

CITY OF WILDWOOD
RECORD OF PROCEEDINGS

MEETING OF THE HISTORIC PRESERVATION COMMISSION
CITY HALL – COMMUNITY ROOM
16860 MAIN STREET
WILDWOOD, MISSOURI 63040
January 24, 2019

I. Welcome and Roll Call

Meeting: Thursday, 1/24/19, City Hall, Community Room, 6:30 p.m.

Attending: Chair Wojciechowski, Vice-Chair Thompson, Secretary Scott, Commissioner Compton, Alternate Stevens, Alternate Rowton, Planning and Zoning Commission Liaison Gagnani, Council Liaison Bartoni, and Council Liaison Taylor.

Absent: Commissioner Rosener, Commissioner Hrubes, and Commissioner Sprunger.

Staff: Director of Planning Joe Vujnich and Assistant Director of Planning and Parks Kathy Arnett

II. Opening Remarks by Chair Wojciechowski

Chair Wojciechowski welcomed everyone to the meeting, including Ms. Von Gruben from the Wildwood Historical Society.

III. Approval of the Historic Preservation Commission December 6, 2018 Meeting Minutes

A motion was made by Commissioner Scott, seconded by Commissioner Thompson, to table approval of the meeting minutes from December 6, 2018. A voice vote was taken, with a unanimous affirmative result, and Chair Wojciechowski declared the motion approved by a vote of 4-0. The minutes will be presented to the Commission for consideration at its February meeting.

IV. New Business

a. Ready for Action – Three (3) Items

- 1. Introduction of the Application to Place a Family Retreat Lodge, which is located at 4000 State Route 109 (Locator Number: 26V310045), known as Marycliff (formerly Woodcliff), c. 1905, per St. Louis County Tax Records, c. 1891 per City of Wildwood's Historic Building Inventory [Survey 2014-15, Updated 12-6-2018, Page 120 of 343], on the City's Historic Register. This tract of land is zoned NU Non-Urban Residence District. Public hearing will be held on this application in February, 2019. (Ward Six)**

Director of Planning Vujnich noted an application for placement on the City's Historic Registry was received from the Marianist Retreat Center. The application was provided by the property owner and does not include any requests for incentives from the City. The Department is introducing the application and seeks feedback from the Commission on if they would like any additional information at the time of the public hearing on this application.

Discussion was held regarding the following: the Commission would like to tour the property; the question of the current condition of the building, which is in use; the Commission's role in this process; the owner's plans for renovation; the modifications of the building will be presented to the Commission to ensure the exterior of the structure is preserved; the thoroughness of the application; the desire for information from the architect regarding proposed modifications to the outside of the property; the desire to invite the architect to the site visit; and the potential for notifying staff over the next few days, if members identify anything else they would like as part of the application.

2. Not Ready for Action – No Items

V. Old Business

a. Ready for Action – Six (6) Items

1. Action on a **Potential Donation Offer** of a log cabin that is located upon the property at **2325 Wild Horse Creek Road (Locator Number 23X220071)**. The Dr. Loving House was built circa 1905. **(Ward One)**

Assistant Director Arnett reviewed the proposed donation of the log cabin and noted she had been in contact with another potential contractor, but he had not provided pricing on the dismantling and reconstruction. She noted staff had concerns relative to the lack of funding in this year's budget to accept the cabin. She then outlined the Department's recommendation, which was to not accept the full donation of the cabin for its reconstruction, rather to encourage the property owner to sell or use the materials as they see fit. However, if the ultimate disposition of the logs is to simply discard of them, the City would accept them as a donation for use in other projects, but not for a full reassembly.

Discussion was held regarding the following: the lack of budget to support the project; the potential locations to place this structure; the cost of long-term maintenance; the desire for a Master Plan addressing what to do with future log cabins, including acceptance, funding, programming, etc.; the potential for tagging the logs and storing them with no commitment to reconstruct; the idea of anything to assist Chorzel's in preserving the historic asset; and the potential for a second dwelling on the property, either as accessory dwelling or local registry.

A motion was made by Commissioner Compton, seconded by Commissioner Scott, the City not accept the log cabin at this time. A voice vote was taken, with a unanimous affirmative result, and Chair Wojciechowski declared the motion approved by a vote of 4-0.

2. City's Interest in the Acquisition of the Old Melrose School, 18820 Melrose Road, 63038 (Ward Six)

Assistant Director Arnett noted the Department had been approached by the current owner of the Old Melrose School. This one-room schoolhouse is listed on the City's inventory and one of the oldest of its kind. The owner recently acquired the property and is exploring his options. One such option is the use of it as a day care facility, which concerns the Department due to the size of the property, the proposed keeping of farm animals in conjunction with the day care, and the impact on the neighboring property owners. The property owner then wanted to see if the City was interested in its acquisition. Assistant Director Arnett noted the Department had similar concerns, as in the acceptance of the log cabin, with the purchase of this property, including the cost of acquisition, restoration, and the use of the property for public purposes in a strictly residential, low-density area.

Discussion was held regarding the following: the concerns with the day care; the assistance the City can provide to the property owner; the encouragement to retain the structure; the lack of City interest; and the concerns with the location being used for public space.

A motion was made by Alternate Rowton, seconded by Commissioner Thompson, to not pursue the acquisition of the Old Melrose School. A voice vote was taken, with a unanimous affirmative result, and Chair Wojciechowski declared the motion approved by a vote of 4-0.

3. Discussion of Next Chapter in Wildwood's Written History Covering 1920 – 1990. (Wards – All)

Director Vujnich reviewed the preparation work being done for the next chapter in the City's written history. He noted the City Council approved a resolution for \$16,000.00 at its January 14th meeting. This contract is the amount payable to the Wildwood Historical Society for Ms. Von Gruben's work in authoring the chapter. Ms. Von Gruben was in attendance to discuss this chapter with the Commission.

Ms. Von Gruben first noted a few items that have come to fruition because of this project, including the donation of John Whitsett's gravestone, and the availability of historic glass windows from an Essen Family Member who will donate them to the Essen Log Cabin project, if needed.

Ms. Von Gruben then reviewed the proposed outline for the chapter covering the timeframe of 1920 through 1990. She requested information from the Commissioners that if they personally lived in the area, before incorporation, to provide a brief story about what it was like when they moved here or a story about their favorite time; if they moved here after incorporation, she noted she would like a brief story about why they moved here or about their neighborhood, etc. Also, if the Commissioners know people who have lived here for some time, she requested they invite them to share their stories.

Discussion was held regarding the following items: the desire to add photographs of all of the properties on the local registry – staff will send Ms. Von Gruben the photographs the City currently has for her use and if she would like to take additional photographs she can; the need for a formal introduction or a formal summary in the final version; the need for the incorporation chapter to be historically accurate and show both sides; the desire to mention and explain the Leiwecke structure; the need to discuss the Glencoe Area's history as summer homes; the question on if a story regarding a minstrel show held in 1933, as a fundraiser for the Pond Baseball Club, and whether it should be included; the revised outline will be provided to the Commission, as well as the show material; the potential for having Ms. Von Gruben write the final history portion from 1990 through 2020, with the City writing the incorporation section; and the Commission's appreciation of the outline and partnership.

4. Route 66 Promotion Efforts (Wards One, Four, Six, Seven, and Eight)

Director Vujnich reviewed the work program item for promotion of Route 66, noting the first two (2) items the Department would like to start with are the creations of a sign palette along the roadway and a historic marker identical to the community markers for the byway. The first step in the creation of the marker is drafting of the text.

Discussion was then held regarding the following: the need to incorporate the Route 66 signs already in Pond and either remove and replace them or incorporate them in the new palette; the potential of a variety of design ideas for sign design, which the Department will bring proposals for in February; the desire to bring a draft of the Route 66 marker text to the next meeting; and the effort of the Commission in the Spring to find the appropriate location for the installation of the marker.

A motion was made by Commissioner Scott, seconded by Commissioner Thompson, to begin Route 66 promotion, as recommended by staff, beginning with design proposals for signage and the text for the Route 66 Historical Marker. A voice vote was taken, with a unanimous affirmative result, and Chair Wojciechowski declared the motion approved by a vote of 4-0.

5. Approval of Work Program for 2019 (Wards – All)

Director Vujnich reviewed the proposed 2019 Work Program, with several additions provided this month. Consensus was reached among the Commissioners to develop a Master Plan regarding how to address donations of items, such being an additional component in the 2019 Work Program.

Discussion was held regarding the following: the need to draft a plan for donations, as well as the funding mechanisms of projects; the desire to identify donations and how they were reused – on website, in e-news, in a booklet, in parks, in the Gazette, on social media.

A motion was made by Alternate Rowton, seconded by Commissioner Compton, to adopt the 2019 Work Program, with the inclusion of an additional item for the creation of a Master Plan to address acceptance of, and funding for, donations. A voice vote was taken, with a unanimous affirmative result, and Chair Wojciechowski declared the motion approved by a vote of 4-0.

6. Bid Specifications for Reconstruction of the Essen Log Cabin (Wards – All)

Assistant Director Arnett noted that staff has pursued a number of additional contacts to assist in this work, but further communication has been difficult to obtain. She noted the Department had received information for an architectural firm that specialized in historic projects and they would be contacted for a proposal. The Department hopes to have information at the February meeting.

b. Not Ready for Action – Two (2) Items

1. An offer from Mary Guise to sell to the City of Wildwood the original logs from the Heege-Boxwood Log Cabin. (Wards - All)
2. Discussion on archiving documents from the City's incorporation that are currently being stored at City Hall and Off-Site Locations. (Wards – All)

VI. Review of Proposed Zoning/Plats/Site Development Plan/Demolition Requests – None

VII. Projects-Initiatives-Efforts Updates

Department staff updated the Commission Members on each of the following items:

Social Media Initiatives – Limited work has been completed on this initiative, but a refocus on this effort will occur in 2019.

Points of Interest Map – The 2019 Map will include information on scenic byways from the historic communities of Kelpie, Centaur, Monarch, and Pond, which include the following roadways: Babler Park Drive, Centaur Road, Ossenfort Road, Pond Road, Rieger Road, and Wild Horse Creek Road.

Historic Marker Program – There is no change in this item. One (1) marker location remains and is waiting on a future bridge reconstruction project.

Historic Preservation Training – Department staff noted its understanding with the difficulty in attending out-of-town training sessions and questioned if the Commission Members would be interested in on-topic speakers coming to Wildwood for training sessions. These sessions could be scheduled prior to regular Commission meetings.

Discussion was held among the Commissioners. Members thought this was a good idea and requested staff schedule them quarterly and invite the public to the training sessions as well.

City Projects – Department staff provided information on the following projects, relative to historic preservation:

- Manchester Road (historic Route 66) – Bids were opened today for the construction of Phase III of the streetscape project and the low bid was under budget. Utility work has already begun, but the project will be underway this Spring.
- State Route 109 – This significant road project will be underway in a few months. The archaeological evaluation showed there will be no impacts on any historic assets as a result of this work.
- Belleview Farms – When the weather breaks, a number of site assessments will be conducted, before decisions are made regarding the future use of the site. The Commissioners should anticipate having additional information on this site beginning this Spring.
- John L. LeCave Memorial Trailhead – This project has begun and is expected to be completed near the end of May. This project is located between the historic communities of Monarch and Centaur.
- Community Park Phase 3 – This project will begin, once the contract is completed in the next few weeks. The estimated completion is the end of July.

Cemeteries - No change in the status of this project.

VIII. Other – None

IX. Upcoming Meeting Dates – February 28, 2019 (Thursday), 6:30 p.m.

X. Closing Remarks and Adjournment

A motion was made by Commissioner Scott, seconded by Commissioner Compton, to adjourn the meeting. With a unanimous voice vote, Chair Wojciechowski declared the meeting adjourned at 8:51 p.m.