burkhardt estate. The houses occupy the east part of the district. They are one and one-half story brick bungalows, built in 1926 from the same plans, with nearly identical finishes. The house at 16666 Chesterfield Airport Road is closest to the bank; it has two ceramic tile and brick outbuildings, which were both built at the same time as the house. The second house, at 16662 Chesterfield Airport Road, has one tile and brick garage, built ca. 1929, which is also contributing. The houses and their outbuildings, five buildings in all, are all highly intact inside and out, and are contributing buildings. The commercial building is the Farmers State Bank of Chesterfield, which was built in 1914. The bank building was individually listed in the National Register on August 20, 1999. A small one story garage behind the bank has been newly remodeled, and was a non-contributing resource for that nomination. The bank building appears today much as it did when new, and is in excellent condition. Although the bank is an important element of the district, it is already listed and therefore neither it, nor the garage behind it, is included in the resource count.

Elaboration: The Burkhardt Historic District sits at the intersection of two busy roads, in a largely commercial area. Baxter Road, which is just west of the district, is a newly constructed arterial street. The land immediately west of that street slopes up from the roadway, and is undeveloped. The area north of the district, across Chesterfield Airport Road, is primarily commercial. Most buildings on that part of the street are new or substantially remodeled older buildings.

The area immediately east of the district contains a line of ten modest residences. (See Figure One.) The houses found there, which are all part of the original Burkhardt Place subdivision, are

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almost all modest dwellings of about the same age. All except one were built in the 1920s or 1930s, and all of those are of brick and tile construction. The exception is the house which is immediately east of the district boundaries. It is of frame construction, with a new porch, modern siding, and what appear to be newer windows. The other houses on the street exhibit various levels of integrity; some have seen significant changes, many others are largely intact. Several of those houses were nearly identical when new; four of them utilize a distinctive side gabled form, and three others use a plan which features a hipped roof and recessed front porch. (Many of those small houses have seen significant alterations and would not qualify for inclusion in the National Register.)

The Burkhardt Historic District encompasses the three lots shown in the "Subdivision of the Lena Burkhardt Estate", which was platted in 1947. (See Figures Two and Three.) The three lots also represent the intact core of the Edward Burkhardt's estate, which originally extended west of the bank building as well. The land west of the bank is now covered by Baxter Road and its right of way. (See Figure One.) That area must have been sold separately in 1947 or before, as it is not even assigned a lot number in the 1947 plat. The three lots which were included in the subdivision appear today much as they did when the plat was filed. Lot 1 contains the bank and garage, and Lots 2 and 3 each have a single family brick bungalow. (See Figure Two.)

All of the buildings in the district sit on level ground; the land rises steeply to a wooded hillside just south of the outbuildings. The buildings found there today date from 1914 to around 1931. All five of the buildings to be counted in this nomination are highly intact, and all are contributing resources. The bungalows, the small residence, and one of the garages were all built as a single construction project in 1926. The second garage was added shortly after, probably around 1929. The houses are bungalows with Craftsman styling, and are representative examples of that popular house type. The outbuildings are similar to the houses in construction methods and detailing, and are immediately recognizable to their period of construction. Lot 1 of the district, which contains the large Late Victorian style bank building, has already been listed in the National Register, in the areas of Architecture and Commerce. The bank building was a contributing resource in that nomination; a 1931 concrete block garage to the rear was a non-contributing resource. Neither is included in the resource count for the Burkhardt Historic District.

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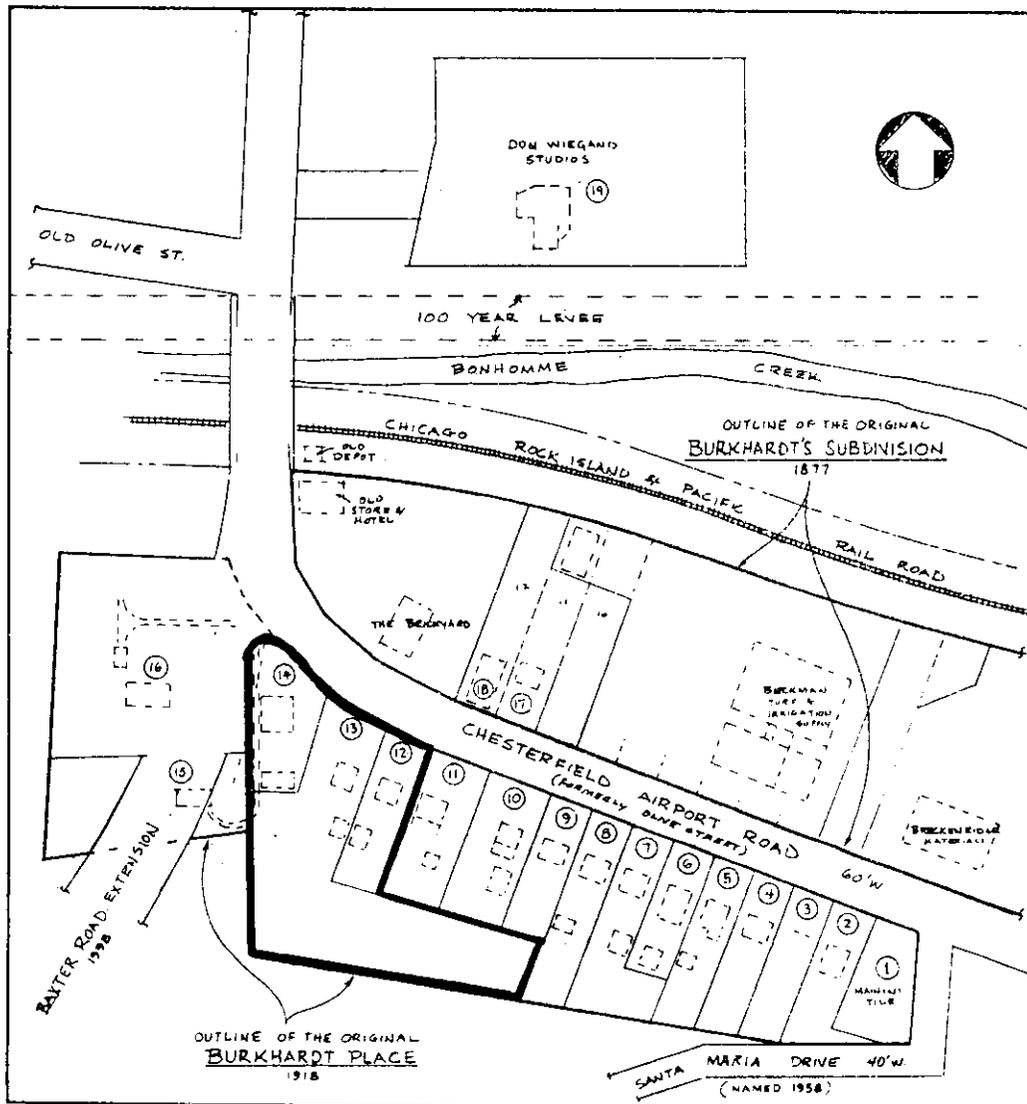
Burkhardt Historic District
St. Louis County, Missouri

Figure One. Area Map.

From Dan A. Rothwell, *A Guide to Chesterfield's Architectural Treasures*, (Chesterfield, MO: Dan Rothwell, 1998) p. 27.

Edward Burkhardt's Chesterfield

In 1907, Edward Burkhardt and his wife, Clara Helena (called Lena), bought a tract of land lying on the south side of Olive Street Road (now Chesterfield Airport Road), from Drozda Real Estate Co. It was located directly across the street from his father's land, (see plat map).



Plat showing relationship between Edward and Christian Burkhardt's Chesterfields,
Illustration by Dan Rothwell, July 1997

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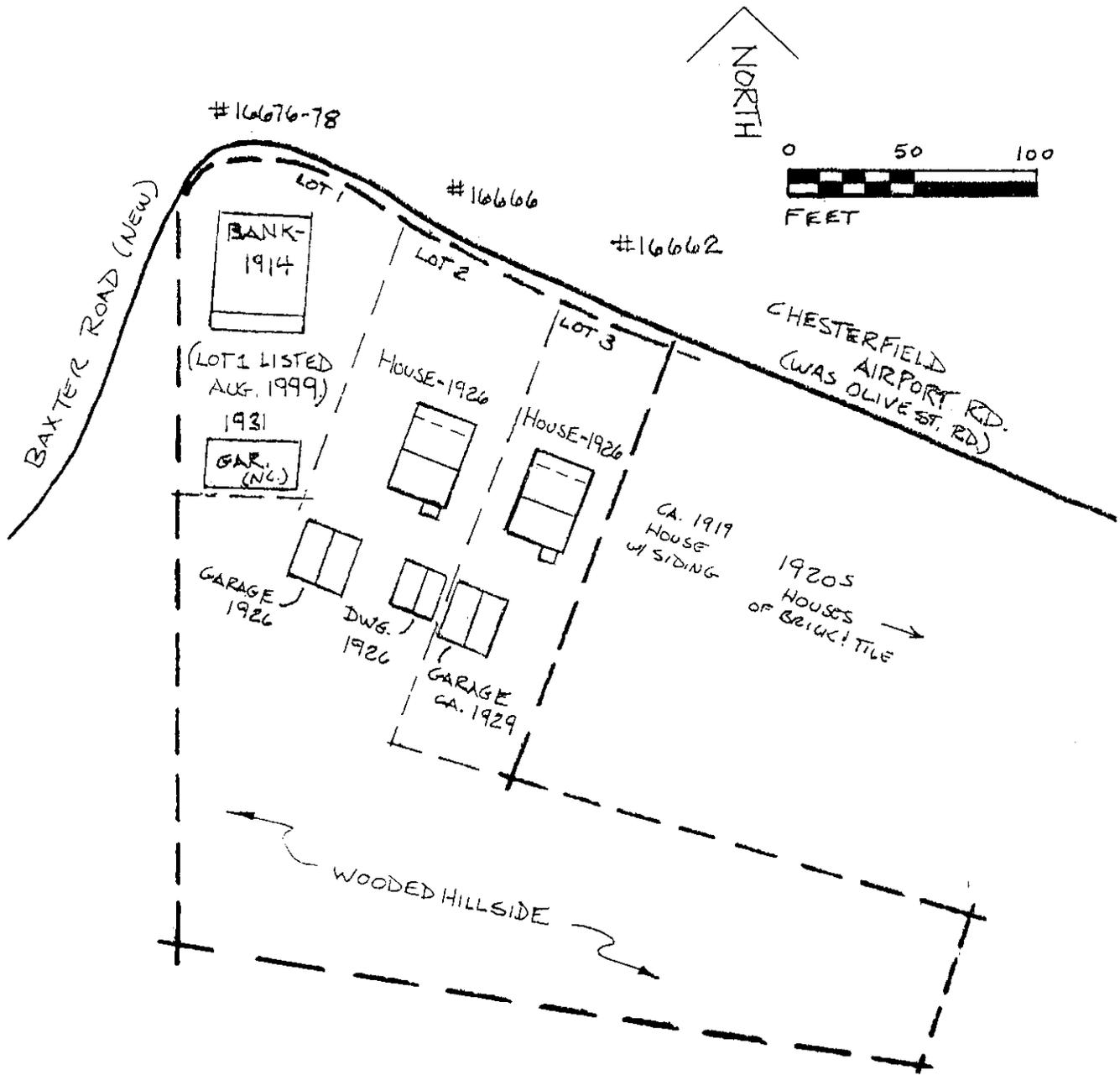
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Figure Two. District Site Plan.

Drawn by Debbie Sheals, after surveys done by Pickett Ray and Silver, St. Peters, and Farnsworth and Polk, St. Louis.



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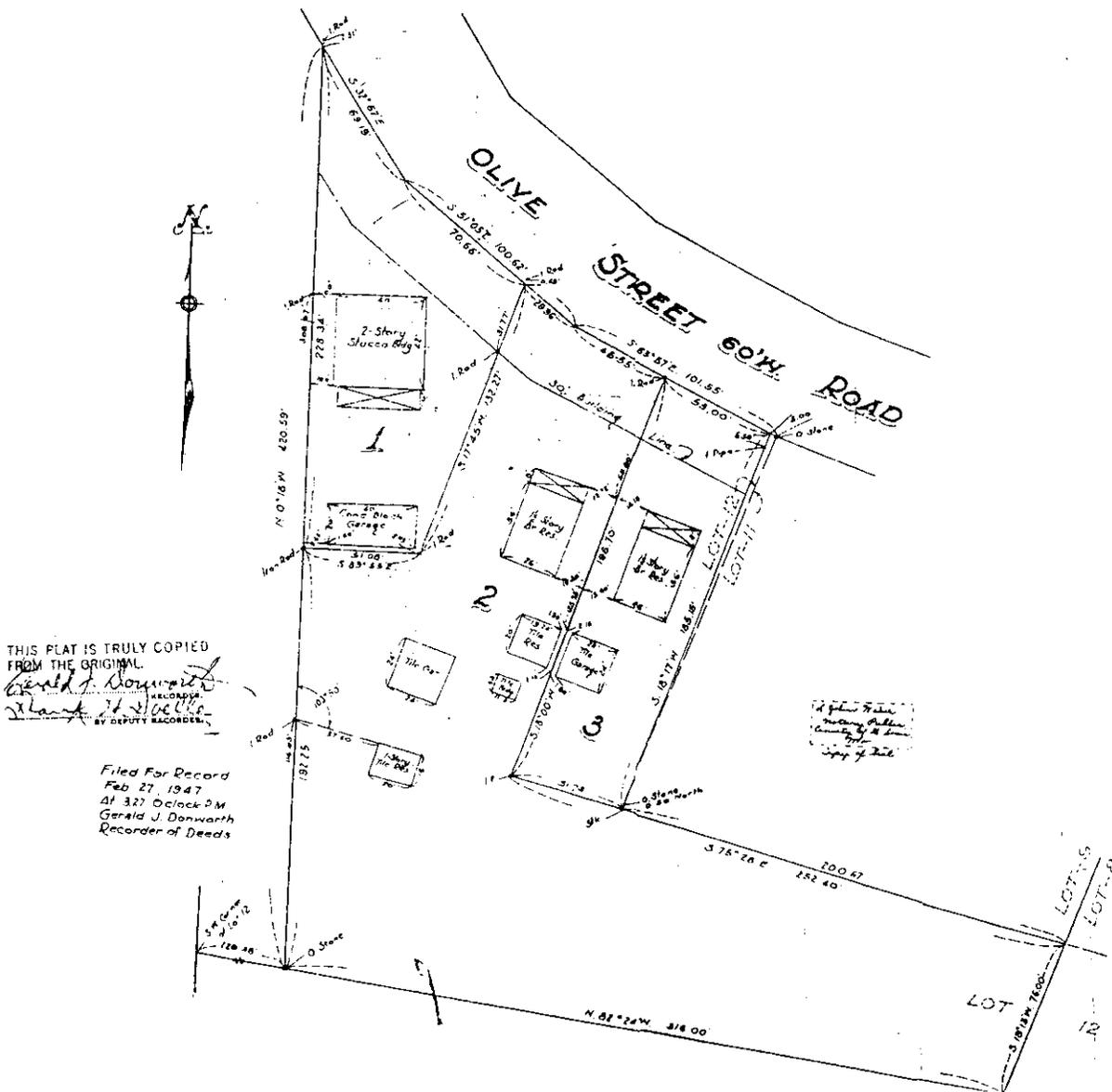
Burkhardt Historic District
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Figure Three. Subdivision of the Lena Burkhardt Estate.

St. Louis County Records, Deed Book 38, p. 96. Note: The garage on Lot 2 appears to have been drawn in the wrong place on this plat.

SUBDIVISION OF THE LENA BURKHARDT ESTATE

A SUBDIVISION IN LOT 12 OF BURKHARDT PLACE ST. LOUIS COUNTY,



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**Burkhardt Historic District
St. Louis County, Missouri**

Individual Property Descriptions. The properties of the district are described in order of street address, going west to east. The street numbers also delineate the lots which were created in 1947. Construction dates for all except one of the buildings are based upon building permit records.

1.) 16676-16678 Chesterfield Airport Road, Lot One of the Subdivision of The Lena Burkhardt Estate. Farmers State Bank, 1914; Concrete block Garage, 1931.

This property was listed in the National Register on August 20, 1999. The Farmers State Bank of Chesterfield is the oldest and largest building in the district. It is a two story commercial building which was built in 1914. It sits close to the street, facing north to Chesterfield Airport Road. The building has a flat roof and a rectangular plan, with the narrow part of the building facing the road. The ground floor of the facade has open wood and glass storefronts, and a pair of entrance doors centered in the front wall. The second story of the facade is distinguished by an ornamental sheet-metal storefront constructed by the Mesker Bros. Company. The storefront covers the entire second floor of the facade, and includes a prominent ornamental cornice. The building has stuccoed ceramic tile walls, and retains nearly all of its original double-hung windows. Intact interior features include a pressed metal ceiling on the ground floor, and original hardwood floors. The only other resource on the small lot is a low concrete block garage to the rear of the property, which was built in 1931. The garage has been remodeled recently and does not retain integrity. The bank, on the other hand, has recently undergone a comprehensive rehabilitation and restoration, and is highly intact and in excellent condition. **Although the bank represents an important historic resource in the district, it is a previously listed property and therefore neither it nor the garage are included in the overall resource count.**

2.) 16666 Chesterfield Airport Road, Lot Two of the Subdivision of The Lena Burkhardt Estate. Brick Bungalow, 1926, brick and tile garage, 1926, small brick and tile dwelling, 1926.

The house is one and one half stories tall, with dark red brick walls and a side facing gable roof. It is nearly identical to the house east of it, inside and out. The house sits upon a high foundation, and the brick of the walls runs down over the foundation in an unbroken surface. A row of sailor bricks is set into the brick at the grade line. The full front porch spans the facade; it is sheltered by a shed-roofed extension of the main roof, and has a square brick post at each corner. (See photo 5.) The porch has a solid brick wall for a railing, and centered front steps. The main foundation extends out under the porch, and the foundation walls there are also brick-covered. The steps were originally flanked by curved brick knee walls; the knee walls are missing, but will be replaced during an upcoming rehabilitation project. The eaveline and upper side walls of the front porch have a rough stucco surface which is currently covered with vertical plywood siding. The siding will be removed and the stucco patched in the near future.

The roof has a wide overhang with beadboard eaves, and large gabled dormers on both the front and the back. The front dormer has paired Craftsman style windows with three-over-one sash which are original and in good condition. The walls of the front dormer are stuccoed, they are

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currently covered with plywood siding, but will be restored soon. The rear dormer has two windows which are like those in the front. The original stucco walls are still exposed on the rear dormer. The back windows are more widely spaced, as they light two different rooms. (See Figure Four, Bungalow Plan.) A large chimney runs up the west wall of the house, near the front. It is set partially out from the plane of the wall and has curved shoulders at the top of the ground floor window line. (See photo 6.) A pair of nearly square casement windows which flank the fireplace feature art glass with a geometrical pattern. (See photo 3.)

All of the exterior doors and windows of the house are in good condition and all appear to be original. The windows are Craftsman style three-over-ones, with brick sills. There are three-light basement windows on all four sides of the house, including the porch. Two sets of windows on the west wall are paired; the others are single windows, and most of them line up with the basement windows below. There is a three light sash in the upper part of the Craftsman style front door, which is original. There is also a door on the east wall, which leads to the basement stairway. That door is sheltered by a small gabled hood which is supported by triangular brackets. The paneled door has a large four-light sash, and a screen door which appears to be original. (See photo 12.)

The back door of the house is sheltered by a small, partially enclosed porch. (See photo 9.) The porch has a shed roof which extends from the main roof. It has a solid wood railing with weatherboard sheathing, and simple wooden posts that may have once supported screening. The porch sits on brick piers and a set of concrete steps leads out to the back yard. The area beneath the roof is covered with the same type of stucco found elsewhere on the house.

The interior of the house is as intact as the exterior. There have been no changes made to the floorplan, and nearly all original woodwork is in place and in very good condition. The front door opens to the living room, which runs across the front of the house. The stairs to the second floor are on the east end and a brick fireplace is on the west wall. The bottom leg of the L-shaped staircase is open; it has a heavy square newel post and simple square balusters. (See photo 4.) The staircase and most other woodwork of the ground floor has a dark natural finish. The tops of the tall baseboards are grooved, and the doors and windows have simple rectilinear trim with flat molding. The fireplace is topped by a simple shelf and flanked by art glass windows. (See photo 3.) The original oak flooring is intact beneath modern carpeting.

The rear of the ground floor contains the dining room and kitchen. A wide opening between the living and dining rooms has small half walls, and a scalloped archway, all of which appear to be original. Stairs in the kitchen lead down to a full unfinished basement. The walls of the basement are made of large ceramic tiles, which are hollow, with circular cavities.

The second floor of the house contains three small bedrooms and a bathroom. The door and window trim is like that of the ground floor, only most of it is painted. The floors of the second floor are of pine, and the walls throughout are plastered.

There are two outbuildings on the property; a fairly large double garage, and a smaller building which was referred to as a garage in early building permits, but which has two front doors, two front windows, and two rooms, all of which are very early or original. (See photos 8 and 9.) The garage is

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23 feet wide by 24 feet deep, and the other building is 19 feet wide by 20 feet deep. Both outbuildings have front facing gable roofs with exposed rafter ends, and walls of ceramic tiles and bricks. The main planes of the walls are of large grooved ceramic tile, and bricks which match those on the house are used to accent openings and corners. All door and window openings of both buildings are surrounded by bricks laid in a quoin pattern, and the corners have double courses which are staggered to form a pattern of alternating squares. (See photos 7,8, and 9.)

The front wall of the garage contains a double garage door and a standard sized swinging entry door. It has a steeply pitched roof, which leaves room beneath the rafters for a small second floor room. There is a rectangular window in the front gable end; it is missing a sash, but the opening is intact. The side walls of the garage have similar window openings, which have paired casement windows, each of which has three lights. (The side windows will be used as models for a replacement window for the front of the building.) There are three more windows and a door on the back wall. The ground floor of the interior is open, and a set of steps along the back wall leads to the loft room above. The walls are plastered upstairs and down.

The other building is smaller, with a slightly lower pitch to the roof. The facade is symmetrically arranged. A pair of three-over-one windows are centered on the wall, and identical entrance doors are set close to the side walls. One window opening has been temporarily boarded over, but the original sash is intact beneath the fill board. The doors each have one large four light window above three horizontal panels; they are exactly like the side door of the main house. The side walls of the building have casement windows which are just like those on the garage. The interior of the building is divided into two equal sized rooms, which are connected by a doorway. The room on the east has a small enclosed stairway up to the unfinished attic. Both rooms have plastered walls and ceilings, and simple flat door and window trim. **All three buildings are contributing resources.**

**3.) 16662 Chesterfield Airport Road, Lot Three of the Subdivision of The Lena Burkhardt Estate.
Brick Bungalow, 1926, brick and tile garage, ca. 1929.**

The house is one and one half stories tall, with dark red brick walls and a side facing gable roof. It is nearly identical to the house west of it, inside and out; only the differences between the two houses are described here. The house has exactly the same plan and form as its neighbor. The facade differs in that it the original curved knee walls flanking the stairs are intact, and the front dormer is sheathed with wide masonite siding. (See photo 10.) The rear dormer has the same wide siding.

The back porch of the house is the same size and in the same location as that of its neighbor, but differs in that it has been enclosed with jalousie windows, and has steps that lead off to the side rather than straight out from the house. (See photo 12.) A small hood over the back steps appears to be fairly recent. There is also a modern wooden fence with a brick base located just of the east side wall of the house.

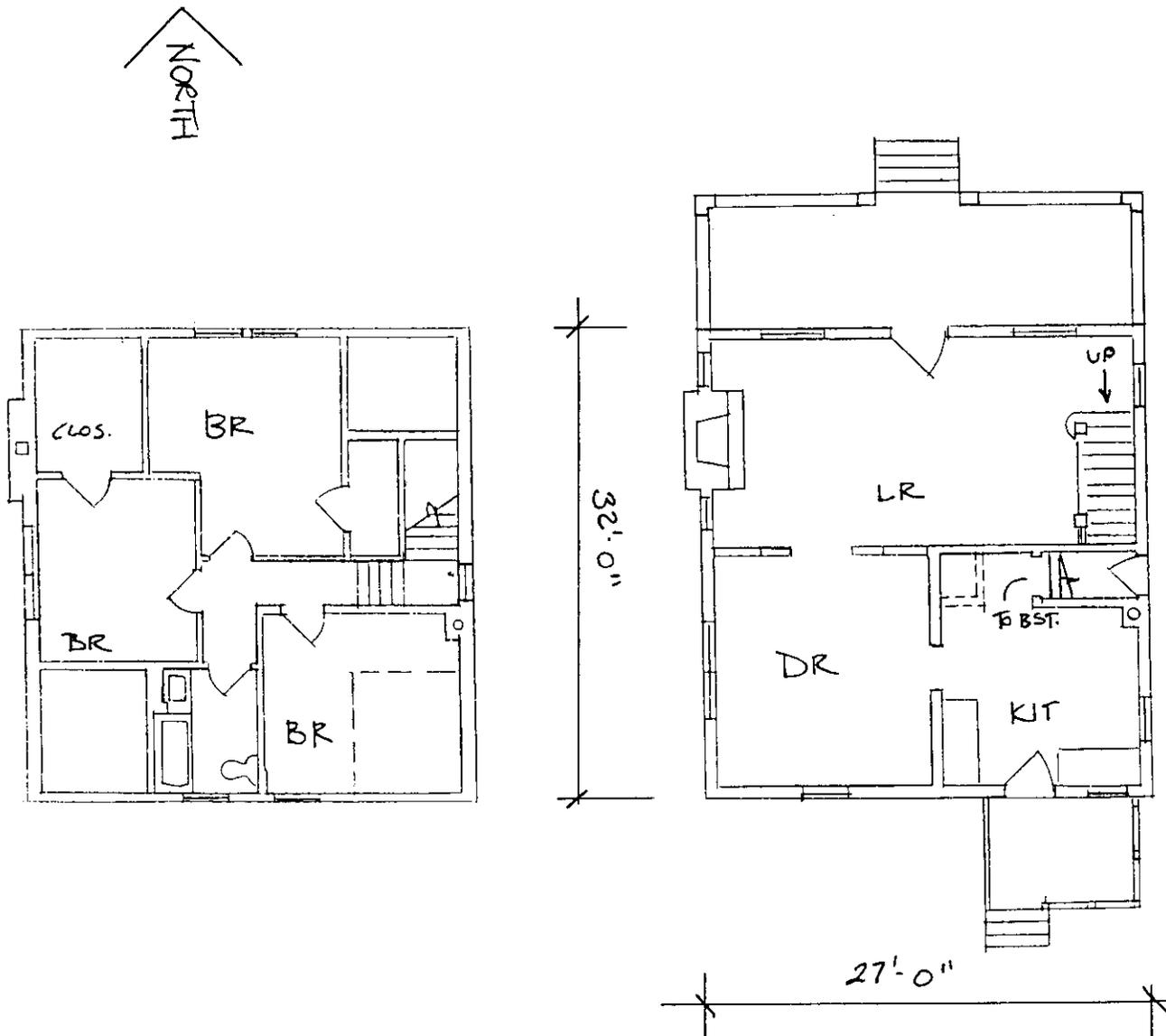
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Figure Four. Bungalow plans. The plans for the two houses are identical.
Plans drawn by Lutz and Strutman architects.



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16662, cont.

The interior of the house is also nearly identical. All rooms, doors and windows are the same, right down to the pattern in the art glass windows above the fireplace. The primary difference is that the woodwork and fireplace of this house is painted, and the living room has a modern dropped ceiling. Other than those minor differences the houses are twins, and were obviously built from the same plans.

The garage which sits behind the house is 22 feet wide by 24 feet deep, with a front facing gable roof. The main opening on the front wall of the garage appears to have been taller when the building was new, it is now partly filled in with plywood and contains a wide garage door and a regular sized swinging door, both of which appear to be modern. The garage is similar to the other outbuildings in the district, but different enough to show that it was not part of the same construction project. The garage has the same combination of ceramic tiles and bricks, but slightly different detailing. The most notable difference is in the pattern of the bricks on the front corners. The garage varies from the other outbuildings in that the corners have a simple running bond rather than the more elaborate pattern used next door. The side windows of the garage are, however, much like those of the other buildings. They have very similar paired three light casements which are surrounded by brick quoins. **Both the house and the garage are contributing resources.**

Overall, the buildings of the district exhibit a very high level of integrity. Both houses, and all three of their outbuildings, are highly intact, inside and out. The bank is in impressive condition, and looks very much like it did when the subdivision was platted. The only building lacking integrity is the small garage behind the bank, which is quite unobtrusive. All five buildings not previously listed in the National Register are contributing resources. The Burkhardt Historic District looks today much as it did when the 5 acres of Lot 12 were owned by Edward and Lena Burkhardt. △

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Summary: The buildings of the Burkhardt Historic District, in Chesterfield, Missouri are significant under National Register Criterion B, in the area of COMMUNITY PLANNING AND DEVELOPMENT, for their association with Edward Burkhardt, and under Criterion C, in the area of ARCHITECTURE. Burkhardt was a long-time local businessman who had a major impact upon the business and residential development of Chesterfield in the early 20th century. He was also very active in real estate development; one source credited him with building 17 of the 30 buildings in town at one point.¹ The district boundaries include the intact portion of Lot 12 of Burkhardt Place, a subdivision he and his wife Lena platted in 1918. Although Burkhardt owned a good deal of property in Chesterfield at the time of his death, Lot 12 of Burkhardt Place was, from its inception, the core of his personal estate. All of the buildings found there today were built by or for him. The buildings of the district are significant in the area of Architecture as well. All of the contributing buildings of the district utilize structural tile and brick construction, which was favored by Burkhardt. The houses provide highly intact examples of the bungalow house type, which was extremely popular nationwide in the 1920s and 1930s. The bank, with its modern ceramic block walls and Late Victorian styling, is representative of the transition between 19th and 20th century building practices. All of the buildings exhibit a high level of integrity, inside and out. They represent the most intact and cohesive grouping of properties to have been owed by Burkhardt while he was active in the development of Chesterfield.

District properties include the 1914 Farmers State Bank of Chesterfield, two bungalows built in 1926, and four outbuildings, three of which are of clay tile and brick construction. Both houses and all three tile outbuildings are contributing resources; the bank building was listed individually in the National Register in 1999, under Criterion A in the area of Commerce, and Criterion C, in the area of Architecture. A low garage behind the bank building was a non-contributing building under that nomination. Neither the bank nor the garage behind it are included in the resource count. The period of significance runs from 1914, the construction date of the oldest building in the district, to 1934, the year of Burkhardt's death.

Elaboration: Chesterfield is one of the oldest communities along Olive Street Road (now Chesterfield Airport Road) in western St. Louis County. The roots of the settlement pre-date the Louisiana Purchase, and the first plat for the Village of Chesterfield was laid out in 1817, at a location south of the present Chesterfield Airport Road.² It was, however, much later in the 1800s that the settlement really took hold. Somewhere around 1880, the railroad which was to become the Chicago, Rock Island and Pacific came through the area, and development shifted north to be close to the tracks. Much of the new town grew up on land owned by German immigrant Christian Burkhardt, who purchased 21

¹ Dan A. Rothwell, A Guide to Chesterfield's Architectural Treasures, (Chesterfield, MO: 1998) p. 31.

² Gloria Dalton, ed., Heritage of the Creve Coeur Area, (St. Louis, MO: Creve Coeur Bicentennial Commission) p. 57, and Rothwell, pp. 22-23.

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acres in the area in 1877, and eventually amassed more than 100 acres of farmland in the area. Christian Burkhardt apparently had "Burkhardt's Subdivision" platted around the time the railroad came through, but never recorded the plat.³ He began selling lots in the area in the 1890s; one of his first customers was his son Edward, who opened a general store and post office near the railroad depot in 1895.⁴

Edward Burkhardt played a prominent role in the town's development from that point on. His impact was such that one local history of the community referred to the town as it appeared in the first half of the twentieth century as "Edward Burkhardt's Chesterfield."⁵ (See Figure One.) Edward took up what his father had started, and spent the rest of his life developing various enterprises in the community. Christian Burkhardt was described in a 1911 biography as having been a farmer up until his death in 1898, leading to the conclusion that his involvement in town development consisted mainly of subdividing part of his farm to take advantage of its proximity to the railroad. He may also have laid out the plat to help his son Edward get started in business. Edward's biography in 1911 noted that he "remained on his father's farm until he was twenty-one years of age and, not being attracted to the pursuit of agriculture, he embarked in the mercantile business in his own name on his twenty-first birthday."⁶

A map of Chesterfield which was published in the 1909 St. Louis county atlas shows that at that time Edward Burkhardt owned many of the lots laid out by his father, including several along Olive Street Road, his commercial building by the tracks, which was labeled as a "Store, Hotel and P.O." (post office), and what appears to be a house just east of the store.⁷ The railroad depot, which was called Drew station until around 1920, was located directly north of Burkhardt's store. Neither of those buildings have survived.

Edward Burkhardt's dual role as postmaster and owner of one of the primary commercial establishments in town led to high public visibility and a thriving business. His 1911 biography noted that "as a result of his earnest application he has experienced a liberal patronage which yields a handsome annual income."⁸ As his business grew, so did his interest in local real estate. In 1907 he and his wife of six years, Lena, purchased nearly 7.5 acres of land just south of the area platted by

³ Rothwell, p. 24.

⁴ William Thomas, History of St. Louis County, Missouri, (St. Louis: F. J. Clarke, 1911) p. 142.

⁵ Rothwell, p. 27-31.

⁶ Thomas, p. 142.

⁷ Rothwell, p. 30, (1909 map reproduction.)

⁸ Thomas, p. 142.

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Christian Burkhardt. It is upon that land that the district is located today.

In 1912, Burkhardt sold the business of the general store and associated saloon to George Ruppel, a long time employee who also married Lena's sister Johanna at some point.⁹ He did retain ownership of the building, which he rented to Ruppel.¹⁰ He also held onto the position of postmaster; his tenure in that capacity spanned an impressive 39 years and two different locations.

Two years after he sold the store business, he built a new building on the land he had purchased in 1907, and went into the banking business. The new building was just down the road to the south of Burkhardt's early store, at a bend in the road which made it particularly visible as one approached from the direction of the railroad. Construction of the building was a family affair. The building permit issued to Burkhardt for the "40 x 42 foot tile building" identified the contractor and builder to be Charles Bierbrauer.¹¹ Lena Burkhardt's maiden name was Bierbrauer, and Burkhardt family papers include papers and photographs of Charles Bierbrauer as well. Bierbrauer's exact relationship to Lena is unclear, he was 23 years older than she was, and was probably her father or uncle.

The new bank building combined traditional Victorian styling with modern construction methods. The ornate pressed-metal storefront of the building was of a style more popular in the late 1800s than in the new century. Such conservative styling would of course have been fitting for a financial institution. The use of ceramic tile for the structure of the building was, by contrast, a relatively modern practice. The first house to be built in St. Louis of hollow tile, for example, was only a few years old when Burkhardt Place was created. The use of hollow tiles for that type of construction was so unusual that it merited a photo and articles in the St. Louis papers. The St. Louis Globe-Democrat wrote in August of 1912 that "the first residence built in St. Louis of hollow tile is going up at 12 Kingsbury Place."¹² Ceramic tile was apparently a favorite of Burkhardt's; almost all of the buildings in the district today utilize at least some structural ceramic tile. The exterior walls of the outbuildings, which utilize both brick and tile in an ornamental pattern, were built almost exactly like the walls of the bank. (The bank walls were covered with stucco at an early date, but are clearly shown in a couple of early photos.)

On March 5, 1914, Burkhardt and six other men were granted a bank charter. Things moved quickly from there on, and it took less than five months to get the bank up and running. Burkhardt

⁹ Johanna Ruppel's obituary, November, 1947. (From a clipping in the possession of Robert and Edna Franklin of St. Charles, MO.)

¹⁰ Rothwell, p. 25.

¹¹ "Building News," St. Louis Daily Record, May 8, 1914.

¹² "Build Hollow Tile Home," St. Louis Globe Democrat August 7, 1912.

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received the building permit on May 5, and, according to a later bank history, by July 21st, "they had the 'Farmer's State Bank' of Chesterfield as a going concern."¹³ Burkhardt was the first president, as well as the landlord; the bank rented space in the new building from him for \$10 a month.¹⁴ Burkhardt continued his role as bank president until 1923, and served as postmaster in the new building until the early 1930s.¹⁵

He apparently gave up banking to concentrate on real estate development. Many of Burkhardt's personal papers are still in existence, and they show that he had a number of construction projects going in the 1920s and very early 1930s.¹⁶ Burkhardt was obviously involved in all aspects of the building process; the papers include everything from building permits to brick catalogues. The types of papers that have survived indicate that his role in the building projects was more of a general contractor than a laborer. Although none of the papers identify a particular carpenter, it is known that he had a favorite mason and plaster worker. There are several bills and receipts from Charles Grother, who appears to have specialized in what one receipt described as "laying concrete blox, brick, and tile."¹⁷ Those tasks could often represent a large part of the building process, especially for the outbuildings of the district, which were almost entirely of masonry construction.

Much of the development Burkhardt was involved in took place on the land near the new bank building. In the spring of 1918, he and Lena Burkhardt filed a plat for Burkhardt Place, which divided the 7½ acre tract around the bank into 12 lots. Lots 1-11, which are all relatively small, appear to have been created for speculation, while Lot 12, which included the bank, was reserved for his own use. Lot 12 was by far the largest in the tract, at 5.1 acres. The small lots are lined up along the street at the west end of the subdivision. They were apparently intended for the types of modest houses now found there; most are only about 50 feet wide, and 140 to 175 feet deep. (See Figure Five.)

Houses started going up in Burkhardt Place right away. One of the houses there is said to have been built in 1918, and Burkhardt's 1920 tax returns show that he sold three lots that year, presumably

¹³ Jos E. Schmitt, "Chesterfield Bank, in 50th Year, Grew from \$34,000." St. Louis Post-Dispatch. 1964.

¹⁴ Schmitt.

¹⁵ See the National Register nomination for the Farmers State Bank of Chesterfield for more information about the bank.

¹⁶ The papers were part of the private collection of Don Hoffman.

¹⁷ Receipt dated Oct. 15, 1929, in the Edward Burkhardt papers. (From the private collection of Don Hoffman, Union, MO.).

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in Burkhardt Place.¹⁸ By the mid to late 1920s, all 11 of the small lots had houses on them.¹⁹ Burkhardt and his in-laws were directly involved with some of that development. His tax return shows that the buyer of the three lots he sold in 1920 was August Bierbrauer, who appears to have been bank contractor Charles Bierbrauer's son, and therefore Lena Burkhardt's brother or cousin. Also, an architectural survey of the area which was done in 1989 identified members of the Bierbrauer family as the first owners of three different houses on the block, at least one of which was in association with Burkhardt.²⁰

The small lots of Burkhardt Place were not the only places to see new construction during that period. Several new residential buildings were also built on Lot 12. The 5 acre parcel of land which surrounded the bank developed into a compound of sorts, with the large commercial bank building surrounded by residences and outbuildings. Residences around the bank included two houses which sat to the west, one of which appears to have been the Burkhardt family home. Historic photos of the area show that there was a large, elaborately styled, frame bungalow directly west of the bank, which was built before 1925.²¹ Several other family photos appear to have been taken from the yard of that house, which Burkhardt referred to in a 1927 letter as "my 9 room California Bungalow." Little is known about the use of the other house, which was built in the late 19th century.²² It was a small frame dwelling, which sat southwest of the bank. Both houses west of the bank were demolished in the 1990s to make room for new road construction.

Burkhardt was also very much involved with the construction of the two brick bungalows east of the bank, which are still standing, and within the district boundaries. Burkhardt's papers include a number of items which relate directly to those buildings. Those papers include the actual building permits for the two brick houses and two of the outbuildings. The permits are numbered consecutively, and issued on the same day, July 26, 1926. Each permit is for a brick residence and garage."²³

¹⁸ Edward Burkhardt papers. (From the private collection of Don Hoffman, Union, MO.)

¹⁹ Rothwell, based on dates supplied by Essley Hamilton of the St. Louis Parks Dept. Mr. Hamilton surveyed the area in 1989.

²⁰ A list of the early owners is included in the Rothwell book.

²¹ A historic photo in the possession of Lauren Srutman shows the property from above and to the west.

²² Rothwell refers to it as the John Schonhorst House, built in the 1880s.

²³ St. Louis County Building Permits #36824 and #36825, July 26, 1926.

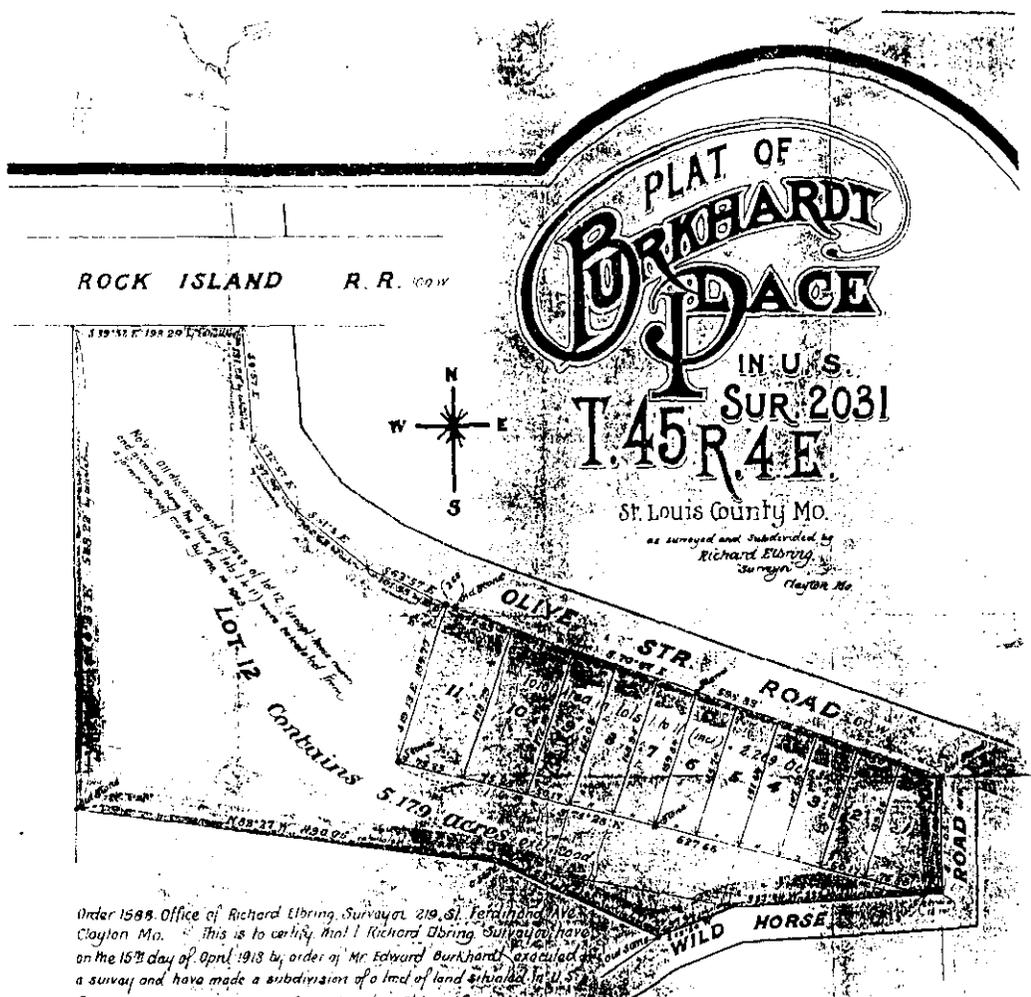
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Figure Five. The original plat of Burkhardt Place. (With Edward and Lena Burkhardt's signatures.)
The original plat was loaned by Robert and Edna Franklin. Mr. Franklin is Edward Burkhardt's grand nephew.



Under 1508 Office of Richard Elbring, Surveyor, 219 St. Ferdinand Ave. Clayton Mo. This is to certify that Richard Elbring, Surveyor, have on the 15th day of April 1915 by order of Mr. Edward Burkhardt, executed a survey and have made a subdivision of a tract of land situated in U.S. Survey 2031 Township 45 North Range 4 East in St. Louis County, Mo. being the tract of land conveyed by Deeds Realty to said Edward Burkhardt and wife by deed recorded in Bk. 202 page 618 of St. Louis County Records. The tract of land designated by lot numbers 1 to 11 (inclusive) upon the above plat was actually measured by me at this time, but the tract of land designated upon above plat as lot 12, was calculated from a former survey made by me as deputy for Mr. Elbring, in 1903, all of which is correctly represented upon the above plat. In Witness whereof I have hereunto set my hand this 22nd day of April 1915. Survey created by Ferdinand Sievers, deputy.

We, the undersigned owners of the tract of land above platted, and described in the above Surveyors Certificate have caused the same to be surveyed and subdivided in the manner as shown upon the above plat, designated by Lot Numbers 1 to 12, which subdivisions shall hereafter be known as "BURKHARDT PLACE". Witness our hands this 23rd day of April 1915.
Edward Burkhardt - Lena Burkhardt

State of Missouri
County of St. Louis ss On this 22nd day of April 1915, before me personally appeared the said Burkhardt and

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Even though both of those houses now have a garage, it appears that the outbuildings covered by the 1926 permits were both built behind the house closest to the bank. The two outbuildings behind that house have markedly similar styling and construction detailing, while the garage behind the other house is different enough to indicate a slightly later construction date. It is possible that the smaller of the two original outbuildings, which was labeled as a dwelling on the 1947 plat of the property, was always a residence, and was simply called a garage on the permit to save on taxes and permit costs. It may also be that it was converted to its present form at a very early date. It is known to have been a dwelling for at least part of its history. The building was for a time the residence of two men, brothers, who worked at the Post Office for Edward Burkhardt.²⁴ They must not have needed much room, the entire building is only about 20 feet square.

The garage behind the house on Lot 3 was probably built around 1929. A receipt from Charles Grother dated Nov. 30, 1929 includes a line for "garage plaster material and labor." No address is given, so it is not clear which garage Grother was billing for. In any event, it is likely that the later garage was built before 1931. Burkhardt had the 1931 garage behind the bank built of concrete block rather than tile, and would probably have used that material for any later outbuildings elsewhere on the property.²⁵

Elaboration: Architecture

The houses in the district were not only built at the same time, they were obviously built from the same plans, and appear to have had identical finishes when new. They have exactly the same dimensions and room layouts, and share such finish characteristics as type of exterior brick and interior woodwork; even the art glass windows over the fireplaces are identical. The use of standardized plans was not at all unusual at the time, stock plans were readily available from catalogue companies and local lumberyards. Edward Burkhardt would have had easy access to such plan books, either through the local lumberyard or by special order from St. Louis or elsewhere. He was certainly not opposed to ordering his building materials from the City; his papers include receipts and bids from St. Louis suppliers of everything from asphalt shingles to central furnace units.

There is also strong evidence that many of the other houses in the area utilized standardized plans. There are two groups of houses on the small lots of Burkhardt Place which are clearly the products of the same set of plans. Three of them, all built ca. 1920, have hipped roofs, recessed front porches, and prominent hipped dormers. There are also four houses, all of which date to ca. 1925, which have a distinctive 1½ story side gabled form.

Burkhardt's choice of bungalow plans for the new houses was not surprising; the bungalow was extremely popular at the time. As one architectural history put it the "bungalow was hardly known in

²⁴ Lauren Strutman, interview with Don Hoffman, 2-13-00.

²⁵ St. Louis County Building Permit #52361 September 28, 1931.

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1900, but by 1910 thousands of houses were being built under the generic name 'bungalow.' They were hailed as quintessentially American creations, the wave of the future."²⁶ The roots of the bungalow house type in America has been attributed to a number of sources, ranging from humble temporary housing, to elaborate, professionally-designed houses. The actual name of the house type comes from the Indian word *bangala* which was used in British Bengal to describe native dwellings there.²⁷ In American usage, the term first came to be used to describe a modest, often temporary dwelling.

High style roots of the American Bungalow have often been attributed to the work of brothers Charles Sumner Greene and Henry Mather Greene, California architects who started designing large houses in the Bungalow style in the early 1900s.²⁸ Influences of both the English Arts and Crafts movement and wooden Japanese architecture can be seen in the emphasis Greene and Greene placed on such things as hand crafted woodwork, picturesque massing of the structure, and a general move away from applied surface ornamentation. And, although the houses erected by Greene and Greene are large and elaborate, the underlying design principles were found to apply easily to much more modest dwellings.

Humble beginnings or high-style creation, the bungalow house type of the early 20th century was very much an American creation, and one often associated with California. Bungalows built in California were, like the large houses designed by the Greene brothers, often of frame construction, with strong use of the structure of the house in an ornamental manner. This was seen often in the handling of such things as exposed rafter ends, and prominent use of natural materials. The strong association with California and the bungalow is reflected in Burkhardt's use of the term "California Bungalow" for his frame bungalow.

The bungalow house type, especially in its more modest incarnations, has also been strongly associated with the Craftsman movement in architecture, to the point that some sources refer to all bungalows as Craftsman style buildings.²⁹ Gustav Stickley, who published the *Craftsman* magazine from 1901-1915, is generally considered to be the founder of the Craftsman movement. Stickley, who was a furniture maker early in his career, believed that good design should not be reserved for the houses of the wealthy. He wrote in 1913 that the Craftsman Movement stood not only for well made affordable furniture, but also for "a distinct type of American architecture, for well built, democratic

²⁶ Alan Gowans, *The Comfortable House*, (Cambridge, Massachusetts: MIT Press, 1986) p.74.

²⁷ Gowans, p. 76.

²⁸ Clay Lancaster, *The American Bungalow*, (New York: Abbeville Press, 1985) pp. 115-135.

²⁹ Lee and Virginia McAlester, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 1986) p. 454. This source defines bungalows as one story vernacular examples of the Craftsman style.

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homes, planned for and owned by the people who live in them."³⁰

That type of attitude made the bungalow especially attractive to mail-order companies and their customers, and it was partly due to them that the style became so widely adopted for modest dwellings. The mail order house catalogue business flourished during the same period that the bungalow was popular. By the 1910s, it was possible to mail order everything from a set of full working drawings to an entire prefabricated house, complete with nails and varnish. Plans could be obtained easily and inexpensively, and were widely utilized for both custom and speculative building projects.

Bungalow plans quite often reflect the values that were advocated in Stickley's writings, and it is his interior designs that most obviously carried over into popular bungalow designs. His descriptions of Craftsman architecture apply to many bungalow plans published in the teens and twenties. The floor plans are relatively open, to "do away with" the notion "that a house must be a series of cells, room upon room, shut away from all the others".³¹ Living rooms were meant to be important social centers, and as such are well lighted and usually the largest room in the house. Dining rooms are often only partially separated from the living room because "a greater sense of space is added and all things that are put in the dining room to make it beautiful contribute to the pleasure of the people who are sitting in the living room."³²

Other character defining features of the bungalow house type include a low profile, and a blurring of the distinction between indoor and outdoor spaces. Most bungalows are either one story tall, or at the most, one and one half.³³ The one and one-half story versions were generally like Burkhardt's brick bungalows, in that the upper rooms were contained in dormers which expanded the spaces beneath the main roof without raising the overall height. The blending of indoor and outdoor spaces was often done through the generous use of windows, and such things as open porches and dining terraces. The wide front porches of the Burkhardt bungalows are typical of the genre, and it is very rare to find a bungalow without a front porch.

Burkhardt was obviously a fan of the bungalow, and was even aware of subtle stylistic differences. He referred to his elaborate frame bungalow west of the bank as his "California Bungalow," while the two brick houses in the district were described simply as "my two brick

³⁰ Gustav Stickley, "The Craftsman Movement: Its Origin and Growth," The Craftsman, Vol. 25 (Oct. 1913-Mar. 1914) p. 18.

³¹ Gustav Stickley, More Craftsman Homes, (New York: Craftsman Publishing Company, 1912) p. 2. and "The Craftsman Movement" p. 25.

³² More Craftsman Homes, p. 3.

³³ Gowans, p. 77.

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bungalows."³⁴ He was also involved in the construction of at least one other bungalow in the neighborhood; the ca. 1924 Bierbrauer-Burkhardt house, which is five houses away from the east edge of the district, is a low brick bungalow with the same type of Craftsman styling, and nearly identical curved brick knee walls on the front steps.

Elaboration: Further History

Burkhardt owned the brick bungalows and the other buildings in the district from the time they were built until his death in 1934, and his papers show that he continued to build other buildings in the community into the early 1930s, including at least two others in the current district. The 1947 map of the area shows that he also built at least two other buildings there in that time period. (See Figure Three.) One of those was a very small tile building; the other was a small house, which was set near the back of the lot. Those buildings are no longer there; their loss constitutes the only notable change to have taken place within district boundaries in the past fifty years.

It appears that the buildings of the district were often occupied by employees of Burkhardt's. As mentioned, the small outbuilding with two front doors was once home to two men who worked at the Post Office. One of the bungalows was the long-time home of another employee, Henry Sontag. Burkhardt apparently left instructions in his will that Sontag could continue to live there as long as he wished, after which it would pass to Burkhardt's heirs. Sontag stayed on for many years, and helped take care of Lena Burkhardt after Edward's death. It was Henry Sontag who kept track of Edward Burkhardt's papers. The papers were in an old chest of his which was found in the attic of a house in Ballwin by Sontag's nephew, Don Hoffman.³⁵ The papers found in that old steamer chest offer valuable insight in to the life and business dealings of Edward Burkhardt.

Burkhardt's papers show that he retained ownership of the bungalows long after they were built. He referred to the brick bungalows in a letter written in June of 1927, saying that he had previously borrowed money "to finance two 6 room bungalows, which I just recently completed at a cost of about \$12,000."³⁶ A later letter shows that he routinely financed those houses for three year terms, and that he was not shy about making sure he got a good deal. When he renewed for another three-year term in 1934, he wrote "I don't like to pay more than 1 per cent commission on this renewal, I meet my obligations very promptly, and I consider this a very safe loan."³⁷

³⁴ Letters in the Edward Burkhardt papers, July, 1928, and May 1934.

³⁵ Mr. Hoffman has been kind enough to loan the papers to Lauren Strutman, one of the property owners in the district.

³⁶ A letter from Edward Burkhardt to Aetna Casualty and Surety Company, June 2, 1927.

³⁷ A letter to Henry Kerth, Clayton, May 24, 1934.

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That letter was written just a short time before his death. His obituary in 1934 noted that "Edward Burkhardt, one of the best known men in the western part of the county died suddenly Thursday while seated in a chair at his home in Chesterfield."³⁸ A letter which his sister wrote to him in 1931 indicates that his health had been slipping for a few years before that. She wrote "it surely makes me sad to ever think that you must go back to the hospital, because I am afraid you will not recover."³⁹

Edward's widow Lena continued to live in Chesterfield after he died, and was supported at least partly by rental income from the houses he had built. Another letter from Edward's sister inquired how she was getting along, and said "your houses all rented, I hope, of course they are, you said it wasn't hard to get renters." Lena retained ownership of the property, and left the bank and other buildings as they had been when Edward was alive, until her death in 1946. The plat which established the three lots found there today was filed in 1947. That event marked the first time the property had been subdivided since Burkhardt Place was platted in 1918.

Edward Burkhardt had an immense impact upon the development of Chesterfield. He opened one of the first general stores in the area, served as post master for the community for nearly four decades, was instrumental in founding the first bank in town, and played a prominent role in area real estate development. The district buildings constitute one of the most intact groupings of historic resources in the community, and they gain further significance for their strong association with Edward Burkhardt. Burkhardt's influence on the development of Chesterfield was described as "Edward's Legacy" in A Guide to Chesterfield's Architectural Treasures, which noted that the buildings and businesses established by Burkhardt were to "influence Chesterfield life for decades to come."⁴⁰ △

³⁸ Undated newspaper clipping in the possession of Robert and Edna Franklin of St. Charles, MO.

³⁹ Letter from Hazel Burkhardt to Edward Burkhardt, July 26, 1931.

⁴⁰ Rothwell, p. 31.

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Chronology

1880 ca. Christian Burkhardt plats "Burkhardt's Subdivision" in the area north to the district boundaries.

1895 ca. Edward Burkhardt opens a general store near the railroad tracks, and becomes Chesterfield postmaster.

1901, November 8. Edward marries Lena Bierbrauer, of Ellisville, IL.

1907 Edward and Lena Burkhardt buy nearly 7.5 acres on the south side of Olive Street Road, the future location of Burkhardt Place.

1914 Building permit for the bank building issued. Ed. Burkhardt, owner; Charles Bierbrauer, contractor and builder.

1918 Plat filed for Burkhardt Place. Plat book 12, p. 94.

1920 Burkhardt's taxes show that he still owned the building the store was in, as well as the bank building. He also had sold three lots to August Bierbrauer for \$1,000.

1926 The two bungalows and two outbuildings are built. Permits taken out in July estimated the cost for one house and one outbuilding was \$3,650.

1926 August, furnaces installed by Langenberg Manufacturing of St. Louis, for \$505. September. Gutters and downspouts, \$29.50. October Bills for "Cornell wallboard."

1927 June 2. Letter to insurance company from Burkhardt documents his recent construction of "two 6 room brick bungalows" for a total cost of about \$12,000.

1927 July 8. Letter to Kirkwood real estate agent canceling contract to sell "9 room California Bungalow."

1929-30 Burkhardt is getting bids for brick, presumably for more houses west of the district.

1931 Burkhardt still paying insurance on all of Lot 12. Also gets permit for a concrete block garage on Lot 12, which would be the one behind the bank.

1934 Edward Burkhardt dies.

1946 February. August 13. Lena dies at the age of 78.

1947 Feb. 27. Plat for the Subdivision of the Lena Burkhardt Estate is filed. Book 38, p. 96. ⚡

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Verbal Boundary Description

The "Subdivision of the Lena Burkhardt Estate, a Subdivision in Lot 12 of Burkhardt Place, St. Louis County" is recorded in Plat Book 12, page 96, in the office of the St. Louis County Recorder of Deeds. See Figures Two and Three for a current site map and a copy of the 1947 plat..

Boundary Justification

The current boundaries encompass the intact remainder of Lot 12 of Burkhardt Place, which was Burkhardt's personal property during the period of significance. The buildings found there are the most intact grouping of properties to have been owned by him during the period of significance. The western half of that original lot has recently been greatly altered via the construction of a new roadway, and is not included in the district. The boundaries of the district follow the subdivision of Lena Burkhardt's estate which was platted in 1947. They encompass all of the land shown in that plat, except for a very small parcel north of the bank building, which is now occupied by the junction of Chesterfield Airport Road (formerly Olive Street Road) and Baxter Road. Baxter Road is the new road which runs west of the district.

Photographs

The following information is the same for all photographs:

Burkhardt Historic District
16662-78 Chesterfield Airport Road
St. Louis County, MO
Debbie Sheals
February, 2000

Negatives on file with Debbie Sheals, 406 West Broadway, Columbia, MO 65203

List of Photographs

See Photo Key for camera angles.

1. Bank building and northeast edge of the district.
2. Bungalow and garage at 16666.
3. Fireplace in house at #16666. (Typical of both houses.)
4. Staircase in house at #16666. (Typical of both houses.)
5. Side door and hood of #16666. (Typical of both houses.)
6. Rear of bungalows.
7. Outbuildings, both bungalows.
8. Small dwelling behind #16666.
9. Windows detail, outbuilding.
10. Bungalow and garage at #16662.
11. Both bungalows from the east edge of the district.
12. Rear elevation of #16662. (Typical of both houses.)
13. Garage at #16662.
14. District and streetscape from the east.

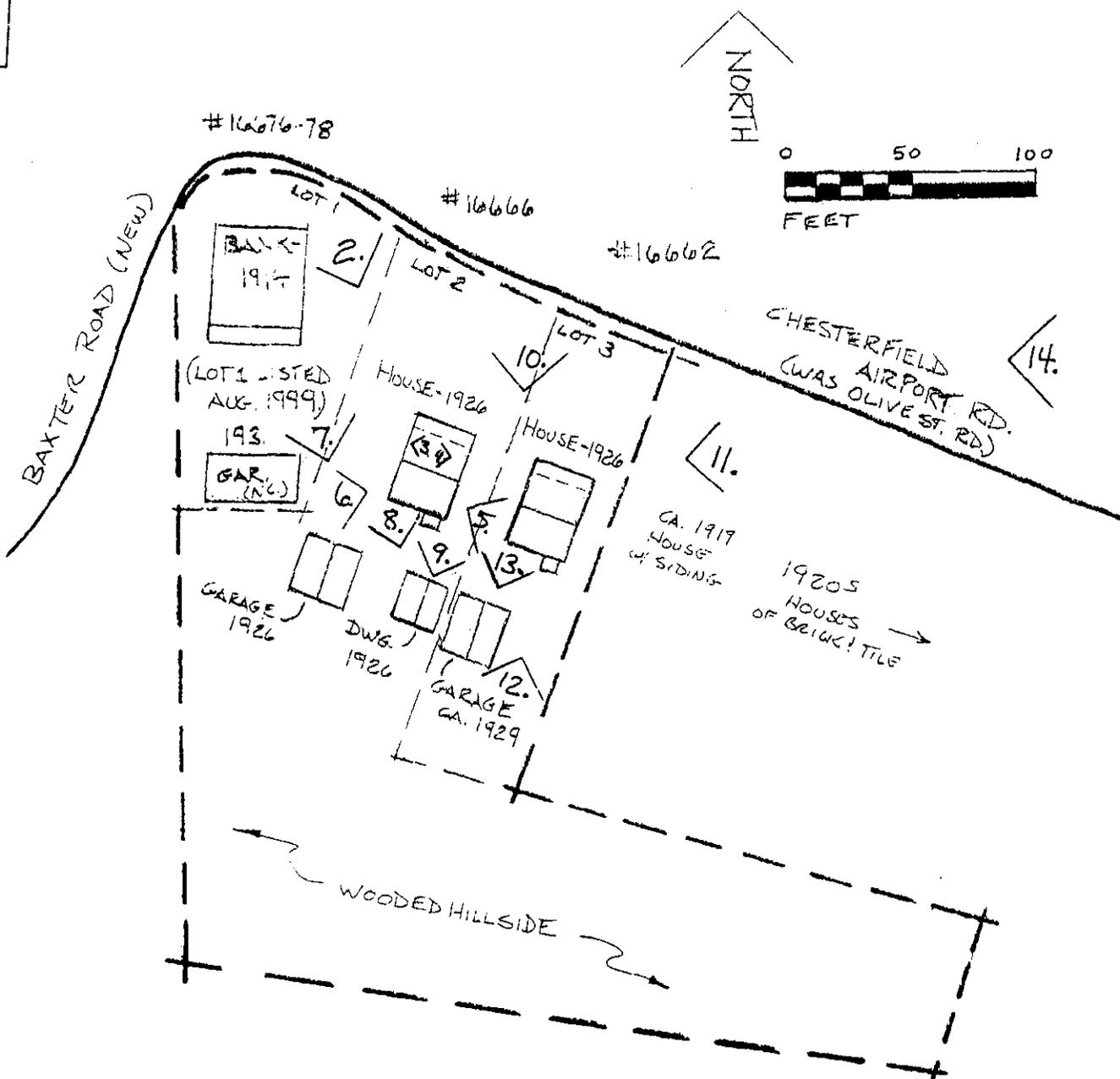
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Photo Key.

1.



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Burkhardt Historic District
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PROPERTY OWNERS:

16676-78 Chesterfield Airport Road

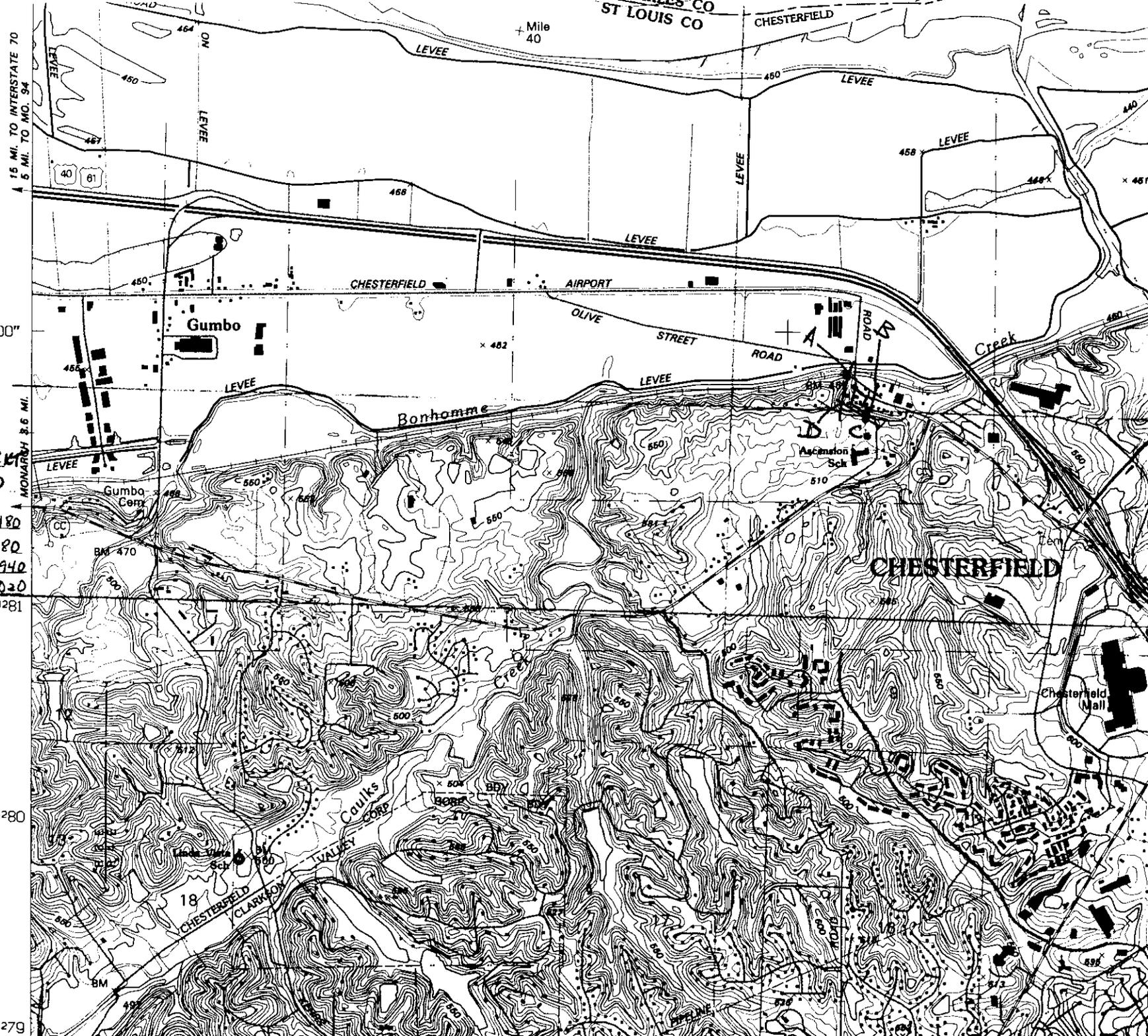
Dick Busch and Lauren Strutman
16676 Chesterfield Airport Road
Chesterfield, MO 63107
(636) 537-0880

16666 Chesterfield Airport Road

Busch-Strutman L.L.C.
C/O Lauren Strutman
16676 Chesterfield Airport Road
Chesterfield, MO 63107
(636) 537-0880

16662 Chesterfield Airport Road

TK Properties L.L.C.
C/O Karen Byrne
16660 Chesterfield Airport Road
Chesterfield, MO 63107
(636) 532-9810



BURKHARDT
 HISTORIC DISTRICT
 CHESTERFIELD, MO

- A 15/710540/4282180
- B 15/710700/4282080
- C 15/710660/4281940
- D 15/710520/4282020

4281

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