

CITY OF WILDWOOD
RECORD OF PROCEEDINGS

MEETING OF THE HISTORIC PRESERVATION COMMISSION
WILDWOOD CITY HALL (HOSTED)
16860 MAIN STREET
WILDWOOD, MISSOURI 63040
February 24, 2022

I. Welcome and Roll Call

Meeting: Thursday, February 24, 2022, hosted at Wildwood City Hall, via Zoom, at 6:30 p.m.
Attending: Commissioners Hensic, Hammond and Hrubes, Secretary Bachert, Vice-Chair Scott, Commission Liaison Broyles, Alternate Quarternik, Council Liaison Nyhan, and Chair Stevens
Absent: Commissioner Rowton, Alternate Adams, and Council Liaison Jakcsy
Staff: Director of Planning and Parks Joe Vujnich and Planner Robyn Keefe

II. Opening Remarks

None.

III. Approval of the Historic Preservation Commission's Minutes from its January 27, 2022 Meeting

The minutes were approved by unanimous consent.

IV. Public Comment (comments can be provided via Zoom Chat)

Chair Edens, of the Council Economic Development Committee, expressed the Committee's support for the Missouri Main Street Connection grant/Route 66 Initiative and encouraged the same of the Commission.

V. Old Business

A. Ready for Action – Three (3) Items

1. Wildwood History Book Discussion (**Wards – All**)

On page 2 of the packet, the Department Memorandum, Chair Stevens mentioned "State" was capitalized, while "federal" was not. She stated she felt both should be consistent.

Member Hrubes noted that on page 5, fifth line from the bottom, the text omitted the position of the person mentioned and name of the taskforce. Planner Keefe made a note.

Chair Stevens noted Chapter 5, the COVID section, was still too lengthy. Members Hammond and Hrubes seconded that notion. Member Hrubes stated he thought it should be approached only from a local standpoint. Director Vujnich also asserted his opinion that some content could be eliminated.

Member Hammond noted the third paragraph under Rockwood School District could be removed.

Planner Keefe requested that all comments be received by the Department by the end of the next week.

Next, the Commission discussed the revised version of the Capitol attack. Director Vujnich suggested the Department reword the paragraph to better reflect Department and Commission perspectives on this event. The Commission agreed.

Moving onto the Epilogue, Director Vujnich noted the added graphics were welcome additions, including the Missouri Bicentennial Logo and 25th Wildwood Celebration Logo.

Member Hrubes motioned for the Commission to provide comments to Planner Keefe in the next week. Member Hammond seconded the motion. Vice Chair Scott noted during discussion the Epilogue looked very good. Motion passed by unanimous voice vote.

2. Development of Work Program for Historic Route 66 Promotion **(Wards – All)**

Planner Keefe presented a slide presentation, similar to the talk provided to the Economic Development Committee. The presentation provided an overview of Missouri Main Street Connection, its history and standing in the state and the nation, their four-point approach to revitalization, and how that could potentially be reflected in Wildwood's Historic Route 66 Corridor.

Vice Chair Scott noted there was a lot to fill out for the application and asked if current staff would be able to take on the work or if someone could be hired. Planner Keefe noted the staff requirement in the application was not an immediate, but would be required a couple years into the future in order to fill a revitalization organization. Vice Chair Scott also noted the Architectural Review Board should be brought into the discussion, as they would be needed to help develop design standards for the infill development along the corridor. Director Vujnich noted when Butler Security moved west on Manchester Road, they rehabilitated and restored a bungalow with input from the Historic Preservation Commission and Architectural Review Board.

Council Liaison Nyhan asked if the next Economic Development Manager could potentially staff the initiative. Planner Keefe noted there was room for creativity in structuring the entity responsible for conducting the revitalization activities, including how to staff it. Director Vujnich, noted the Department, in the interim, would restructure workloads to allow Planner Keefe to initially spearhead the work associated with it.

Member Hrubes noted the proposed initiative was the catalyst needed. Chair Stevens noted that so much had already been done, and the proposed initiative would pull everything together. Member Hrubes said he was in favor of moving forward. Vice Chair Scott noted that, if staff could handle the work involved, he was too.

Member Hrubes motioned to recommend approval of the initiative, noting it was the best catalyst they'd had in years for moving work along the historic corridor forward. Vice Chair Scott seconded the motion. Motion passed by unanimous voice vote.

3. Update on 2022 Work Program (**Wards – All**)

Director Vujnich noted the Route 66 Roadside Project was moving forward in 2022. On February 28th, the City Council would be reviewing the bill. He noted the draft timeline provided a window of six (6) to seven (7) months to complete the planning study. Poertner Park, on February 15th, at the City's Planning and Parks Committee, an equestrian group presented a proposal to partner with the City. There are restrictions placed on the property by Ms. Yost, the donator, so the City Attorney is looking into what is feasible.

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

1. Discussion Regarding the Future Location for the Essen Log Cabin (**Wards – All**)
2. Update on Kohn Park Sign (**Ward One**)

VI. New Business

A. Ready for Action – Two (2) Items

1. 2022 Redesign of the Points of Interest Map (**Wards – All**)

Planner Keefe briefly presented the Department's idea for a foldable travel map of the Points of Interest Map, to increase its size and expand the content presented upon it.

Alternate Quarternik asked about distribution of the map, and whether it would be available for purchase. Director Vujnich indicated they would be freely available to the public.

Chair Stevens stated she liked the concept. Vice Chair Scott stated he felt it was a great idea. Director Vujnich noted there would be an electronic version available via the app and website.

Vice Chair Scott motioned to approve the concept with more points of interest and routes. Member Hammond seconded the motion. Motion passed by unanimous voice vote.

2. Civil War Burial Site Discussion (**Wards – All**)

Planner Keefe noted the Department had a meeting with a gentleman representing the Sons of Union Veterans of The Civil War, Chair Stevens, and the Wildwood Historical Society to discuss this organization's intent to list the names of Union Veterans from the area on the local chapter website. There was concern expressed from the Department about the privacy of residents with burial sites on their properties. Chair Stevens noted she felt all area Union soldiers had been already identified and registered on the national list. The Department noted, that with this information, they would simply convey these facts to Mr. Aubuchon of the local chapter.

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

1. Discussion Regarding the Age Threshold Used to Determine Qualification as Historic **(Wards – All)**
2. Overview of Maintenance Bids for Old Pond School **(Ward One)**

VII. Review of Proposed Zoning/Plats/Site Development Plans/Demolition Requests – Two (2) Item

- A. Schedule site visit to 18410 St. Albans Road (Locator #24X540073), with demolition proposed for two (2) existing single-family dwellings and three (3) associated sheds upon the property. The primary structure, built circa 1913, has been surveyed, and is included in the City of Wildwood Historic Building Inventory. **(Ward One)**

It was noted by Commissioners that a date further out in the month would be preferred for the site visit. Vice Chair Scott noted the current zoning could potentially be interfering with appropriate use of the property, while protecting the historic assets featured. Director Vujnich noted the Historic Land Use Category could potentially allow for zoning incentives, such as allowing limited commercial opportunities.

B. Section 106 Archeological Review for Bluff View Park Improvements (Ward Six)

Chair Stevens noted the Commission had never been out to the Bluff View Park property in an official capacity. Director Vujnich presented, noting there was not much at the park property, but that a trail system had been developed and was continuing to be expanded. The City Council had approved for some upgrades to the parking island, entrance area, and scenic overlook portions of the property. Director Vujnich noted a Section 106 application had been submitted to the State Historic Preservation Office, given that it was the original location of John Packwood's (original owner of the property, before it became a park) summer home. Director Vujnich noted there were some safety concerns present onsite that would also be addressed.

Member Hammond noted his appreciation for the area. He noted a lot of people visited the property. Alternate Quarternik noted a safety concern at the top of the bluff, given the potential for increased foot traffic.

Director Vujnich noted a visit to the property could be arranged later in the spring, along with a visit to Belleview Farms. Chair Stevens noted it would be nice to see the properties being discussed.

VIII. Other Matters for Consideration – No Items

Planner Keefe noted Kelsey Matson, the Certified Local Government Coordinator from the State Historic Preservation Office, had stepped down from her position. Local governments have been advised to withhold agendas and minutes, then include them with the annual report at the end of the year, and contact other staff members for specific questions.

Vice Chair Scott noted the Commission had visited Mr. Phelan's property off Pond Road over a year ago and given him permission to tear down a historic structure, but preserve the log cabin. He noted the gate to the

property is always closed. He stated he would like for the Commission to revisit the property to see what work had been completed. He also noted the approved improvements to Mayor Bowlin's log cabin, and a desire to go see it as well. Director Vujnich noted these visits could be explored for April. Vice Chair Scott noted the new construction of Mayor Bowlin's house was a beautiful and accurate construction of Williamsburg style architecture. He felt the Commission could learn from the structure in considering the design of infill properties for the historic Route 66 Corridor.

IX. Upcoming Meeting Date – March 24, 2022 (Thursday)

X. Closing Remarks and Adjournment

Commissioner Hammond motioned to adjourn the meeting. Commissioner Hrubes seconded the motion. Motion passed by unanimous voice vote. The meeting was adjourned at 8:10 p.m.