

CITY OF WILDWOOD
RECORD OF PROCEEDINGS

MEETING OF THE HISTORIC PRESERVATION COMMISSION
WILDWOOD CITY HALL (HOSTED)
16860 MAIN STREET
WILDWOOD, MISSOURI 63040
May 26, 2022

I. Welcome and Roll Call

Meeting: Thursday, May 26, 2022, hosted at Wildwood City Hall, via Zoom, at 6:30 p.m.
Attending: Commissioners Hammond (arrived at 6:32 p.m.), Hensic, Rowton and Hrubes, Secretary Bachert, Vice-Chair Scott, Commission Liaison Broyles, Council Liaison Rambaud (arrived late), and Chair Stevens
Absent: Alternates Adams and Quarternik and Council Liaison Nyhan
Staff: Planner Robyn Keefe and Director of Planning and Parks Joe Vujnich

II. Opening Remarks

None.

III. Approval of the Historic Preservation Commission's Minutes from its March 24, 2022 Meeting, March 25, 2022 Site Visit, and May 5, 2022 Special Meeting

All three (3) sets of minutes were approved by unanimous consent.

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

None.

V. Old Business

A. Ready for Action – Seven (7) Items

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

Planner Keefe announced that Missouri Main Street Connection (MMSMC) is not offering the City the Community Empowerment Grant at this time; however, the organization has offered (for payment) to conduct a package of recommended services customized to Wildwood to help the community with its Route 66 Revitalization Initiative. These trainings would be conducted by Keith Winge, Community Development Director for Missouri Main Street Connection, and would take about 3-4 months to complete. The Department of Planning is reviewing these services and determining a proposed strategy for going forward, inclusive of pursuing other available grant

opportunities. It plans to present this proposal at the next HPC meeting, scheduled for June 23rd for discussion and action.

Planner Keefe also noted she had recanvassed the corridor on Friday, May 13th, and found a good amount of support for the initiative from business owners and a desire to be involved or contribute in some fashion. She also touched upon the strong partnership with the school district.

Vice-Chair Scott expressed that he felt the momentum was too great not to continue forward.

A couple members expressed a desire to see the list of recommended services by MMSC. Planner Keefe noted this list would be distributed the next day, but the Department had not wanted to share news of the grant via email.

2. Route 66 School Engagement (**Wards – All**)

Planner Keefe presented by noting the discussion she had had with school district personnel and the hired consultants from SWT Design. She noted there had been mixed feelings about whether there should be one (1) workgroup (Route 66 Student Taskforce) or (2) groups, adding an entity specifically geared towards curriculum development and larger planning considerations. Planner Keefe noted the Department believed one (1) group would serve the effort better, providing a more integrated approach, keeping it student-centered, and resulting in less meetings to coordinate.

HPC Members passed a motion (seconded) to approve just one (1) group by unanimous voice vote.

Planner Keefe noted SWT Design had provided two (2) recommendations:

To keep the student design competition centered around just one (1) element of the park.

To plan the Visioning Workshop, before the competition, in order to better set the design parameters.

Planner Keefe then reviewed a task list and timeline for school engagement activities and requested action from HPC Members.

A motion approving the task list and timeline was made and seconded by Members and passed by unanimous voice vote.

3. Route 66 Roadside Park Project Revised Work Program Update (**Wards – All**)

Planner Keefe presented the revised contract proposed by SWT Design and noted the Department supported its request and would take the contract before City Council as a next step.

In reviewing the revised timeline, Planner Keefe noted the Visioning Workshop was proposed to be scheduled on Tuesday, July 26th, from 1:00 p.m. to 4:00 p.m. Commissioners Hensic and Hammond noted their jobs would preclude them from being able to attend at that time. Director Vujnich proposed that a later timeframe be set on that same day, with Planner Keefe noting an early evening timeframe might work better for student schedules. HPC Members indicated this timeframe would generally work for the group. Planner Keefe proposed a 4:00 p.m. to 7:00 p.m. or a 4:30 p.m. to 7:30 p.m. timeframe.

It was also noted that one of the pin-up reviews had been scheduled for 1:00 p.m. on the same day as a regular HPC Meeting. HPC Members indicated it would be easier to have back-to-back meetings. Planner Keefe proposed requesting SWT Design conduct the pin-up review directly before the regular meeting, if their intent was to avoid the evening timeframe.

HPC members passed a motion (seconded) to accept the revised timeline/schedule, inclusive of the adjustments discussed, by unanimous voice vote.

Finally, Planner Keefe noted HPC Members had on several occasions expressed a desire for a new park name. She noted that at least for the design process, it was the preference of the Department to keep the name "Route 66 Roadside Park" to stay consistent with the project postcards and other communications.

Commission Liaison Broyles noted she liked the name "heritage," as identified and suggested by Robert Gehl of the Route 66 Association of Missouri. However, she stated she did not believe this word had to be used in the name of the park, but could instead be stated elsewhere. She noted the name would get too long if additional descriptors were used. When Planner Keefe asked if "Route 66 Roadside Heritage Park" would work for a name, Members indicated it would be too long.

Several members noted they liked the current name, "Route 66 Roadside Park," and felt that it described the project well, given its scope and the size of the site.

A motion to keep the park name, "Route 66 Roadside Park" was seconded and passed by unanimous voice vote.

It was also discussed whether the sign for the park should be modeled after the Historic Community Marker signs. Director Vujnich noted there had been discussion by a previous HPC Commission whether or not to have twelve (12) historic markers, including a Route 66 representation. The Commission could still pursue a marker for Route 66, and it could be installed at the park site or somewhere else along the corridor.

Chair Stevens indicated she would like to see pictures of Wildwood's Historic Community Markers Program on the City website, including community descriptions. Planner Keefe noted she would make those updates.

Planner Keefe played a video of a "singing" segment of Route 66 outside Tijeras, New Mexico. If a driver goes exactly 45 miles per hour, the roads rumble strips play "America the Beautiful."

4. 2022 Points of Interest Map Redesign Update (**Wards – All**)

Planner Keefe noted Mincoff Studio had submitted a cost proposal for the graphic design component of the project, a number the Department did not feel was unreasonable. She stated the choices for printing companies that could accommodate foldable travel maps were limited, and a list had been provided by the Missouri Department of Transportation, as well as the printing specifications for the Official Highway Map of Missouri. Planner Keefe has spoken with two (2) printers so far, both of which intent to provide cost estimates to the Department by the next week. She noted these cost estimates would be forwarded to the Commission at that time.

Finally, Planner Keefe noted that while the Department had explored the potential for app integration and had an approach as to how to do it, it was determined that it would be better to wait until the City had gotten further along in a more comprehensive discussion of redesigning both the City's website and the Wildwood Parks and Recreation App. This project would then be included as a component of that discussion.

5. Summary of Essen Log Cabin Project Discussion To-Date and Next Steps **(Wards – All)**

Director Vujnich noted a chart had been prepared with next steps identified had been included in the supplied memorandum; however, he felt discussion was best focused around the use of the Essen Log Cabin, since such would determine location. Several members at first indicated they would prefer, for cost reasons, to keep the cabin as a passive vs. active use. To have an active use would require more interior work and involve the connection of utilities.

Several Members noted that the cabin would be too small and fragile for a meeting space.

Vice-Chair Scott noted he would prefer to see the cabin utilized for educational purposes, much like others he'd seen in other areas of the country. He noted the cabin would be fragile, and should be protected, noting that Community Park appeared to have a lot of use from residents and others.

A member noted that Faust Park had cabins for educational purposes, which are open during limited hours.

Chair Stevens noted space would be a constraint, and that school groups would be too large to all fit inside.

Planner Keefe noted she had recently visited Caledonia, Missouri, and had seen a restored cabin utilized as a vintage store in the courtyard of a historic district. She suggested the cabin could be used for both pop-up educational demonstrations and as a little pop-up store.

Council Liaison Rambaud, recently arrived to the meeting, noted the cabin would need a lot of protection. He noted he was currently advocating for restrooms at Old Pond School to encourage greater use of the facility. He suggested the cabin could be utilized for education or a pop-up store.

It was asked if Village Green could be a location for the cabin. Director Vujnich noted it could, and the park consultants had integrated the cabin into their designs in case the HPC wished to place it there. The Department will be following up with those site plans, as the next component of this discussion, which will be focused on the location of the cabin.

Planner Keefe noted Village Green would have events and markets, which would be conducive to staggering groups interested in the cabin, given there would be lots of activities going on at the same time. Chair Stevens agreed.

Director Vujnich summarized that HPC members would like to see the cabin protected and used for educational purposes. He noted there was little interest in using the cabin as a meeting facility. He reiterated the Department would come back with site plans for Community Park, Village Green and the Glencoe Park area at an upcoming meeting for discussion on cabin location.

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

Director Vujnich noted the primary update was regarding the Wildwood History Book, which would be delayed no later than February 2023. Planner Keefe noted the Department had advertised for a Copy Editor and was in the process of recruiting candidates from local universities, with one (1) applicant already looking very promising. This work would be completed over the summer, and then followed by the graphic design work. The on-demand publishing option should move the book into production quickly once that work is completed. Planner Keefe noted that, while the delay was disappointing, it may allow the City the time to be thoughtful about its launch and the publicity around it.

Commissioner Hrubes noted he felt press releases should be sent out now to increase public interest in the book. Director Vujnich noted the Department would be publicizing the book, once it got a little further along into production.

7. McReynolds Award Presentation to City Council (**Wards – All**)

Planner Keefe noted the McReynolds Award would be presented at City Council and outlined how the proceedings would take place. She also noted a Press Release had been written and was included in the memorandum on this topic. She noted the City Administrator would choose what media contacts to send it to, given his knowledge of several in the area.

Chair Stevens noted she would give her lengthier speech. She asked if the Award and Proclamation were repaired. Planner Keefe affirmed they were ready for presentation. Chair Stevens noted that Missouri Preservation had provided a nicer frame for the award than others she'd received.

Commissioners were invited by the Department to attend the meeting.

- B. Not Ready for Action – One (1) Item
 - 1. Update on Kohn Park Sign (**Ward One**)

VI. **New Business**

A. **Ready for Action – No Items**

- 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. Review of Incentive Letter drafted by the Department and authorized at the site visit conducted by the Commission on Friday, March 25, 2022, to 18410 St. Albans Road (Locator #24X540073), with demolition authorized for three (3) outbuildings upon the property, which is not inclusive of the primary building. The primary building, built circa 1913, has been surveyed, and is included in the City of Wildwood Historic Building Inventory. (**Ward One**)

Planner Keefe noted a letter had been drafted to authorize the removal of the three (3) outbuildings on property, along with another identifying potential opportunities in support of preserving the main residence. Director Vujnich noted he had been carefully holding off this drafted letter, until it had been reviewed by others at the City. He noted the application of the Historic Land Use Category had not been successful in the past, if a proper foundation is not provided. He stated the letter would be brought back to the Commission this summer.

A motion was made and seconded to authorize the demolition of the three (3) outbuildings. Motion passed by unanimous voice vote.

VIII. Other Matters for Consideration – No Items

IX. Upcoming Meeting Date – June 23, 2022 (Thursday)

X. Closing Remarks and Adjournment

A motion was made and seconded to adjourn the meeting. Motion passed by unanimous voice vote. The meeting was adjourned at 8:20 p.m.