

**CITY OF WILDWOOD
RECORD OF PROCEEDINGS**

**MEETING OF THE HISTORIC PRESERVATION COMMISSION
CITY HALL – COMMUNITY ROOM
16860 MAIN STREET
WILDWOOD, MISSOURI 63040
June 27, 2019**

I. Welcome and Roll Call

Meeting: Thursday, 6/27/19, City Hall, Community Room, 6:30 p.m.
Attending: Secretary Scott, Commissioner Compton, Commissioner Hrubes, Commissioner Stevens, Commissioner Hammond, Commissioner Sprunger (arrived at 6:37 p.m.), Alternate Rowton, Alternate Bachert, Council Liaison Edens, and Chair Wojciechowski.
Absent: Planning and Zoning Commission Gragnani and Council Liaison Taylor
Staff: Director of Planning Joe Vujnich and Assistant Director of Planning Kathy Arnett

II. Opening Remarks by Chair Wojciechowski

Chair Wojciechowski welcomed everyone to the meeting, which was called to order at 6:30 p.m.

III. Introduction of Alan Bachert to Commission as Alternate

Chair Wojciechowski welcomed Alan Bachert to the Commission and thanked him for his willingness to serve as an Alternate.

IV. Approval of the Historic Preservation Commission May 23, 2019 Meeting Minutes

A motion was made by Commissioner Hrubes, seconded by Commissioner Scott, to approve the meeting minutes from May 23, 2019. A voice vote was taken on the motion, with a unanimous affirmative result, and Chair Wojciechowski declared the motion approved by a vote of 6-0.

V. Election of Officers for 2019 - 2020

Director Vujnich asked for nominations from the floor. Commissioner Hrubes made a motion to nominate Commissioner Wojciechowski as Chair, Commissioner Stevens as Vice-Chair, and Commissioner Scott as Secretary. The motion was seconded by Commissioner Scott. All three (3) nominees agreed to serve in this capacity. A voice vote was taken on the motion, with a unanimous affirmative result, and Chair Wojciechowski declared the motion approved by a vote of 7-0.

VI. Public Comment

None

VII. New Business

A. Ready for Action – Four (4) Items

1. Collaboration with Economic Development Committee to Host a Route 66 Event at Big Chief (Ward One)

Director of Planning Vujnich reviewed a proposal from Stephanie Mulholland, owner of Big Chief Roadhouse, requesting the City's support in the upcoming 90th Anniversary of its operation. The City had supported the 5-year anniversary of the current ownership a few years ago. That event was a success and another partnership seemed appropriate. The Economic Development Committee of City Council discussed a larger partnership for this event, including partnering with the Historic Preservation Commission. He then noted the Department's desire to discuss the Commission's level of participation, which could include any of the following: having a booth at the event; helping the restaurant team; endorsing the City's role; attending the event; bringing historic vehicles; publicizing the event to friends, family, and on social media; and other items the Commission would like to include as well.

Council Liaison Edens noted the importance of this event as an opportunity to also promote Route 66 and other businesses along it. The Economic Development Committee (EDC) discussed a dog walk and/or 5K, which could potentially use the section of original pavement of Route 66. She noted a key to determining both the EDC and HPC's roles is to also determine what attendees should learn while there. She also suggested a sign be placed near a historical vehicle that would include information such as cost of gas, top speed, size of tank, etc.

Discussion was held regarding the following: the former Route 66 5K and the ease of planning a 5K for this event at that location; the appropriate hours for a HPC booth at the event, 11:00 am to 3:00 pm, complete before dark; the importance of having Route 66 signage installed before the event, but the difficulties staff has had getting responses; the painting of Route 66 logos on the street or in the bike lane; the goals of what the HPC should be stressing and what it wants to achieve in this event; the potential for a Route 66 business brochure and to have Big Chief Roadhouse on the cover, i.e. – a tri-fold brochure, utilizing text from the HPC's Route 66 banner; the possibility of having a handout for Route 66 and a separate one for Big Chief Roadhouse; Commissioner Hammond noted he will volunteer his time at the booth and assist with organizing volunteers for it; the involvement of the Wildwood Business Association in the event, as well; the need to reach out to businesses for information to include; the desire of Commissioners to review a copy of the National Registry of Historic Places application of Big Chief prior to staffing the booth at the event; the question if any cabins remain on the property; the importance to include information on registry properties and historic homes along Route 66; the ease of running a query of the business list to determine those activities that are along Route 66; the desire to have several historic cars at the event; check with the Route 66 Museum for handouts; obtain handouts of the Adventure Map of Route 66 Bike Route, which has Big Chief Roadhouse listed as #1; and the desire to attempt to obtain copies of original travel brochures for Route 66; Council Member Edens noted she will contact the State Historical Society in Columbia to see what she can find; and the overall importance of promotion of Route 66 beyond this event.

Consensus was reached among the Commissioners to host a booth at the event to showcase banners, history books, Big Chief Roadhouse and Route 66 history and promotion, and the desire to advertise the event via social media.

2. Route 66 Roadside Park

Director of Planning Vujnich reviewed the original rezoning of the Grover Crossing Subdivision, which included a commercial lot fronting onto Manchester Road (Route 66). Since the rezoning occurred, there has been no development interest in the commercial portion of the project. City staff met with the property owner regarding easement/right-of-way dedication for the current streetscape project and, due to limited size of the site, he was concerned with dedication. Therefore, he offered the property to the City for the price he paid. The process has moved forward, with authorization from City Council, with plans to add a municipal parking lot and Route 66 promotion on this lot. The City is scheduled to close on the purchase on July 12th.

Discussion was held regarding the following: the question of what is proposed on the property to the east; the Route 66 identification on the street; the desire to add 'Wildwood' to the top of Route 66 logo, such as in the Amarillo, Texas example shown; use of street light banners; if there are plans for a building or bathroom on the site, it could be designed in Route 66 theme; and everyone's support of installing a similar Route 66 bike rack as the one in Springfield, Missouri in the roadside park named 'Giant Hamburg'.

A motion was made by Commissioner Hrubes, seconded by Commissioner Compton, to recommend the park name include a reference to Route 66. The motion was amended by Commissioner Hammond to include any park improvements be themed Route 66, and serve automotive and bicycle users. The maker of the motion and the second agreed with the amendment. A voice vote was taken on the revised motion, with a unanimous affirmative result, and Chair Wojciechowski declared the motion approved by a vote of 7-0.

3. Fundraising Ideas for Essen Log Cabin Reconstruction (Wards – All)

Assistant Director of Planning Arnett reviewed a list of potential activities the Commission could host in an effort to provide financial support for the Essen Log Cabin reconstruction project.

Discussion was then held regarding the following: the potential to seek donations at the HPC booth at the Big Chief Roadhouse Event, Celebrate Wildwood, etc.; the need to prepare a brochure on the cabin for promotion and use; the concept of setting a goal to seek a specific percentage of the overall cost of reconstruction; the desire to apply to *Barnwood Builders* show for reconstruction, and include a social media campaign; the Commission's desire to investigate Maine Cabin Builders, as well; the support of selling brick pavers for a patio on the reconstruction site, hosting a loose change campaign, and have a donation bin at concerts and Celebrate Wildwood, etc.; the desire to raise \$25,000, which was noted as a good goal; and the need to publicize the restoration and increase awareness of the effort.

4. By-Way Text for 2019 Points of Interest Map (Wards – All)

Item deferred to next meeting.

B. Not Ready for Action – One (1) Item

1. Discussion Regarding the Future Location for the Reconstruction of the Essen Log Cabin (Wards – All)

VIII. Old Business

A. Ready for Action – Two (2) Items

1. Final Review of Display Banner for Historic Communities Overview Map (Wards – All)

Assistant Director Arnett reviewed the updates made, per the Commissioners' request, to the display banner. Discussion was then held regarding any additional modifications, including: changing the representation of Route 66 to not meet State Route 100, at State Route T, but stay on Manchester Road; remove the red dash under Ellisville; modify the text of the second sentence; and darken the pink color of the Town Center Area.

A motion was made by Commissioner Compton, seconded by Commissioner Sprunger, to approve the display banner, with the above noted changes. A voice vote was taken on the motion, with a unanimous affirmative result, and Chair Wojciechowski declared the motion approved by a vote of 7-0.

3. Update on 2019 Work Program of the City's Historic Preservation Commission (Wards – All)

Director of Planning Vujnich provided an update on the status of each of the fifteen (15) items in the Commission's Work Program for 2019. He highlighted the following projects: the repair of the WPA wall at Old Pond School should take place within the next two (2) months, now that weather is more favorable; Belleview Farms analyses are nearing completion, but have been hampered by rain, and should be wrapping up soon. The revised design for the minimal park improvements will be provided to the Commission at its next meeting, after St. Louis County has reviewed; #10 on the list is the first completed item in 2019. The by-laws have been finalized and adopted by the Commission; and finally he noted the John L. LeCave Memorial Trailhead is complete and open for public use and an amended report from the archaeologist relative to Phase 3 of Community Park was included in their packets.

Discussion was held regarding the timing of Mr. Rosener's manufacturing of the sign frame for Kohn Park, which the Director noted he had informed him the contract was approved and waiting for when he was ready to complete the project.

B. Not Ready for Action – Four (4) Items

1. Discussion on Archiving Documents from the City's incorporation that are Currently Being Stored at City Hall and Other Off-Site Locations. (Wards - All)
2. Continued Discussion Regarding the Commission's Participation in the Missouri 2021 Bicentennial Celebration (Wards – All)
3. Final Review of Display Banner for Historic Communities Overview Map (Wards – All)
4. Work Program for Historic Route 66 Promotion (Wards – All)

IX. Review of Proposed Zoning/Plats/Site Development Plan/Demolition Requests – One (1) Item

1. Manchester Road (Route 66)

The Director of Planning noted he had been contacted by the Area Engineer from the Missouri Department of Transportation (MoDOT) regarding the transfer of ownership of Manchester Road right-of-way, which never occurred to St. Louis County. The only transfer to occur was of maintenance responsibility. Department staff is looking for the Commission's support of accepting the right-of-way, since it is the original Route 66.

Discussion was held regarding the work underway on researching the original Route 66 pavement on the wedge property at 16701 Manchester Road to determine if that area was transferred to the private property owner or is still in public ownership.

A motion was made by Commissioner Hammond, seconded by Commissioner Compton, to support the acceptance of the Manchester Road right-of-way from MoDOT. A voice vote was taken on the motion, with a unanimous affirmative result, and Chair Wojciechowski declared the motion approved by a vote of 7-0.

X. Other

The Commission Members thanked staff for the appreciation dinner.

Commission action items for Celebrate Wildwood would be discussed at the next meeting.

XI. Upcoming Meeting Dates – July 25, 2019 (Thursday), at 6:30 p.m.

XII. Closing Remarks and Adjournment by Chair

A motion was made by Commissioner Scott, seconded by Commissioner Hrubes, to adjourn the meeting. With a unanimous voice vote, Chair Wojciechowski declared the meeting adjourned at 8:35 p.m.