

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI ADOPTING THE RECOMMENDATION OF THE HISTORIC PRESERVATION COMMISSION REGARDING THE 'SECOND JOHN E. SCHNARR HOUSE' THAT IS LOCATED ON MANCHESTER ROAD (FORMERLY ROUTE 66) WITHIN THE COMMUNITY OF GROVER, THEREBY ALLOWING ITS PLACEMENT ON THE CITY'S HISTORIC REGISTRY AND PROVIDING CERTAIN INCENTIVES FOR SUCH RELATIVE TO REQUIRED PUBLIC SPACE AND ROADWAY IMPROVEMENTS. (Ward Eight)

WHEREAS, the owner of a bungalow that is located in the former community of Grover, along Historic Route 66, has submitted for its rezoning to convert the site and all improvements to a commercial use and allow a business to operate from there; and

WHEREAS, with the favorable completion of the rezoning process, the City Council required the property owner to undertake the placement of this historic element onto the City's Historic Registry, if judged such by the City's Historic Preservation Commission; and

WHEREAS, the property owner began this process and submitted the required information to the Historic Preservation Commission for its consideration, which included all testimony provided at a public hearing held on this matter to accept comments and questions in this regard; and

WHEREAS, with this hearing, and associated recommendation process, the Commission supported the request based upon seven of the thirteen criteria set forth in considerations of this nature; and

WHEREAS, the Historic Preservation Commission completed its recommendation process by also supporting the granting of incentives that had been requested by the owner of the historic asset, which would eliminate an escrow requirement for roadway improvements and a minimum amount of public space; and

WHEREAS, this recommendation report was forwarded to the City Council for a public hearing, which was completed on February 22, 2016 and led to the members citing a number of components of this property's history and location as why it supported its placement on the City's Registry and the granting of the two incentives as well; and

WHEREAS, the City Council then authorized the preparation of the legislation to complete this process and add this historic element to the list of over thirty properties now upon it at this time; and

WHEREAS, the City Council is empowered and enabled to make such decisions in this regard under its authority granted by State Statute and local Charter, when determined to be in the best interest of the public's health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:

Section One. The City Council of the City of Wildwood, Missouri hereby determines that, based upon the information and recommendation provided to it by the Historic Preservation Commission, said property identified as 16941 Manchester Road (St. Louis County Locator Number: 24V530551) and the 'Second John E. Schnarr House', is appropriate for placement on the City's

Historic Registry, since this parcel of ground and building have been determined to be historically significant in nature due to the following considerations:

Criteria for Use	Compliance Level
1. Its character, interest or value is part of the development, heritage, or cultural characteristics of the community, County, State, or country;	Yes – This dwelling remains one (1) of the last examples of the bungalow type of housing that was very prevalent in St. Louis County in the 1930’s, but to a much more limited extent in this area of it. With the recent demolition of another bungalow, to the east of this location, but on Manchester Road, the number of these types of examples is decreasing, creating the need to protect what remains. With only a few tangible references remaining of this type of dwelling in far west St. Louis County, it has a value relating to the characteristics of Wildwood and St. Louis County.
2. Its overall setting is part of a collection of buildings, elements, or objects where the overall collection forms a unit;	Yes - as noted above, this dwelling remains an integral part of the Grover Community and is part of a collection that forms this unit.
3. It has the potential to be returned to an accurate historic appearance regardless of alterations or insensitive treatment that can be demonstrated to be reversible;	Yes – with the petitioner’s intent, and already underway, to restore the bungalow to much of its previous appearance, this criterion is easily met.
6. It embodies distinguishing characteristics of an architectural type valuable for the study of period, type, method of construction or use of indigenous materials;	Yes – Dwelling, which is constructed of local materials, and limited examples of such are found in Wildwood at this time.
8. It embodies design, detailing, materials or craftsmanship that renders it architecturally significant;	Yes – the simplicity of the original dwelling component reflects classic architecture that was prevalent across the United States in the 1920’s and 1930’s.
10. It has a unique location or singular physical characteristic that makes it an established or familiar visual feature of the neighborhood, community, or City;	Yes – as noted above, this dwelling is one (1) of a few remaining anchors of existing buildings that form the core of the Grover community, both now and throughout much of its history, along historic Manchester Road.
11. Its character is a particularly fine or unique example of a utilitarian structure, including, but not limited to, farmhouses, gas stations, or other commercial structures, with a high level of integrity, or architectural significance	Yes – bungalow structure.
12. It is suitable for preservation or restoration	Yes – given, with restoration work already underway, this element has already proven its suitability for such.

Section Two. The City Council hereby adopts, for the purposes of this action, the Historic Preservation Commission’s Letter of Recommendation dated January 28, 2016 on this matter, which establishes the parameters and rationales for the designating ordinance, under the requirements and regulations of Chapter 440.040 of the Wildwood Municipal Code – **Historic Preservation and Restoration Code**, but hereby also endorses the set of incentives also contained in this report that was acted upon by said body.

Section Three. The City Council hereby directs the Department of Planning to complete the necessary steps to finalize the nomination process of these properties onto the Historic Registry and make all notifications and modifications to property owners and City documents regarding the same.

Section Four. This Ordinance shall be in full force and effect on and after its passage and approval.

This Bill was passed and approved this _____ day of _____, 2016 by the Council of the City of Wildwood, Missouri after having been read by title, or in full, two (2) times prior to passage.

Presiding Officer

The Honorable Timothy Woerther, Mayor

ATTEST:

City Clerk

City Clerk