

CITY OF WILDWOOD
RECORD OF PROCEEDINGS

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

I. Welcome and Roll Call

Meeting: Thursday, March 24, 2022, hosted at Wildwood City Hall, via Zoom, at 6:30 p.m.
Attending: Commissioners Hammond, Rowton and Hrubes, Secretary Bachert, Vice-Chair Scott, Commission Liaison Broyles, Council Liaisons Nyhan and Jakcsy, and Chair Stevens
Absent: Commissioner Hensic, and Alternates Adams and Quarternik
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 February 24, 2022 Meeting

The minutes were approved by unanimous consent.

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

None.

V. Old Business

A. Ready for Action – Five (5) Items

1. Historic Route 66 Revitalization Initiative Work Program (**Wards – All**)

Planner Keefe presented on a proposal to conduct a three-part event, fulfilling a requirement of the Missouri Main Street Connection (MMSA) Community Empowerment Grant. MMSA representatives plan to conduct a community visit on April 28, 2022. The Department proposes to first take these representatives on a driving tour of the Historic Route 66 corridor, then return them to a venue (perhaps Living Word Church), near Big Chief Roadhouse, for a community presentation about the proposed Route 66 Revitalization Initiative and grant opportunity, and then end the evening with a Happy Hour at Big Chief Roadhouse. The Department plans to

additionally canvas the corridor to encourage business and property owners to place signs in support, balloons, and other creative displays.

Vice-Chair Scott noted that Bethel United Methodist Church might be interested in hosting the presentation. Planner Keefe stated that she would reach out to the church as a key stakeholder, but would first wait to hear back from Living Word Church before approaching another venue for hosting the presentation component. Vice Chair Scott asked if a list of stakeholders had been created for the Commission to review. Planner Keefe noted the list would be created, given she would need the assistance of Commission Members in making contacts.

Chair Stevens noted that at first glance the event looked overwhelming, but stated she felt the Commission could do it.

Commissioner Hrubes noted the event was planned on the date of the regular meeting for the Commission. Planner Keefe stated that a couple dates had been presented to the Department for the visit, and it seemed to work out best to have the event in-place of the regular HPC meeting.

Vice-Chair Scott noted Stovall's would be a good stop to add. Planner Keefe noted she would be sending out additional information with all the scheduled stops, while also stating she had not presented it with the agenda because she was still lining up the details. However, Stovall's was a scheduled stop. Vice Chair Scott noted he thought this event was great.

Commissioner Hrubes made a motion to accept the plan going forward, including replacing the April regular HPC meeting with this event. Commissioner Hammond seconded the motion. Motion passed by unanimous voice vote.

Planner Keefe then presented on Rockwood School District involvement with the Route 66 Initiative, including the proposal to create a Student Route 66 Taskforce with representatives from each of the area middle and high schools. She noted the School District had declared it is "all in." She suggested the recruited students be involved in a kick-off and design workshop for the park project.

Commissioner Hrubes motioned to approve this item also. Secretary Bachert seconded the motion. Motion passed by unanimous voice vote.

Chair Stevens stated she felt it was valuable to get the young ones involved, if only to have that sense of community involvement instilled at a young age that could carry on throughout their life.

Planner Keefe noted she was looking for ideas, suggestions, and involvement in the youth engagement component of the project as well.

2. Route 66 Roadside Park Project Work Program (**Wards – All**)

Planner Keefe gave a brief slide presentation noting key dates and times for the Route 66 Roadside Park Project design and development. She noted it was a fairly aggressive schedule, culminating in a final design concept to be presented to City Council in October. She then asked the Commission if the dates and proposed timeframes would work for the Members, starting with Thursday, April 7th.

April 7, 2022, 1:00 p.m. to 4:00 p.m., Project Kick-Off and Site Visit

Yes (Can attend) – Chair Stevens, Vice Chair Scott, Secretary Bachert, Commission Liaison Broyles, and Council Member Liaison Nyhan

No (Cannot attend) – Commissioners Hammond and Hrubes, and Council Liaison Jakcsy

Planner Keefe asked if the Commission would like to propose an alternative date or move forward as proposed.

Commissioner Hrubes proposed April 14th might be an alternative, but after some discussion, suggested the Commission should go forward with the April 7th date.

Secretary Bachert motioned to go forward with the April 7th date. Commissioner Rowton seconded the motion. Motion passed by unanimous voice vote.

May 5, 2022, 3:00 p.m. to 6:00 p.m., Visioning Workshop

Chair Stevens noted she could not attend due to a presentation she was making to Lafayette High School. Several Commissioners noted they could attend on that date. Planner Keefe asked if an adjustment to the timeframe would allow Chair Stevens to participate and proposed 1:00 p.m. to 4:00 p.m. for such. Several Commissioners noted that timeframe would still work for them.

Chair Hammond motioned to have Planner Keefe propose the new timeframe to SWT Design, and if they could not accommodate it, proceed with the May 5, 2022, date and time, as planned. Vice-Chair Scott seconded the motion. Motion passed by unanimous voice vote.

Commission Liaison Broyles requested that Planner Keefe email a final schedule to the Commission.

Planner Keefe then presented on including the Student Route 66 Taskforce in a design workshop for the park project.

Chair Stevens stated she thought the idea was fantastic, and the youth probably didn't know much about Route 66. It was asked if SWT Design would be involved. Planner Keefe noted that was still undecided, but it had been contracted only for two such engagements, and the Department may decide to do this one (1) separately.

Commissioner Hrubes motioned to proceed with this idea. Vice Chair Scott seconded the motion. Motion passed by unanimous voice vote.

3. **2022 Points of Interest Map Redesign (Wards – All)**

Planner Keefe gave a brief presentation on big picture recommendations for the redesign of the Points of Interest Map, building on the foldable travel map concept and integration with the Parks and Recreation App of the City.

Vice-Chair Scott asked if the Route 66 Map would be completed in time for the Driving Tour on April 28th. Director Vujnich noted that, given current workloads and cost to the Department, it would be preferred to use the existing aerial map for that purpose.

Commissioner Hammond asked if the three (3) maps on front would be utilized, or if there would be three (3) new maps. Commissioner Hammond noted he felt the design for all three (3) maps should be cohesive, and that he'd prefer to see an actual map of Route 66 versus an aerial map. Planner Keefe clarified the maps presented were meant to only reflect conceptual ideas.

Vice-Chair Scott noted that in the memorandum, City Hall was mentioned as a venue for distribution. He noted that through the e-newsletter and gazette, the City could encourage people to come visit City Hall. He felt this would facilitate the distribution of the map.

Commissioner Hrubes noted that a cost estimate for publishing the map would help the Commission in determining where and how to distribute it. He stated that, if it was an expensive map, the City would want to focus map distribution to those particularly interested in it.

Vice-Chair Scott asked if businesses could sponsor the map, noting resulting advertisements would take up additional space. Planner Keefe stated such consideration was a conversation that could be had once a cost estimate is returned for the ideas proposed.

Chair Stevens asked if sections would be available online. Planner Keefe noted there was already a significant amount of content on the website, but clarified the Department was seeking to integrate the map into the Parks and Recreation App of the City.

Vice-Chair Scott commented that the direction was solid, though there were a lot of decisions to be made later in this process.

Vice-Chair Scott motioned for the Department to proceed. Commissioner Hammond seconded the motion. Motion passed by unanimous voice vote.

4. Schedule for Discussion of Essen Log Cabin **(Wards – All)**

Director Vujnich gave a brief presentation on this item, noting it was time for the Commission to return to the subject of the Essen Log Cabin. Director Vujnich noted in 2023 there was funding in-place for the log cabin's reconstruction. He noted that from this point forward, the Essen Log Cabin would be included in each upcoming HPC Agenda. He also identified that a location for the cabin and its use would need to be decided. The goal is to have enough information at the end of the year to execute a bidding process to hire a contractor for the reconstruction.

Chair Stevens commented it was nice to have all the information provided in the packet, especially considering there are Commissioners new to the project.

Commissioner Hrubes motioned to proceed, as advised. Commissioner Rowton seconded the motion. Motion passed by unanimous voice vote.

Commissioners asked for an update on the Village Green Project. Director Vujnich noted there was funding set aside for both this year and next year for construction. The Department is applying for grants, which if awarded,

have the potential to obtain almost one million dollars in funding. The Department is hoping to begin construction in mid-2023 for Phase One (1) of Village Green.

Commissioner Hrubes asked if Village Green was still a potential location for Essen Log Cabin. Director Vujnich confirmed there was space for it and so it could be considered.

Director Vujnich proposed to provide a summary of past discussions and next steps in May.

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

Director Vujnich highlighted three (3) items:

Wildwood History Book – The Department is keeping it in focus for a September launch, though Director Vujnich acknowledged the Missouri Main Street Connection grant and event planning was taking a lot of time at present.

Poertner Park – A proposal was made to the Department to use the site for an equestrian facility and trails. Ultimately, the deed restrictions did not allow for the use proposed by the equestrian enthusiasts.

Bellevue Farms – Friends of Bellevue have been doing a lot of work at the property. There are now volunteers from all over the County participating. There is a great deal of interest in the property. Director Vujnich noted the HPC should visit the property sooner rather than later. He planned to have a list of dates for visiting the property at the next regular meeting.

In response to a question from the Commission, Director Vujnich stated he would contact St. Louis County to see if there was funding available for the park.

Vice-Chair Scott proposed the County take it over. Director Vujnich noted he was sure there were many opinions across the Commission and City Council, and the question would be best presented to elsewhere, i.e. to the legislative body.

Chair Stevens commented that the Historic Preservation Commission was highlighted in the last gazette, given a full page, noting how it reflected how active it really was in the community.

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 – One (1) Item

1. McReynolds Award Acceptance in Jefferson City – Historic Community Markers Program (**Wards – All**)

Chair Stevens expressed how surprised she was the Commission was receiving this award. She noted how good it felt to be receiving an award in the context of all the other winning projects. She also expressed the desire to

have some publicity about the award. Planner Keefe noted that the award was to be kept under wraps, until after the ceremony on April 19th, at which time, Missouri Preservation would be sending out press releases. Director Vujnich noted that Commissioners would be reimbursed for mileage costs, if they planned to attend the ceremony. Planner Keefe noted she would send out an email to help organize a carpool to the event.

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) Items

- A.** Reminder for scheduled site visit, Friday, March 25, 2022, at 9:00 a.m., 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)**

Planner Keefe noted that the Commission had a site visit scheduled for the next day, and the Commissioners were invited to meet at the site.

- B.** Discussion of opportunities and/or incentives to preserve and adaptively reuse a historic single-family cottage, located in the heart of the Historic Grover Community, along the City's Historic Route 66 Corridor, at 16943 Manchester Road (Locator #24V530065). The owner initially contacted the City proposing demolition for the structure, but is open to an alternative path forward, if feasible, to maintain its historical significance. The primary structure, built circa 1916, has been surveyed, and is included in the City of Wildwood Historic Building Inventory. **(Ward Eight)**

Planner Keefe noted the owner had been unresponsive to follow-up calls, so there was nothing else to report on this item other than this conversation had occurred with the Department.

VIII. Other Matters for Consideration – No Items

IX. Upcoming Meeting Date – April 28, 2022 (Thursday)

The Missouri Main Street Connection community visit is to occur in place of the regular meeting.

X. Closing Remarks and Adjournment

Commissioner Rowton expressed his appreciation for Chair Stevens skill in chairing the meetings.

Vice-Chair Scott motioned to adjourn the meeting. Commissioner Hrubes seconded the motion. Motion passed by unanimous voice vote. The meeting was adjourned at 8:05 p.m.