



Demolition Request Site Visit Summary

Date: January 14, 2022 at 9:30 a.m.

Location: 25 Centaur Road, Wildwood, MO 63005 (Locator #19Y220066)

Ward: One

Commission

Attendance: Vice-Chair Stevens, Secretary Scott, Commissioners Hrubes, Rowton and Bachert, and Alternate Quarternik

Staff

Attendance: Director Vujnich, Assistant Director Rippetoe, Senior Planner Newberry, and Planner Keefe

Discussion: The property owner, Chris Chivetta, thanked the Commission for attending and explained his present plan for demolition/retention of historic structures on the property. He plans to demolish the existing dwelling (retreat center), c.1860, the guest house, the swimming pool, and the bathhouse. He plans to retain the pump house and maintenance shed. His ultimate vision for the property is to build a single estate, potentially selling off parcels of ground to surrounding neighbors. Today's site visit was for the Commission to view the existing structures and discuss potential options for salvaging material.

Both exterior and interior review of the structures took place, starting with the main structure, historically known as the "Coleman House," but utilized as a retreat center when the Jesuit order gained ownership in the 1950s. The two notable rooms on the tour included the basement and an upstairs living area with wood beam ceiling patterns, attractive lighting fixtures, a wood-burning stove, and views of the property. Secretary Scott commented, at the end of the tour, that there was not much that could be salvaged, except for the stone wall in the basement. He suggested to the owner that it could be donated to the City for use with the Essen Log Cabin reconstruction.

The Commissioner then took a brief tour of the guest house, which had an evident mold problem. Inside the house were a couple built-ins that added character to the place, as well as a sunroom addition with wood flooring, ceiling and exterior walls.

The maintenance shed had many built-in features and appeared, due to placement of windows, as it had once contained a chicken coop. There was also a tool storage area with many crafted wooden compartments and several storage/equipment rooms.

A tour of the bathhouse facility revealed entrances for men and women, including a bathroom stall and handwashing area.

The site visit ended with the owner being advised the Commission would act on his demolition request once formal plans were received. The next meeting is on January 27,

2022, at 6:30 p.m. Upon favorable action, the Department of Planning would be able to approve the Demolition Zoning Authorization for the structures, once utility disconnect letters were submitted.