

**Memorandum  
Department of Planning & Public Works**

**To:** Planning and Public Works Committee  
**From:** Aimee Nassif, Senior Planner  
**Date:** 5/13/2008  
**RE:** **P.Z. 12-2008 Landmarks Preservation Commission (Kroeger Slaughterhouse/Wiegand Studio):** Two (2) parcels located at One Wiegand Drive and 16905 Baxter Road have been nominated for "H" Historic District in accordance with the process established by the City of Chesterfield Ordinance Number 2412 governing the Landmarks Preservation Commission.

**Summary**

On March 27, 2008 the Landmarks Preservation Commission formally nominated the Kroeger Slaughterhouse/Wiegand Studio located at One Wiegand Drive and 16905 Baxter Road for Historic Designation. The distinction of receiving the "H" Historic Designation allows the City of Chesterfield to recognize the character, interest, and cultural and historical value of a structure, site or area.

The process for an Historic Designation is established by City of Chesterfield Ordinance Number 2414 which grants the Landmarks Preservation Commission the duty to "investigate and recommend to the Planning Commission and the City Council the adoption of ordinances designating areas as having special cultural, historic, archeological, community, or architectural value". Therefore, a public hearing for this project was held before the Planning Commission on May 12, 2008. At the same meeting, a recommendation for approval of the above-referenced matter was approved by a vote of 7-0.

Attached please find a copy of Staff's report, Legislation and the reports prepared by the Landmark Preservation Commission.

Respectfully submitted,

Aimee E. Nassif  
Senior Planner

Cc: Michael G. Herring, City Administrator  
Rob Heggie, City Attorney  
Michael O. Geisel, Director of Planning and Public Works

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE ESTABLISHING A HISTORIC DESIGNATION UPON A STRUCTURE LOCATED AT ONE WIEGAND DRIVE AND 16905 BAXTER ROAD UNDER THE PROCESS ESTABLISHED BY CITY OF CHESTERFIELD ORDINANCE NUMBER 2414. (P.Z. 12-2008 Landmarks Preservation Commission {Kroeger Slaughterhouse/Wiegand Studio})**

**WHEREAS**, the area that is now the incorporated City of Chesterfield was originally settled by immigrants in 1791; the settlement/town of “Chesterfield” was founded and platted by Justus Post in 1817, and recorded in 1838; and,

**WHEREAS**, the City of Chesterfield has many structures, sites and areas that embody a sense of time and place unique to the City, or which exemplify and reflect the cultural, social, economic, political or architectural history of the nation, the State of Missouri, or the City; and,

**WHEREAS**, the City of Chesterfield Ordinance Number 2414 establishes the responsibilities and duties of the Landmarks Preservation Commission which includes identifying and preserving historic structures and making recommendations on such structures, site, and areas within the City of Chesterfield; and,

**WHEREAS**, a structure located at One Wiegand Drive and 16905 Baxter Road has been nominated for Historic Designation to be included on the Chesterfield Historic Register.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**

**Section 1.** The City of Chesterfield Zoning Ordinance and the Official Zoning District Maps, which are part thereof, are hereby amended by establishing a “H-Historic” designation for the property located at One Wiegand Drive and 16905 Baxter Road.

**Section 2.** The preliminary approval, pursuant to the City of Chesterfield Zoning Ordinance, is granted subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the City Council which are established herein.

### **Section 3. Requirements for Certificate of Appropriateness**

Any alteration, construction, removal or demolition of a structure on this site shall require a Certificate of Appropriateness from the Landmarks Preservation Commission as set forth in Ordinance 2414. Consideration shall be given as to the following terms and conditions, but shall not be limited to:

- A. Significant Exterior Architectural Features: The significant exterior architectural features that shall be reviewed for appropriateness for this site in the event that a permit is requested for construction, alteration, or removal, as follows:
  - 1. The original brick structure was built in 1926.
  - 2. Four additions have been subsequently constructed over the last 50 years.
  - 3. The external materials include brick, tin, wood and glass.
- B. The Certificate of Appropriateness shall be applied as set forth in Ordinance 2414 and shall contain all information as required in said Ordinance.
- C. Applications for demolition permits shall include plans and specifications for the contemplated use of the property.
- D. Any applicant may request a meeting with the Chesterfield Landmarks Preservation Commission before or during the application review process.

### **Section 4. Design Guidelines**

All properties with a Historic Designation applying for a Certificate of Appropriateness shall adhere to the design guidelines established in Ordinance 2414.

### **Section 5. Miscellaneous**

- A. Roofing and other screening material changes shall be as approved by the Landmarks Preservation Commission.
- B. Any changes to lighting shall include a lighting plan, with specific product information, and shall be reviewed in conjunction with a Certificate of Appropriateness.
- C. Failure to comply with any and all of the conditions of this Ordinance shall be adequate cause for the revocation of any permits by the issuing department or the Chesterfield Landmarks Preservation Commission.
- D. Non-compliance with the specific requirements and conditions set forth in this Ordinance or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject but not limited to the penalty provisions as set forth in Zoning Ordinance and Ordinance 2414.

**Section 6. Effective Date.**

This Ordinance shall be effective immediately upon its publication, pursuant to applicable legal and procedural requirements.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_  
**MAYOR**

**ATTEST:**

\_\_\_\_\_  
**CITY CLERK**

First Reading Held: \_\_\_\_\_



**V. B.  
IX. C.**

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## **Planning Commission Staff Report**

**Meeting Date:** May 12, 2008

**From:** Aimee Nassif, Senior Planner

**Subject:** Historic Designation

**Location:** One Wiegand Drive and 16905 Baxter Road

**Petition:** P.Z. 12-2008 Landmarks Preservation Commission (Kroeger Slaughterhouse/Wiegand Studio)

### **Proposal Summary**

On March 27, 2008 the Landmarks Preservation Commission formally nominated the Kroeger Slaughterhouse/Wiegand Studio located at One Wiegand Drive and 16905 Baxter Road for Historic Designation under the process established by the City of Chesterfield Ordinance Number 2414.

### **Historical Character and Significance**

The Kroeger Slaughterhouse was originally constructed in 1926 by Andrew Kroeger, Edward Burkhardt, and Arthur Bierbauer for processing meat which would be sold at the Chesterfield Mercantile. The original structure was approximately 847 square feet in size. The structure and subsequent tin barn addition was used as a slaughterhouse, auction barn, and horse shoeing school for almost 40 years.

In the mid 1950's Frank Wiegand, Don Wiegand's father, purchased the Slaughterhouse from Lela Kroeger. In 1965, Don Wiegand began restoring and renovating the site. Several additions to the original structure have been completed by Don Wiegand which includes a 1,067 square foot addition which is known as the "fourth phase" addition that serves today as the Don Wiegand's art studio. In 1985 St. Louis County recognized Don Wiegand for all his hard work by awarding him the "Adaptive Reuse Award for his creative renovation and design. Please see the attached report prepared by Alice Fugate, chair of the Landmarks Preservation Commission and Kathy Goldner, Secretary of the Landmarks Preservation Commission for additional detailed information on the site history.

**Subject Site**

The subject site was originally 2 acres in size and was zoned “NU” Non-Urban by St. Louis County prior to the incorporation of the City of Chesterfield.

In 1999, Don Wiegand acquired approximately 0.80 acres of additional land. This parcel of land is 16905 Baxter Road. Prior to this land acquisition, this parcel was a part of the development known as “Chesterfield Grove”. Chesterfield Grove was zoned “C-3” Shopping District by the City of Chesterfield in 1996.

Please refer to the Landmark Nomination Form and Attachment B prepared by Dan Rothwell Vice Chair of the Landmarks Preservation Commission for additional information. The designation to “H” Historic does not change the underlying zoning on the property.

**AERIAL VIEW OF THE SITE-ONE WIEGAND DRIVE AND 16905 BAXTER ROAD**





**Don Wiegand Studio**

Don Wiegand began renovations on the property at One Wiegand Drive and 16905 Baxter Road in 1965. In 1985, the final fourth phase of the addition to the original Kroeger Slaughterhouse structure was complete. Unfortunately, the Slaughterhouse was unable to escape the flood of 1993 which devastated the Chesterfield Valley. Don Wiegand began restoration of the site shortly thereafter.

Today, the Kroeger Slaughterhouse/Wiegand Studio property is not only home to Don Wiegand, but also serves as his art studio, an educational facility, and a meeting place for charitable events and gatherings.

**PHOTOS BELOW DEPICT THE STRUCTURE ON THE SITE, TODAY USED AS DON WIEGAND'S STUDIO**



### **Request**

The City of Chesterfield Ordinance Number 2414 establishes the rules and procedures for the Landmarks Preservation Commission (LPC). The duties of the LPC include, but are not limited to, the identification of historically significant structures and sites located within the City of Chesterfield. Specifically, Ordinance 2414 states that the LPC shall “investigate and recommend to the Planning Commission and the City Council the adoption of ordinances designating areas as having special cultural, historic, archeological, community, or architectural value”

Currently, there are three (3) other sites in the City of Chesterfield which have been approved with the “H” Historic Designation. These sites are the Elijah Payne House located at 16 Greymore Court; Eberwein-Howe House located at 1734 Old Baxter Road; and Ravens-Queathem House located at 14319 Olive Boulevard.

The distinction of receiving the “H” Historic Designation allows the City of Chesterfield to recognize the character, interest, and cultural and historical value of a structure, site or area. Nominations for this designation must meet a list of specific criteria and these applications are reviewed and investigated thoroughly by the Landmarks Preservation Commission. The criteria that the LPC reviews in considering a site for “H” Historic Designation include, but are not limited to, its character, interest, and value as part of the community.

### **Process for Historic Designation**

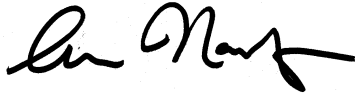
- ✓ The first step for consideration for Historic Designation is that a Nomination Form is received and approved by the Landmarks Preservation Commission.
- ✓ The Landmarks Preservation Commission investigates the site for appropriateness and prepares a report of their findings and submits it to the Department of Planning and Public Works.
- ✓ A public hearing on the request for Historic Designation is conducted before the Planning Commission.
- ✓ After recommendation of approval by the Planning Commission, the project is presented to the City Council for consideration and approval.
- ✓ Once approved for “H” Historic Designation the site is recognized as historic on the City of Chesterfield Maps and is included on the Chesterfield Historic Register. Local recognition as a historical landmark is the initial step before a property applies for State and/or National historical recognition.

Subsequently, for any property designated as historic, the Landmarks Preservation Commission will provide a written review and recommendation to the Department before any permits for construction, alteration, modification, or demolition would be allowed to occur. The Landmarks Preservation Commission will also provide comments on any site development plan submitted to the City in addition to the standard review prepared by the Department of Planning and Public Works before being forwarded to the Planning Commission for consideration.



The Department has reviewed the application and requests action on P.Z. 12-2008 Landmarks Preservation Commission (Kroeger Slaughterhouse/Wiegand Studio) "H" Historic Designation.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Aimee Nassif". The signature is fluid and cursive, with a long horizontal stroke at the end.

Aimee Nassif  
Senior Planner

#### Attachments

1. Legislation
2. Landmark Nomination Application prepared by Dan Rothwell
3. Report from the Landmarks Preservation Commission-Prepared by Alice Fugate and Kathy Goldner

**The Andy Kroeger Slaughterhouse**



*Circa early 1930's*

**now the Don Wiegand studio/museum and home.**

One Wiegand Drive  
16905 Baxter Road  
Chesterfield, MO 63005



The original Slaughterhouse is the section on the right with the awning over the entrance. A lot of the additional construction was done by Don Wiegand in 1965 at age 17. The two tracks in the photo are the top of a levee.

### **An Overview**

- 1926: Construction of the Slaughterhouse
- 1926-1940s: Building in active use as a slaughterhouse
- 1940s-1950s: Victor Fel Dotto and Victor Koester build barn onto the east end of the Slaughterhouse and use it to hold auctions
- 1950s: Slaughterhouse property is used as a dump site
- mid 1950s: Wiegand family purchases the Slaughterhouse and Smokehouse properties
- c.1961-1965 Property used as a horse-shoeing school
- 1965: Don Wiegand takes over the Slaughterhouse, saves it from being torn down, and begins renovating it
- 1960s: Wiegand tears down barn and adds an atrium/greenhouse, bathroom, kitchen, and studio for his sculpture work
- 1968: Wiegand moves into the Slaughterhouse/studio full time
- 1971: Fire damages much of the structure; Wiegand starts rebuilding
- 1975: Wiegand builds new bedroom and additional studio space
- 1985: St. Louis County bestows Adaptive Reuse Award on structure
- 1993: The Slaughterhouse and the surrounding Chesterfield Valley are flooded by the Missouri River; Wiegand immediately starts restoration
- 2004: Founding of The Wiegand Foundation Inc.

### **Early History of the Slaughterhouse**



Picture courtesy of Kathleen Bierbrauer Reinke,  
Looking south across the railroad tracks on what is now Baxter Road.  
The Burkhardt store is on the left. It is no longer there.  
The 1914 Bank building, in the center, is the oldest commercial structure in Chesterfield. It has been restored and is now owned by the Busch-Strutman Architectural firm.

Around 1919 the Kroeger family moved to the Chesterfield area and took over the Burkhardt store, which they renamed the Chesterfield Mercantile Company.



The original Slaughterhouse was across Baxter Road from the present structure. This is the Andy Kroeger Slaughterhouse taken during the flood of 1920.

In 1926 Andy Kroeger built the brick slaughterhouse at the present location. The processed meat was sold at the store. According to Arthur Bierbrauer the slaughterhouse was built in 1926, although St. Louis County has no record of it before 1931.

The building was in active use during the 1930s and 1940s as a slaughterhouse. Pigs were the primary animals slaughtered: sausage, ham & bacon were sometimes smoked. Liver sausage, head cheese (which is not a cheese) and scrapple were popular items. Scrapple is the meat from the boiled hog's head mixed with corn meal. It was usually fried.



In 1936 the nearby highway was paved, which brought more people to the area. Andy Kroeger built a new store in 1937 on the highway. Kroeger died in 1941 while working in the slaughterhouse, and his widow Lela took over the store.





The original Chesterfield Mercantile Grocery Store which is now the Smokehouse, circa 1937.  
The paved highway was the original Highway 40 which is now Chesterfield Airport Road.  
Picture courtesy of Kathleen Bierbrauer Reinke,



In the mid-1950s, Don Wiegand's father, Frank, bought the Smokehouse and Slaughterhouse properties from Lela Kroeger.

Arthur Bierbauer and Frank Wiegand behind the Smokehouse – circa 1960's. Arthur shared his knowledge of curing meat with Frank. Arthur was Kroegers' brother-in-law and had been his assistant.

When Don Wiegand was only a junior in high school, 1965, and already a talented artist, he asked his father if he could take over the Kroeger Slaughterhouse for his studio.

### **Restoring the Kroeger Slaughterhouse:**

#### **An Ongoing Labor of Love**

Don's first project was removing items placed behind the tin auction barn. Whatever wasn't sold was 'relocated' behind this slaughterhouse addition. There was a lot of trash but also large items such as cars and refrigerators!

The slaughterhouse itself was in terrible shape. The roof had caved in to the point where the cupola was actually resting on the horizontal members of the roof. The brick had been whitewashed in the 1940s and the walls bowed outward. The building was close to being condemned, but Wiegand took it over as his personal project and saved it from being razed.

Wiegand recruited several brave friends to help him realign the walls and roof. They did this by setting up three house jacks and three sets of chain hoists which were attached to pulleys. Just for fun, they attached the pulleys to the bumpers of their cars and drove slowly away from the building. As the pulleys tightened the chain hoists, three

friends tightened the house jacks, and the roof rose and the walls slipped back into alignment. They could hear the wood trusses creaking and the bricks making clacking sounds as the walls slowly became vertical again.



This picture shows the interior after Wiegand completed the roof tresses. The blood trench is visible that carried the blood under the south wall and into the stream.

The holes for the hooks that suspended the animals that were slaughtered are visible in the horizontal beams.

Original components remaining from the Kroeger Slaughterhouse include all of the brick structure, the horizontal members of the roof and ceiling, and the metal window frames.



A bell was placed in the cupola after Don realized that he was unable to hear visitors knocking on the Slaughterhouse door!

Don started by tearing down the tin roofed auction barn that was attached to the slaughterhouse. Realizing that he was in a flood plane, although fairly high, he decided he would build using telephone poles as if he





were building a boat dock. He never dreamed his design would be tested!

Wiegand built the brick archways in this living room wall in 1967 to replace the original windows, which were gone by 1965.

All photos by David Ulmer.



The hallway outside Wiegand's living room includes the original whitewashed east exterior wall of the building. Also during the 1960s, he built on an atrium/greenhouse, and studio space for his thriving sculpture business.



By 1968, the renovations had progressed enough that Wiegand could move into the building and live there full time.

In the 1970s, he added more studio space . . .



and a loft bedroom, which he compares to a tree house without the tree.

All photos by David Ulmer.



The Slaughterhouse fireplace was built by Don in the northwest corner. His collection of musical instruments is displayed in the museum/studio.



The Slaughterhouse as it appeared in 1991 looking south.



Stairs that show Don's innovative 'tree house' design. Turning left at the landing leads to a central hallway and the original, restored slaughterhouse.





All photos by David Ulmer.

The Studio from the landing in the previous photo.

The kitchen.



Bathroom. The poles help emphasize the 'boat dock' effect.



The building had been whitewashed during the 1940s. Wiegand started removing the whitewash himself because he couldn't afford to have it stripped. Local children would stop by and watch. Wiegand recalls, "It was like the Tom Sawyer story. The kids would stand around watching and ask, "What are you doing?" I told them I was painting bricks and they'd want to know why. Pretty soon they got so interested they wanted to help, so I put them to work and showed them how to do it. Eventually I had a whole squad of neighborhood kids helping me paint the bricks."

The year was 1971, disaster struck. A cousin was making candles by boiling paraffin on Wiegand's new gas stove. After he poured perfume into the mixture, it ignited and the flames erupted up the chimney, which had been coated by the boiling paraffin.

The cousin broke through a plate-glass window to escape. The structure suffered significant fire and smoke damage.

Don was working at the Smokehouse at the time. Someone came in and calming asked to speak to Don Wiegand. That is when Don found out his house was on fire! He went dashing out the door while his Dad phoned the fire department!

Wiegand reacted to the setback with characteristic creativity: In the process of restoring his burnt studio, he learned how to antique wood and later applied this new skill to the bases for his numerous sculptures.

Still visible refinished burnt rafters in the kitchen.



'Aged' rafters in the central hallway.



### **A Labor of Love**

In 1993 came disaster of a different sort: The Missouri River flooded the Chesterfield Valley and the Slaughterhouse was inundated to chandelier level. Friends helped Wiegand rush his furniture and sculptures to safety.



Don in waders salvaging what he can.



Photos by David Ulmer.



Undaunted, he restored his home yet again.



Inside the Slaughterhouse.



All the walls had to be reconditioned or re-built.



Remember that nice kitchen?



The beautiful Studio?



His bedroom?

Pictures speak volumes.





Don lost over 200 trees that he has since replaced with at least 150, each carefully orchestrated as to location and species. To help recreate his park-like setting he received financial assistance from friends.

### **Scramble, Scramble, Scramble** **Friends help.**

An invitation was sent June 27, 1994 for a fund raiser at Steve Apted's New Melle Lakes Golf Course. On the front was this photo of Don videotaping the flood damage. The invitation read.



Photo by David Ulmer.

*Don has been customizing and renovating the old Smokehouse Slaughterhouse for almost thirty years, transforming it into his studio-home. He calls it his largest sculpture. He has spent extensive time developing the park like atmosphere around the building, all of which was extensively damaged during the flood of 1993.*

*Steve Apted, along with numerous friends, would like to raise money to help restore the landscaping surrounding Don's sculptured home.*

You could fish or participate in Scramble Golf. Lunch and dinner were included.

Today the U.S. Army Corps of Engineers is constructing a new, improved levee to protect the buildings in that area from future floods.

### **A Cultural and Educational Gathering Place**

From the beginning, Don Wiegand has visualized the Slaughterhouse as a gathering place for cultural and educational purposes. Even as he restored the derelict building, architecture students from Washington University and other colleges classes there to observe his renovation techniques. Because Don did not have detailed architectural drawings the instructors would always comment to their students "This is not the way we you to go about doing this but these are the results we want you to get." Charities began meeting at the site during the 1960s, and to date over 300 organizations have benefited from events held there to raise funds and recognize important donors. Through the years Wiegand has also hosted informal musical jam sessions that are open to the public.

During the 1980s the United States Informational Agency, a division of the State Department, arranged for politicians, ambassadors, and cultural ministers from other nations to visit various locales in the U.S. and get a close-up view of U.S. culture. Typical destinations included Los Angeles, Chicago – and Chesterfield, Missouri, where the USIA brought them to visit Don Wiegand's studio. Wiegand's creative medieval-inspired interiors astounded guests from countries around the world, who assumed that

the elegant building must be a thousand years old. One distinguished visitor from Austria walked in and remarked, "This is the most civilized place I've been to in America!"  
Examples of The Wiegand Foundation Inc.

## *The Spirit of Hope Award*

"The Spirit of Hope Award" is presented for outstanding service to the United States of America. Awarded to men and women of the United States Armed Forces, entertainers and other distinguished Americans and organizations whose patriotism and service reflects that of Bob Hope.



"The Spirit of Hope Award" was created by St. Louis sculptor Don F. Wiegand and Mr. Michael Fagin. Wiegand has work on display in public and private collections around the world, including pieces created for Presidents Reagan and Bush.



Rudy Giuliani was given the Special Operations Warrior Foundation's first silver medallion of "The Spirit of Hope Award." Like the heroes that Rudy Giuliani is often honoring, he is the epitome of courage under fire. This organization provides college educations for the children of fallen special operations personnel.

## **The Lindbergh Award**

Given to an individual for his or her significant contributions toward the Lindbergh's vision of a balance between technological advancement and environmental preservation.



May, 1984 – Unveiling of "Charles Lindbergh" bronze by

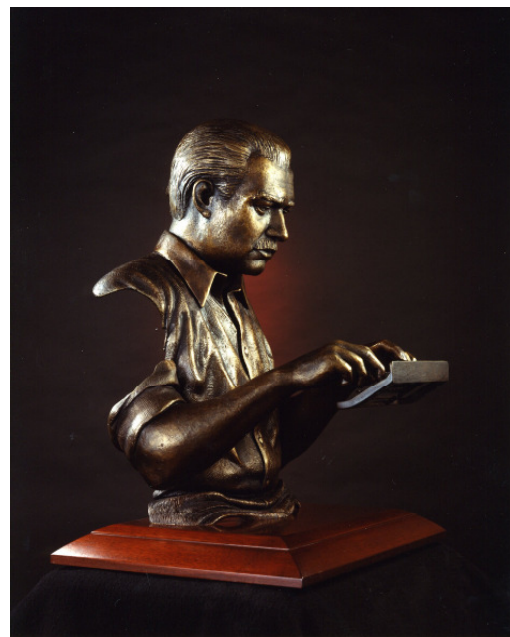
Ann Morrow Lindbergh, Gordon Cooper, Alan Shepard, Donald Slayton, Scott Carpenter, and John Glenn, NASA, Houston, Texas. Don with Ann and five of the Mercury astronauts.

May 2003 - Presentation of 2003 Lindbergh Award, "Charles A. Lindbergh" to Harrison Ford, presented by the Charles A. and Anne Morrow Lindbergh Foundation at the Aerospace Museum, San Diego California

Harrison Ford has been a formidable watchdog for the environment since he was introduced to the majestic rain forests in Belize during the filming of the "Mosquito Coast" in 1986. He is currently leading a campaign to preserve Belize's Macal River Valley's rich bio-diversity. He has worked with the "Riverkeeper" organization in New York, using his Bell 407 helicopter to track pollution in the Hudson River. He has contributed millions of dollars to conservation projects in 30 countries. Ford has donated nearly 400 acres of his Wyoming ranch to the Jackson Hole Land Trust for a conservation easement. This type of work, using technological advancements to address environmental concerns, is the epitome of the Lindbergh's concept of balance and is the cornerstone of the Wiegand Foundation's mission.



February, 2001 – Presentation of the "Mary, Mother of the Church" 22 in. maquette stainless steel sculpture to Pope John Paul II, The Vatican, Rome, Italy.



July, 1989 – Presentation of "Ernest Hemingway" bronze to President Bush and the Citizens of the United States from the state of Idaho. Gift from the private collection of Jack Hemingway, The White House Oval Office, Washington D.C.





June, 1986 –Unveiling of "Frederic Auguste' Bartholdi" bronze for the Statue of Liberty- Ellis Island Foundation by Arnold Schwarzenegger, New York City, New York.

### **Frédéric Auguste Bartholdi**

The Statue of Liberty was a gift of friendship from the people of France to the people of the United States, intended to commemorate the centennial of the American Declaration of Independence, some ten years earlier.



June, 1985 – Unveiling of "Mark Twain" bronze by President Ronald Reagan, The White House Oval Office, Washington, D.C.



May, 1984 – Unveiling of "August A., Busch, Jr.", life size stainless steel portrait, Busch Memorial Center, St. Louis University, St. Louis, Missouri.

October 2001 – Dedication of "August A. Busch, Jr." 6 ½ ft. heroic bas-relief, August A. Busch, Jr. Memorial Wetlands at Four Rivers Conservation Area, Vernon and Bates Counties, Missouri.



Spring 2008 – The bronze cast of Andreas R. Gruentzig will be dedicated at the American School of Cardiology, Washington, D.C.

Andreas R. Gruentzig, a German cardiologist who first developed successful balloon angioplasty for expanding lumens of narrowed arteries.

The Wiegand Foundation Inc., a public benefit nonprofit corporation, seeks to collect, display, and make available to the public works of art that memorialize key accomplishments in the areas of national defense, science, technology, and health and human services. Other Foundation goals include developing educational programs to raise awareness of the contribution of fine arts to the patriotic and cultural heritage of the United States. Eventually, Wiegand hopes to develop his three-acre property as a privately held public park for the city of Chesterfield.

Don Wiegand notes wryly that when he began renovating the Andy Kroeger Slaughterhouse, he envisioned it as a five-year project. Forty-four years later, the restoration is still going on. Says Wiegand, "I want this to be a place where people of any race and creed can feel at home."

***A Chesterfield historic and cultural treasure!***

Text by Alice Fugate  
Photo placement and additional text by Kathy Goldner





CLPC Office Use Only	
Nomination Number	_____
Approved	_____ Denied _____
Date	_____

## Chesterfield Landmarks Preservation Commission LANDMARK NOMINATION FORM

A landmark is a property, district, structure, site, or object which is worthy of rehabilitation, restoration and preservation because of its historic and/or architectural significance to the City of Chesterfield, and which has been designated as such by ordinance of the City of Chesterfield.

Nominations may be submitted by a member of the CLPC (Chesterfield Landmarks Preservation Commission), the owner of record of the nominated property, or an elected member of the City Council.

Type or Print All Entries Use Additional Sheets as Necessary

1. NAME OF PROPERTY: Wiegand Studio / Museum / Residence

Historic name Kroeger Slaughterhouse And/or Common name \_\_\_\_\_

2. LOCATION: Street and Number One Wiegand Drive / 16905 Baxter Rd.

City Chesterfield County St. Louis State Mo. 63005

3. CLASSIFICATION:

CATEGORY <input type="checkbox"/> district <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> structure <input type="checkbox"/> site <input type="checkbox"/> object*	OWNERSHIP <input type="checkbox"/> public <input checked="" type="checkbox"/> private <input type="checkbox"/> both  PUBLIC ACQUISITION <input type="checkbox"/> in process <input type="checkbox"/> being considered <input checked="" type="checkbox"/> N/A	STATUS <input checked="" type="checkbox"/> occupied <input type="checkbox"/> unoccupied <input type="checkbox"/> work in progress  ACCESSIBLE <input checked="" type="checkbox"/> Yes; restricted <input type="checkbox"/> Yes; unrestricted <input type="checkbox"/> No	PRESENT USE <input type="checkbox"/> agriculture <input type="checkbox"/> commercial <input type="checkbox"/> educational <input type="checkbox"/> entertainment <input type="checkbox"/> government <input type="checkbox"/> industrial <input type="checkbox"/> military	<input checked="" type="checkbox"/> museum <input type="checkbox"/> park <input checked="" type="checkbox"/> resident <input type="checkbox"/> religious <input type="checkbox"/> scientific <input type="checkbox"/> transportation <input checked="" type="checkbox"/> other: <u>Studio</u>
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\*archeology artifacts may necessitate additional information forms

4. OWNER OF PROPERTY: Name Don F. Wiegand

Street & Number One Wiegand Drive / 16905 Baxter Rd.

City: Chesterfield County: St. Louis State: Mo. 63005

5. LEGAL DESCRIPTION: A tract in U.S. Survey 2031, Township 45 North, Range 4 East, St. Louis County, Missouri, 2.8 acres

Lot size: Frontage 340 ft Depth 515 ft

6. IF INCLUDED IN EXISTING SURVEY(S), give title(s) of survey \_\_\_\_\_

Survey Date:

Determined Eligible for Historic Register  Yes \_\_\_ No \_\_\_ Federal \_\_\_ State \_\_\_ County  Local

Location of Survey Records: St. Louis County Recorder of Deeds, Book 1502, p. 343

7. DESCRIPTION: (Refer to Criteria for Designation of Nomination)

CONDITION

excellent

\_\_\_ good

\_\_\_ fair

\_\_\_ deteriorated

\_\_\_ ruins

\_\_\_ unexposed

CHECK ONE:

\_\_\_ unaltered

altered

CHECK ONE:

original site

\_\_\_ Moved (date: \_\_\_\_\_)

FULLY DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE. INCLUDE CLEAR PHOTOGRAPHS:

See Attachment A

8. SIGNIFICANCE (Refer to Criteria Sheet for Designation of Nomination):

\*Archeology artifacts may require completion of additional forms. Inquire at City Hall.

PERIOD

AREAS OF SIGNIFICANCE — Check and justify below

\_\_\_ prehistoric\*

\_\_\_ 1400-1499

\_\_\_ 1500-1599

\_\_\_ 1600-1699

\_\_\_ 1700-1799

\_\_\_ 1800-1899

1900-

\_\_\_ archeology-

Prehistoric\*

\_\_\_ archeology-\*

Historic

\_\_\_ agriculture

architecture

\_\_\_ art

\_\_\_ commerce

\_\_\_ communications

\_\_\_ community

planning

\_\_\_ conservation

\_\_\_ economics

\_\_\_ education

\_\_\_ engineering

\_\_\_ exploration/

settlement

industry

\_\_\_ invention

\_\_\_ landscape

architecture

\_\_\_ law

\_\_\_ literature

\_\_\_ military

\_\_\_ music

\_\_\_ philosophy

\_\_\_ politics/ gov't

\_\_\_ religion

\_\_\_ science

\_\_\_ sculpture

\_\_\_ social/

humanitarian

\_\_\_ theater

\_\_\_ transportation

other (specify)

slaughterhouse

SPECIFIC DATES: See Attachments B & C BUILDER/ARCHITECT: See Attachment A and

Attachment C (sht. 2 of 2)

STATEMENT OF SIGNIFICANCE: The original 22 ft. x 40 ft. brick slaughterhouse was built c. 1926. It is a good example of a structure, in the St. Louis County area, (with an attached tin barn), used as a slaughterhouse, auction barn and horse shoeing school during the period of 1926 – 1965. Don Wiegand expanded the structure (1968 – 1985), to approx. 4,225 sq. ft. for use as his sculpture studio, museum and residence. In 1985, St. Louis County presented Wiegand with their "Adaptive Reuse Award", for his creative renovation of this structure.

9. MAJOR BIBLIOGRAPHICAL REFERENCES:

Rothwell, Dan A. *A Guide To Chesterfield's Architectural Treasures*. 1998 (pp. 27,28, 119)  
Hamilton, Esley *Inventory of Historic Buildings, St. Louis County West*. 1989 (No. 17T310335)  
Potter, Kim *Portrait of an American Town – Chesterfield, Missouri*. 1992 (p. 114)

10. FORM PREPARED BY (Name): Dan Rothwell TITLE Vice Pres. CLPC

ORGANIZATION: Chesterfield Landmarks Preservation Commission (CLPC)

ADDRESS: 690 Chesterfield Parkway West, Chesterfield, Missouri 63017

PHONE: (636) 537-4000 DATE: March 2008

11. FORM SUBMITTED BY( Name): Dan Rothwell

\_\_\_ Owner  CLPC \_\_\_ City Council



## Evolution of Don F. Wiegand's Property Lines and Access Roads

Wiegand's slaughterhouse property has undergone the following changes (see plat plan below).

(a) Frontage or access from three roads:

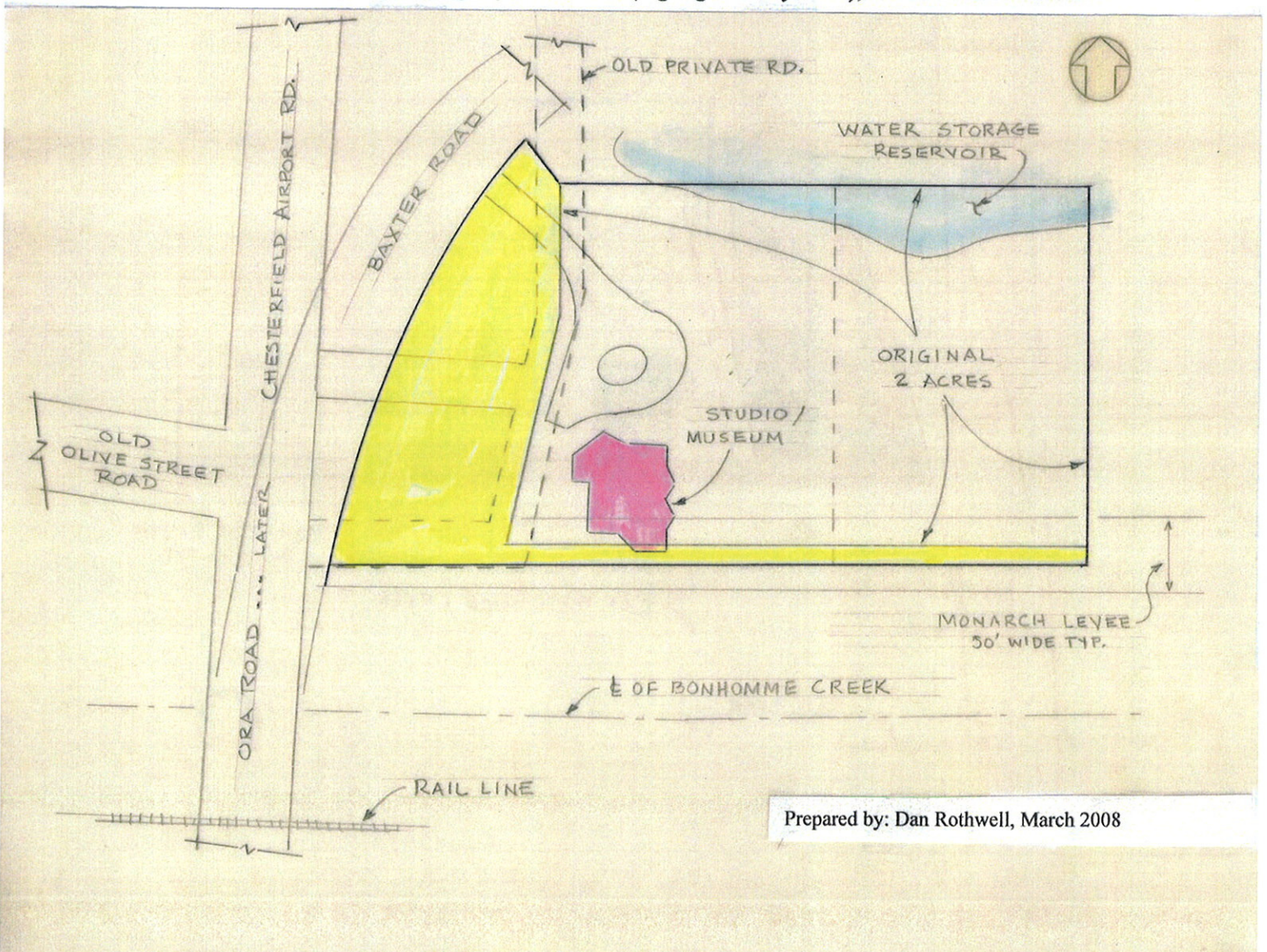
- An old **Private Road** (30 ft. wide), which ran along the west side of the original two acre property.
- Next was **Ora Road** (c. 1936), which later was renamed **Chesterfield Airport Road** (60 ft. wide).
- **Baxter Road** replaced and rerouted Chesterfield Airport Road about 1998. (This was when the slaughterhouse/studio address was changed to One Wiegand Drive).

(b) Five different mailing addresses:

- **Ora Road, P.O. Box 5, P.O. Box 576, 16705 Chesterfield Airport Road** and finally **One Wiegand Drive**.

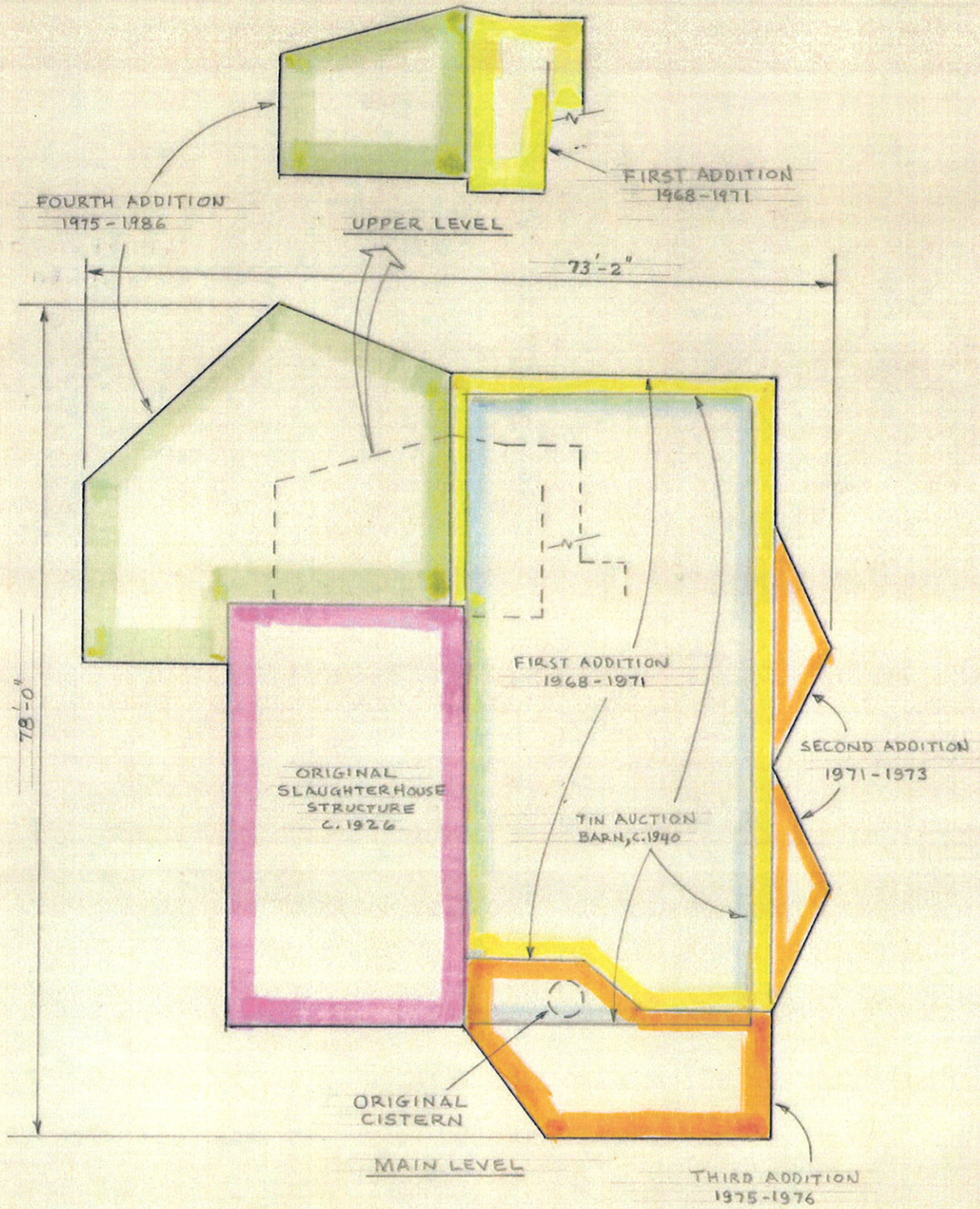
(c) Negotiated the following land swap (approx. 1999):

- The **Old Smoke House Investment Group** was allowed to utilize the north-east portion of Wiegand's property for part of their water storage reservoir (highlighted in blue) – in exchange for:
- Property bordering Wiegand's original lot on the west and fronting Baxter Road, plus a 20 ft. wide strip along the south side, to bring the Studio structure within Wiegand's property boundaries (highlighted in yellow), total now about 2.8 acres.





Evolution of the Don F. Wiegand Studio/Museum/Residence Structure





### Evolution of the Don F. Wiegand Studio/Museum/Residence Structure

Construction Phases	Construction Dates	Approx. Sq. Ft.	Remarks
Original Slaughterhouse Structure	c. 1926	847	This brick slaughterhouse was built by Andrew Kroeger, Edward Burkhardt & Arthur Bierbrauer for processing meat to be sold in the Chesterfield Mercantile Store. It was built, to replace an older wooden structure, on two acres of land owned by Edmund Andreas. The original verbal agreement was formalized in 1938 when Kroeger paid Andreas one dollar for the two acres on which the slaughterhouse was constructed
Tin Auction Barn Period	c. 1940	1,800	<p>Victor Fel Dotto &amp; Victor Kroester built this tin barn onto the east side of the slaughterhouse for the purpose of conducting livestock auctions during the 1940s and 1950s.</p> <p>Frank Wiegand (Don's father), purchased this slaughterhouse property from Lela Kroeger in the mid 1950s</p> <p>During 1961-1965, the slaughterhouse property was rented to a farrier as a horse-shoeing school.</p> <p>In 1965, Don Wiegand acquired the two acre slaughterhouse property from his father and began the process of tearing off the old tin barn and restoring the original brick slaughterhouse, to utilize as part of his sculpture studio.</p>
First Phase Addition	1968-1971	1,800	This first addition would cover the approx. area where the tin barn had been, and include a small upper level space. By late 1968, work had progress far enough for Don to move into his new quarters full time.
Second Phase Addition	1971-1973	130	Built two triangular additions (mostly glass windows), onto the east side, to provide lighting for an atrium / greenhouse area.
Third Phase Addition	1975-1976	361	Added a section onto the south side that would cover the original cistern and be living quarters.
Fourth Phase Addition	1975-1986	1,067	This final phase would be studio space, with additional upper level office area. Note: In 1985, St. Louis County presented Don Wiegand with their "Adaptive Reuse Award" for his creative renovation of this structure.
	Total .....	4,225	