



AGENDA

of the

CITY OF WILDWOOD'S

HISTORIC PRESERVATION COMMISSION

Wildwood City Hall – Community Room

16860 Main Street · Wildwood, Missouri

THURSDAY, AUGUST 4, 2016

MONTHLY MEETING (7:00 p.m.)

- I. Welcome And Roll Call
- II. Opening Remarks And Chair Comments
- III. Approval Of Meeting Minutes Of The Historic Preservation Commission And Work Session
6/23/2016

Documents:

[DRAFT HPC WORK SESSION MINUTES_6-23-16.PDF](#)
[DRAFT HPC MTG MINUTES_6-23-16.PDF](#)

- IV. New Business
 - a. Ready For Action – No Items
 - b. Not Ready For Action – No Items
- V. Old Business
 - a. Ready For Action – Four (4) 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. Services From Rosener Nursery & Landscaping, Inc. For Design And Fabrication Of

A New Sign For Kohn Park [Originally Presented For The Centaur Historic Marker Sign Post]. (Ward One)

3. Wildwood Historical Society's Participation In Booklet Development

Documents:

[WHS BOOKLET DEVELOPMENT LETTER.PDF](#)

4. Celebrate Wildwood Weekend Event Planning. (Wards - All)

b. Not Ready For Action – No Items

VI. Review Of Proposed Zoning/Plats/Site Development Plans

a. Ready For Action - No Items

b. Not Ready For Action - One (1) Item

1. Demolition Request

Discussion of the demolition request for the single-family dwelling upon the property located at 17715 Mueller Road (Locator Number 23W430105), c/o Roger and Sandy Schwartz. The detached garage was constructed in 1939, according to St. Louis County Real Estate Records. (Ward One) ***This site visit was conducted at 5:00 p.m. on 4/7/2016 – ACTION POSTPONED; remains postponed at the request of the petitioner.***

VII. Projects-Initiatives-Efforts Updates

a. HPC Update Report

Documents:

[HPC UPDATE REPORT FOR AUGUST 4, 2016.PDF](#)

1. Celebrate Wildwood 2016

2. Historic Marker Program – Discuss Date For Unveiling Ceremony

3. Historic Preservation Training & Workshops

4. City Projects' Updates

Documents:

[KELPE HISTORICAL MARKER.PDF](#)

[ESSEN LOG CABIN.PDF](#)

[BELLVIEW FARMS MAPS.PDF](#)

[JAEGER FARM SITE VISIT SUMMARY.PDF](#)

5. Other

VIII. Closing Remarks And Adjournment

If you would like to submit a comment regarding an item on this meeting agenda, please visit the [Form Center](#).

Note: The Historic Preservation Commission will consider and act upon these matters listed above and any such others as may be presented at the meeting and determined appropriate for discussion at that time.

HISTORIC PRESERVATION COMMISSION

WORK SESSION: 21ST Anniversary Wildwood Celebration Discussion (6:00 p.m.)

Wildwood City Hall – Community Room

Thursday, June 23, 2016

16860 Main Street

Wildwood, Missouri

I. Welcome and Roll Call:

Acting Chair Barth called the meeting to order at 6:04 p.m. and welcomed everyone. Those individuals in attendance were as follows:

Attending: Acting Chair Barth, Commissioner Wojciechowski, Alternate Thompson, and Planning and Zoning Commission Liaison Gragnani

Absent: Commissioner Rosener, Commissioner Jeter, Commissioner Sahm, Commissioner Long, Council Member Liaison Cullinane, and Council Member Liaison DeHart

Staff: Director of Planning Joe Vujnich and Senior Planner Terri Gaston

II. Opening Remarks and Event Booklet Discussion:

Director Vujnich thanked the Commission for attending another Work Session, this month's being the fourth to date. He introduced Ms. Jill VonGruben and noted the first item of discussion tonight is the **Era of Interest - Prehistory to 1776** - which has very limited written information and is difficult to research. With that being said, Ms. VonGruben, archivist with the Wildwood Historical Society [WHS; non-profit], has been invited to discuss the possibility of assisting the City in researching the 1770-to-Revolutionary War timeframe, so Director Vujnich requested the Commission's consideration of this request, as well as compensation for time and work with regards to developing the final book, rights to it, and profits toward the museum. The Department's workload is substantial at this time, so any assistance is greatly appreciated. The book is envisioned to be more comprehensive than the document Ms. Beck had previously prepared.

Ms. VonGruben explained the caveat regarding the lack of information prior to 1776. During such time, this area, specifically the City of St. Louis was owned/controlled by Spain, via the Louisiana Purchase. This chapter will not be very long, but the focus will be on trading and traveling through the area and the early German settlers who came in the 1770's - then, there were no county lines, but mostly located in what is now Franklin County. As of 1800's, records were finally being kept, although the St. Louis Area was considered what we know today as the city and county, from Florissant to St. Charles, and south to St. Genevieve. With help from Ms. Bunch and Ms. Fox of the WHS, Ms. VonGruben agreed that available information to the general public is limited, but is willing to provide more in scope of the Society's resources. Such partnership would be a win-win: assist the City as a writer and benefit with regard to co-rights to materials and the book, as well as both desiring to have a detailed and interesting end product.

Director Vujnich stated that, although it will take the next four (4) years to develop the entire book, a lot of information making up the bulk of the book's second-to-last chapter [the incorporation] and the last chapter [the 1st 25 years of Wildwood], is already completed, for the most part. This first chapter is very important, since it will engage the reader from the beginning with the settlement of this area, which centered on the water and food supply, all the while, west of the Mississippi, Spain

was giving away free land to anyone that could farm it. Ms. VonGruben added the area was made up from a mélange of nationalities, being under Spain control, but with French traders, while settlers were Scot-Irish [Chesterfield Valley] and German [to the west of Wildwood].

Director Vujnich would have the City Attorney review the framework on legalities of this partnership, with the final agreement to be considered by City Council. He then requested Ms. VonGruben suggest an appropriate stipend, which she explained could be an ongoing agreement over the next four (4) years, so there would be less of a charge now for a greater payoff with profits from the proposed book. Chair Barth stated the HPC should consider market rate, which Director Vujnich noted the City compensates consultants at a rate between 75\$-95\$/hour; this research should retain such a competitive rate. Ms. VonGruben mentioned that research to date is just over two (2) hours, between Karen and herself; it would probably only entail another 4-5 hours of investigation. From a Department's perspective, Director Vujnich recommended starting with a \$2,500 agreement, which could be amended up to \$5,000. Beyond that, and to cover through four (4) year's work, further stipend would need to be approved by City Council. Given the Council has encouraged the Department to utilize more consultants in an effort to relieve staff workload, he didn't think it would be an issue.

Discussion on this matter ended with Ms. VonGruben mentioning the WHS's museum, containing a one-room schoolhouse [which would be complete with the provision of a 'new' old teacher's desk] and a pew, circa 1870, donated from Zion Church, has turned out to be a very special community asset. The consensus between the Commission and consultant was to proceed with whatever the Department needs to ensure this partnership, after all 'This was Spain ...'

Next item for discussion is the new **Points of Interest** for 2016. Again, there were 14 Points of Interest identified last year, with a summary of each on back side of the map, while the map depicted these as numbered locations and identified the eleven (11) Historical Districts as a circled, photograph call-out, also with summaries of each below the map. This year, 16 Points of Interest were identified and will be provided as a continuation of the numbering on the list, as well as on the map, which are as follows and in accordance with the backside of the map in alphabetical order:

- 15) Al Foster Memorial Trail
- 16) Anniversary Park
- 17) Bethel Rock Church & Bethel Church
- 18) Bluffview Park
- 19) Glencoe City Park
- 20) Marianist Retreat
- 21) Old Pond School & Park
- 22) Pond Athletic Association
- 23) Rock Hollow Trail - aka Zombie Road
- 24) Rockwood School District - Elementary Schools: Fairway, Green Pines, Babler, and Pond
- 25) Rockwood School District - Middle Schools: Wildwood, Rockwood Valley, LaSalle Springs
- 26) Rockwood School District - Lafayette High School
- 27) St. Louis Community College
- 28) Wildwood Family YMCA
- 29) Wildwood Municipal Building [briefly mention 183 Plaza; 16860 Main Street]
- 30) Wildwood's *Original City Hall* – now Imogene's Tea Room

In another 4 years [2017, '18, '19, '20], Director Vujnich asked if the Commission believed there would be another 40+ Points of Interest to identify for these Celebration events or consider scaling this list down and use those removed for future booklet maps. Please have comments back to staff by 5pm next Thursday, in order to get information to Ms. Mincoff, the graphic artist.

Director Vujnich mentioned the **booklet cover** is in progress with the HPC suggestions. In lieu of all eleven (11) buildings on the City's Historic Registry, Director Vujnich noted staff's review of them and identified the 6-7 registry properties on Route 66 [or very nearby], to keep it in context with this year's theme *Get your Kicks on Route 66*. These pictures would entail the following properties:

1. Annie Rickard House, 17011 Manchester; circa 1930
2. Butler Securities, 16941 Manchester Road; circa 1929
3. Hencken House aka Wildwood Historical Society, 18750 Highway 100; circa 1852
4. Kern Service Station, 17301 Manchester Road; circa 1925
5. Old Pond School, 17123 Manchester Road; circa 1914
6. Stovall's Grove, 18714 Stovall Lane, fronting on Highway 100; circa 1950 [?]
7. Andrew J. Kern House aka Higher Focus Photography, 2541 Pond Road, just north of intersection at Manchester Road [?]; circa 1898

There is a float competition which will tie the event theme and the booklet together. A notable mention by Sr. Planner Gaston is the Missouri Historical Museum's newest exhibit, *Route 66: Main Street through St. Louis*, beginning this summer will help 'kick' the concept off, as well! Ms. Mincoff requested the City provide professional photographs of the current structures, given the ones provided on the draft cover cannot be clipped to a puzzle-piece shape. Due to space constraints on the back cover and limited historical photographs of these buildings, 'then' pictures are not going to be utilized.

It was suggested by Commissioner Jeter to change the event badge to the shape of the State Route sign shape and make it smaller. Also the Commission recommended the picture of the juggler on the front cover be changed to a photograph of the art festival at night.

III. Closing Remarks and Adjournment

Director Vujnich requested the Commission consider another [5th] Work Session, prior to the regular meeting scheduled for July 28th, beginning at 6:00 p.m.

Acting Chair Barth adjourned the Work Session at 6:56 p.m. The Commission took a short break, before reconvening for the regular meeting scheduled for this evening.

**CITY OF WILDWOOD
RECORD OF PROCEEDINGS**

**MEETING OF THE HISTORIC PRESERVATION COMMISSION
CITY HALL – COUNCIL CHAMBERS
16860 MAIN STREET
WILDWOOD, MISSOURI 63040
June 23, 2016**

I. Welcome and Roll Call

Meeting: Thursday, 6/23/16, 7:02 p.m., City Hall, Community Room.

Attending: Acting Chair Barth, Commissioner Wojciechowski, Commissioner Jeter, Alternate Thompson, Council Member Liaison DeHart, and Planning and Zoning Commission Liaison Gragnani

Absent: Commissioner Rosener, Commissioner Sahn, Commissioner Long, and Council Member Liaison Cullinane

Staff: Director of Planning Joe Vujnich and Senior Planner Terri Gaston

II. Opening Remarks and Chair Comments

Acting Chair Barth welcomed everyone in attendance to tonight's meeting and thanked the Commissioners and Liaisons that were participating in the prior Work Session.

III. Approval of Meeting Minutes from the Historic Preservation Commission.

A motion was made by Commissioner Wojciechowski, seconded by Commissioner Jeter, to approve both sets of the Commission's Work Session and regular monthly meeting minutes for May 5, 2016, as prepared by staff. Acting Chair Barth declared the motion approved by an affirmative and unanimous voice vote [4/0].

IV. New Business

a. Ready for Action – Two (2) Items

i. Wildwood Historical Society's Participation in Booklet Development

Director Vujnich gave a brief summary of the prior work session with Ms. VonGruben, archivist for the Wildwood Historical Society, to develop the period description from 1770 to 1776 for the writing and integration of the Prehistoric Era this year's event's booklet will include. Ms. VonGruben and her colleague, Ms. Fox, have already put in several hours of research. Initial research indicated there is not a lot of background, but the emphasis was of Spanish control, with a multi-national mix of settlers, and notably, only one (1) priest for the then St. Louis Area, which comprises many counties today. The consensus of the Commission was to enter into an agreement at \$2,500.

A motion was made by Alternate Thompson, seconded by Commissioner Wojciechowski, to approve such agreement. Acting Chair Barth declared the motion approved by an affirmative and unanimous voice vote [4/0].

ii. Celebrate Wildwood Weekend Event Planning. (Wards - All)

As of today, Director Vujnich noted this annual event is only two (2) months away and gave a quick overview of the proposed schedule:

- Friday, August 26th at 6:00 p.m. - the event kicks off with the US Army Band; a 8-10 member brass group with a range in music genre; a beer/wine garden and food vendors will be available; fireworks will close the night's activities around 9:00 p.m.
- Saturday, August 27th at 9:00 a.m. – a Parade, from Schnucks Wildwood Crossing, west on Manchester Road, to Taylor Road, will exhibit floats with this year's event's theme: *Get your Kicks on Route 66*; Car Show; Farmers Market; Art Festival; Wildwood Historical Society; Veterans display [being put together by Ms. Branson and the Ballwin VFW, including registration for the Missouri History Project, with Hidden Valley Ski providing lunch for Vets]; there will be a mix of music all day; a beer/wine garden and food vendors will be available; City tent with incorporation information; a children's area with bounce houses, a giant water slide, and possibly a tethered hot air balloon; and the Boy Scout encampment, with a climbing wall and other activities. Although another major sponsor is needed for fireworks that night, it is planned.
- Sunday, August 28th from 11:00 a.m. to 3:00 pm: Art Festival, a beer/wine garden, and food vendors will be available.

Last year, there was a small section for the Commission in the City Tent; however, with Mr. Kennedy no longer with the HPC, Director Vujnich asked what the members would like to display this year and if they would be willing to volunteer for a 4-hour timeframe sometime throughout the weekend. Ideas included a log cabin raising [erecting it over the weekend]; promoting the book; a poster showing the historical markers and locations of all the sites; another poster of the 6-7 Route 66 registry sites [pictures displayed on the back cover of the event booklet]; brochures on how to apply/what are the benefits to being on the City's Historic Registry and the process involved; provide an enlarged version of the booklet's fold-out map; and provide copies of last year's booklets in the City tent for visitors that didn't get one last year.

b. Not Ready for Action – No Items

IV. Old Business

a. Ready for Action – Three (3) Items

- i. An offer from Mary Guise to sell to the City of Wildwood the original logs from the Heege-Boxwood Log Cabin. (Wards - All)**

Director Vujnich decided to hold this site visit to view the logs prior to our next meeting [July 28th], given the age of owners and the current heat index.

- ii. Services from Rosener Nursery & Landscaping, Inc. for design and fabrication of new sign post for the Centaur Historic Marker. (Ward One)**

At the previous meeting, the Commission approved a motion for the Department to prepare a proposal for Kohn Park signage, as presented by Mr. Rosener's display. Director Vujnich noted this item was presented to the Planning/Economic Development/Parks Committee last Tuesday, June 21st, and it was endorsed. The consensus was to have Mr. Rosener create a post and sign rendering that would replicate a railroad sign in lieu of mimicking the Historic Markers. Director Vujnich also noted that he would have Mr. Kohn [from whom the property donation was made to the City] decide where to place the park sign; perhaps in proximity to the 7-space parking area to be located upon the 3-acre site. It was also suggested to use track from the Rock Island Line; not from a rail line across the river. The Department will request Mr. Rosener provide proofs of the signage, as soon as possible, since it has almost-final design plans for the parking lot. A brief aside: Eatherton Road will be reopened by the end of August, per the County's work is soon to commence and should be done within 30 days.

i. **Discussion of the following items relating to the Historic Community Markers Program: the review of the proof for the final Historic Community Marker – Fox Creek. (Wards - All) Completed research regarding the grist mill.**

Research regarding a grist mill concluded such was not in the Fox Creek Historical Community Area, yet a fanning mill was, but much more recent than historical; therefore, it was decided to move forward with the draft wording that was completed last year.

A motion was made by Commissioner Wojciechowski, seconded by Commissioner Jeter, to approve it for fabrication and installation as soon as possible. Acting Chair Barth declared the motion approved by an affirmative and unanimous voice vote [4/0].

b. Not Ready for Action – No Items

VI. Review of Proposed Zoning/Plats/Site Development Plans/Demolition Requests

a. Ready for Action – No Items

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

- i. Demolition Request: Discussion of the demolition request for the single-family dwelling upon the property located at 17715 Mueller Road (Locator Number 23W430105), c/o Roger and Sandy Schwartz. The detached garage was constructed in 1939, according to St. Louis County Real Estate Records. (Ward One) This site visit was conducted at 5:00 p.m. on 4/7/2016 – ACTION POSTPONED; REMAINS POSTPONED.

VII. Projects-Initiatives-Efforts Updates

Director Vujnich proceeded with updates on the City's projects, initiatives, and efforts, beginning with the **Phelan Property on Centaur**, which City Council passed legislation on the revocation of the Landmark and Preservation Area [LPA] on May 9, 2016.

Celebrate Wildwood was again discussed at length during this evening's prior Work Session; steady progress is being made on the booklet; refer to Minutes for details.

The letter to owners of properties, where City needs easements for installation of **Historic Markers**, was approved by the Commission and will be distributed accordingly. For the three (3) signs ready for installation, Director Vujnich requested a date for an unveiling ceremony, which the Commission agreed upon July 15th, at

4:00 p.m., prior to the Artist's Reception and Concert on the Plaza that same evening, all of which the members are welcome to attend.

Historic Preservation Training: Director Vujnich was unable to attend the CLG Forum held mid-May due to Departmental necessity. Coming up soon is the Missouri Main Street Connection in July, followed by the State's Annual Historic Preservation Conference, which will be held in Hannibal, Missouri in October. For those interested in attending any of these events, please contact Sr. Planner Gaston regarding registration.

In an attempt to develop a third bidder for the re-assembly of the **Essen Log Cabin**, Director Vujnich was, ironically, contacted by the person who stole it and desires to help in its restoration. Its new location remains to be determined.

Director Vujnich provided comprehensive updates on City-specific projects regarding: **Manchester Road Bicycle Lanes, Strecker Road Bridge Replacement, Al Foster Memorial Trailhead Project, and Belleview Farms Master Plan** [refer to pages 3-4 of report dated 6/23/2016].

Other: Councilman and Council Liaison to the HPC, Mr. Glen DeHart, offered an invitation to the Commission to visit his property that is for sale and has a pending contract. This property contains the Jaeger Farm Log Cabin, circa 1870, and several large specimen maple and sycamore trees. Director Vujnich suggested this visit could be arranged just after the 4th of July Holiday, and any wishing to ride with staff may meet at City Hall by 3pm. on Wednesday July 6th.

VIII. Closing Remarks and Adjournment

Sr. Planner Gaston noted the fifth Work Session will be held at 6:00 p.m., preceding the next regular monthly meeting of the Commission, scheduled for Thursday, July 28, 2016, at 7:00 p.m. Again, the Heege-Boxwood site visit will be held to view the logs being offered by Mr. and Mrs. Guise, prior to both.

A motion was made by Commissioner Wojciechowski, seconded by Commissioner Jeter, to adjourn the meeting, with a unanimous voice vote. The meeting adjourned at 8:14 p.m.



WILDWOOD

July 12, 2016

Jill Von Gruben
Wildwood Historical Society
18750 Highway 100
Wildwood, MO 63069

Re: Contract for Written Area History – 1700 – 1776

Dear Ms. Von Gruben:

Enclosed are two (2) copies of the approved contract for the work to be completed on the research and a written representation of this area's history from approximately 1700 to 1776. Please sign both copies, retain one (1) copy for yourself, and return the other to my attention at City Hall. We sincerely appreciate your cooperation and willingness to assist in this regard.

Please contact me if you have any questions. I can be reached at Kathy@cityofwildwood.com or via telephone at (636) 405-2037. Thank you for your assistance in this project and working with the City of Wildwood to create a wonderful written history of our area.

Sincerely,

CITY OF WILDWOOD

Kathy Arnett, Assistant Director
Department of Planning and Parks

Cc: Ryan S. Thomas, P.E., City Administrator
Joe Vujnich, Director of Planning and Parks
Terri Gaston, Senior Planner



August 4, 2016

Historic Preservation Commission
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re: **Updates on Projects---Initiatives---Efforts of the Historic Preservation Commission**

Commission Members:

The Department of Planning has undertaken a number of efforts relating to assignments made by the Commission and is providing updates relative to them. These updates are to ensure the direction of the Commission is met in these regards. The following updated items are provided for the Commission's consideration and discussion at tonight's meeting:

- A. **Celebrate Wildwood 2016 Version** - As part of each month's activities, since the February 2016 meeting of the Commission, a Work Session is has been before the regularly scheduled Commission meeting to discuss this event in greater detail and the role the members would like to have in it. Items that have been discussed at the Work Session include the following:
1. Modify the cover of the booklet to include a photograph of one (1) of the more historically significant buildings located in the City of Wildwood. **The Commission, at its May 5, 2016 meeting, reviewed the draft and those recommended changes to that print were provided to the City's graphic designer, who is providing the copy for Wildwood.**
 - a. **Reduce the circular event badge, so as not to cover up picture – Completed.**
 - b. **Change the cover photographs for more appealing ones – Completed, with new photographs of historic properties located along Historic Route 66.**
 - c. **New pictures should be provided, so as to be more artistic, and insert an old-time picture of each, displaying 'then and now' photographs – Not Included.**
 - d. **Clip pictures to represent puzzle pieces, following the 'Piecing the Past Together' theme, providing a more interesting appearance than the block collage – Completed.**
 - e. **Add the date of each structure, such as a small 'c. 18xx' label – Completed.**
 2. Consider selecting a period of history of this area and develop it into the story for inclusion in the booklet, such as the *Pre-History to 1776*. **Completed.**
 3. Develop a new set of *Points of Interest*, including a corresponding map – **Completed and the list has been reduced to eleven (11) new sites for 2016. The Commission members completed the list of Points of Interest for the 2016 Booklet, which include the following:**
 1. **Marianist Retreat**
 2. ~~YMCA~~

3. Pond Athletic Association
4. ~~Elementary Schools: Fairway, Green Pines, Babler, and Pond~~
5. ~~Middle Schools: Wildwood, Rockwood Valley, LaSalle Springs~~
6. ~~Lafayette High School~~
7. ~~St. Louis Community College~~
8. Old Pond School & Park
9. Bluff View Park
10. Anniversary Park
11. Glencoe City Park
12. Al Foster Memorial Trail
13. Rock Hollow Trail [AKA: Zombie Road]
14. Bethel Rock Church
15. Bethel Church
16. City Hall [16962 Manchester (now Imogene's); 183 Plaza; 16860 Main Street]

4. Include photographs of all of the historical properties on the City's Register in the booklet – **Not Included.**
5. Change out photographs from 2015 booklet, so all are new for 2016. **Underway.**
6. Engage re-enactors to participate in the event and highlight the period of history emphasized in the booklet. **Not Included.**
7. Engage storytellers to participate in the Saturday portion of the Celebrate Wildwood Event. These storytellers could highlight the selected timeframe from the area's history. **Not Included.**
8. Highlight the Community Markers Program, with photographs of them and the text inscribed upon each of them to be included in the booklet as well. Other components associated with this program that were discussed by the Commission members included an automobile tour designed to highlight the eleven (11) communities and the markers located at each of them and hosting ribbon-cutting ceremonies at their newly-installed locations. Please refer to the detailed meeting minutes included in tonight's packet for the members. **Partially Completed.**

B. **Historic Marker Programs** – The final wording for the Fox Creek Community was completed at the June meeting. The Department will be able to complete the eleventh of eleven (11) markers and finish this portion of the process. An update of the remaining markers for installation is as follows:

Community Name	Item Needed to Complete Installation
Centaur	A new design was considered by the Historic Preservation Commission for this marker's post and bracket, initially discussed at its April 7 th meeting, yet the motion made for this design was to utilize it for a replacement sign at Kohn Park at the Commission's May 5 th meeting. Centaur Historic Marker is ready for installation.
Fox Creek	The edge of Fox Creek Road right-of-way (City-owned) has been defined and the wording for this marker has been finalized and ordered. Installation of this marker can be accomplished in 2016.

Grover	The easement area has been defined on this private property and the Department has provided this information to the private property owner - Imogene's Tea Room - for consideration of its establishment and use of an area upon the site for this marker.
Hollow	The edge of State Route 100 right-of-way has been defined, along with a small easement area on the abutting private property, and the Department has provided this information to the owner - Stovall's Grove - for consideration of its establishment and use upon an area of the site for this marker.
Kelpe	The marker is ready for installation and the Department of Planning contacted Lisa and Tom Kelpe about final placement details, which are described in the attached e-mail in this regard.
Melrose	A plan for the use area has been developed, where the marker is to be situated, which would include adding asphalt to the existing shoulder, thereby creating a pull-off area for viewing. This plan is also needed for permit purposes.
Orrville	The redesign is still underway, given concerns about safety and stormwater drainage along edge of roadway (Eatherton Road). Permit will be needed as well.

- C. **Historic Preservation Training** – Senior Planner Gaston will be attending a conference by Missouri Main Street Connection.
- D. **Essen Log Cabin** – The Department of Planning contacted Tim Kilby about updating his estimate for the reconstruction of the Essen Log Cabin, which was provided in two (2) e-mails. The e-mails are attached to this letter. The two (2) other bids are still being investigated.
- E. **Project Updates** - The Department has been working on a number of projects that have ramifications relative to the Historic Preservation Commission. Given it has been sometime since a project update had been provided to the Commission, the Department sought to include such in this month's report. These projects include the following:
 - 1. **Al Foster Memorial Trailhead:** The project was awarded to *Ideal Landscaping*, which was the low bidder in this regard. The Department would note that *Ideal Landscaping* was the contractor that completed the first phase of work at Old Pond School Park, as it is known to Wildwood, and did a very good job at that location. The bid for this work was five hundred thousand dollars (\$500,000.00), which was over the amount that had been set aside for this effort. However, this City Council agreed to allocate an additional fifty thousand dollars (\$50,000.00) to it and allow the improvement of this popular trailhead to proceed. This action by the Committee did alter a few of the planned improvements, including the removal of the Ritter Rings for the reuse of the existing parking lot area, as overflow area, and the deletion of one (1) of the mini-shelters that were planned. Two (2) of the mini-shelters have been retained. Work has begun and is scheduled for completion by December 2016.

>>> Work has begun at the site and progressing at this time.
 - 2. **Belleview Farms:** The City Council authorized a contract with DG2 Design to begin the development of a Master Plan for this park property. This firm has worked on a number of

projects for Great Rivers Greenway (GRG) and offers a real appreciation and understanding that the beauty of the site should not be impacted in a negative way by its future development and use. The contract with this consulting firm will have the Master Plan process completed by the end of July/early August. During the development of the Master Plan, the Department will be presenting it to the Commission for review and comment at strategic points in this process.

>>> **The Department has received a set of maps for the site that provide the following information:**

- I. **Vegetation and Hydrology Map** – This map indicates over 90% of the site is covered by hardwood forests, with the open grassland limited to the remaining portion of the site and where the former dwelling and other buildings were/are located.
- II. **Topography, Slopes, and Vista Map** – This map indicates the site has a mix of slopes, and due to such, there are at least six (6) major viewscapes of the Meramec River Valley Area.
- III. **Soils Map** – This map indicates the site is defined by nine (9) different soil classes on the site, of which the majority is Menfro Silt, which provides favorable characteristics for use (#5, #6, and #9 on the map).
- IV. **Opportunities and Constraints Map** – This map indicates the potential development of three (3) active use areas on the site, with the remainder of the property being informal, but still functional use areas for bird watching, hiking, running, biking, etc.

3. **Connector Trail along Meramec River:** This one-half mile, natural surface trail is planned to accommodate all users, including equestrian types. This trail is in an archaeologically significant area, which is a key review responsibility of this Commission.

>>> **This connector trail between Bluff View Park and Rock Hollow Trail is now scheduled to begin in the first part of August.**

4. **Manchester Road Bicycle Lanes:** This project, on Historic Route 66, is underway at this time. N.B. West Contracting Company is the contractor for the project, which will add approximately five (5) feet of additional shoulder width on both sides of the current roadway surface, and will be respectful of the history of this roadway. This project was presented to the Historic Preservation Commission on July 23, 2015 and approved by the members at that same time.

>>> **This project is completed, with exception of the restriping of the roadway.**

5. **Strecker Road Bridge Replacement:** This old bridge is to be replaced with a new structure. This bridge has been in place almost seventy-five (75) years. Given its width and construction specifications, the new bridge will better address safety and increase protection for drivers and others.

F. **Jaeger Farm Site Visit** – See attached summary.

G. **Others – Old Slave Cemetery Site and Pond Inn Update** – No changes to these items from the update the Department provided at the February 25, 2016, April 7, 2016, and May 5, 2016 Commission meetings.

Each of these projects has been discussed or acted upon by the Commission over the course of the last two (2) years and its input improved the outcome of such by its participation. These projects are underway at this time and working toward completion, so as City residents and visitors can benefit from them.

If any of the Commission members should have comments or questions on this information, please feel free to contact the Department of Planning and Parks at (636) 458-0440. A presentation is planned on this matter at tonight's meeting. Thank you for your consideration of this information and discussion of the same.

Respectfully submitted,
CITY OF WILDWOOD

Joe Vujnich, Director
Department of Planning and Parks

Cc: The Honorable James R. Bowlin, Mayor
The Honorable City Council of the City of Wildwood, Missouri
Ryan S. Thomas, P.E., City Administrator
John A. Young, City Attorney
Terri Gaston, Senior Planner

From: Tom Kelpel TKelpe@kelpel.com
Subject: RE: Placement of Historic Marker
Date: July 8, 2016 at 9:15 AM
To: Joe Vujnich JVujnich@cityofwildwood.com, Lisa Kelpel kelpelamily@gmail.com



Joe,

The homestead is straight up the hollow to the east from the intersection of Wild Horse Creek Road and Ossenfort which is where the St. Onge homestead and house is (and actually my grandmother Kelpel was Elizabeth St. Onge). That was pretty typical to marry someone in the neighborhood.

I think Lisa just came up with some information through the historical research that Henry Kelpel had a business establishment on Wild Horse Creek just south of the intersection with Ossenfort, so it would make sense to me to have it along that.

Lisa can possibly give you more precise information on the exact location on Wildhorse Creek Road.

Thanks,
Tom Kelpel
Kelpel Contracting, Inc.
P.O. Box 100
Wildwood, MO 63038
Phone (636)458-1400
Fax (636)458-1902
e-mail tkelpe@kelpel.com

-----Original Message-----

From: Joe Vujnich [mailto:JVujnich@cityofwildwood.com]
Sent: Thursday, July 07, 2016 4:57 PM
To: Tom Kelpel <TKelpe@kelpel.com>; Lisa Kelpel <kelpelamily@gmail.com>
Subject: Placement of Historic Marker

Tom and Lisa:

Hope all is well your way.

The marker for the Kelpel Community has been delivered to the City and the Commission would like to install it. I was wondering if there was a preferred location for it. If so, I would like to place the marker at a location of your choice.

Please let me know your thoughts on this matter and thank you.

Best wishes,

Joe Vujnich

From: **Tom Kelp** TKelpe@kelp.com
Subject: RE: Placement of Historic Marker
Date: July 12, 2016 at 5:53 AM
To: Joe Vujnich JVujnich@cityofwildwood.com
Cc: Lisa Kelp kelpfamily@gmail.com, Terri Gaston terri@cityofwildwood.com, glenngaehlecontracting@gmail.com

TK

Joe,
That works for me, just let me know. Lisa and I have been so busy that we have not had time to even talk about it. Actually, I putting a septic system for the Martins at their "Kreienkamp Store" property that they have sold and I may ask Jim or Lynn if they have any more information.

Thanks,
Tom Kelp
Kelp Contracting, Inc.
P.O. Box 100
Wildwood, MO 63038
Phone (636)458-1400
Fax (636)458-1902
e-mail tkelpe@kelp.com

-----Original Message-----

From: Joe Vujnich [mailto:JVujnich@cityofwildwood.com]
Sent: Monday, July 11, 2016 5:53 PM
To: Tom Kelp <TKelpe@kelp.com>
Cc: Lisa Kelp <kelpfamily@gmail.com>; Terri Gaston <terri@cityofwildwood.com>; glenngaehlecontracting@gmail.com
Subject: Re: Placement of Historic Marker

Thanks Tom.

I plan on marking the proposed location tomorrow.

If you don't mind, can I e-mail Lisa and you and have the marker's location verified by each of you. I like you two be happy with its placement. I would appreciate it very much.

Thanks again,

Joe

On Jul 8, 2016, at 9:15 AM, Tom Kelp <TKelpe@kelp.com> wrote:

Joe,

The homestead is straight up the hollow to the east from the intersection of Wild Horse Creek Road and Ossenfort which is where the St. Onge homestead and house is (and actually my grandmother Kelp was Elizabeth St. Onge). That was pretty typical to marry someone in the neighborhood.

I think Lisa just came up with some information through the historical research that Henry Kelp had a business establishment on Wild Horse Creek just south of the intersection with Ossenfort, so it would make sense to me to have it along that.

Lisa can possibly give you more precise information on the exact location on Wildhorse Creek Road

KUU.

Thanks,
Tom Kelpé
Kelpé Contracting, Inc.
P.O. Box 100
Wildwood, MO 63038
Phone (636)458-1400
Fax (636)458-1902
e-mail tkelpé@kelpé.com

-----Original Message-----

From: Joe Vujnich [mailto:JVujnich@cityofwildwood.com]
Sent: Thursday, July 07, 2016 4:57 PM
To: Tom Kelpé <TKelpé@kelpé.com>; Lisa Kelpé <kelpéfamily@gmail.com>
Subject: Placement of Historic Marker

Tom and Lisa:

Hope all is well your way.

The marker for the Kelpé Community has been delivered to the City and the Commission would like to install it. I was wondering if there was a preferred location for it. If so, I would like to place the marker at a location of your choice.

Please let me know your thoughts on this matter and thank you.

Best wishes,

Joe Vujnich



From: Timothy Kilby loghead98@aol.com
Subject: Re: Essen Cabin
Date: July 8, 2016 at 4:24 PM
To: JVujnich@cityofwildwood.com

There will also be some extra time to sort thru the logs, measure ectc...

Tim Kilby
Country Gentleman Restoration
705 Hwy. F
Defiance, MO 63341

office/fax 636-987-2679
cell 636-751-4350

-----Original Message-----

From: Joe Vujnich <JVujnich@cityofwildwood.com>
To: Timothy Kilby <loghead98@aol.com>
Sent: Fri, Jul 8, 2016 1:46 pm
Subject: Re: Essen Cabin

Tim:

Thank you and I will look it over this weekend and get back to you.

I appreciate it very much and have a good weekend.

Joe Vujnich

On Jul 5, 2016, at 9:36 AM, Timothy Kilby <loghead98@aol.com> wrote:

Good morning Joe,
Sorry this took so long to get back to you on the cabin project....its been a VERY busy summer so far. I reviewed the original proposal and the only areas that will need adjusting are:

- The stone will have to be 100% supplied vs. supplemented by contractor
- A new stair case will have to be built vs. re installed
- New window frames will need to be built and sashes will have to be supplied by contractor
- The red inked comments still remain plus any added insurance requirements.

Having worked with several municipalities (they all work different), the proposal I sent you is a base line for me and a frame work (specs/scope of work etc..) for Wildwood to work from when it comes time to put it out to bid. If I can be of help with the process, please feel free to call...Tim

Tim Kilby
Country Gentleman Restoration
705 Hwy. F
Defiance, MO 63341

office/fax 636-987-2679
cell 636-751-4350

-----Original Message-----

From: Joe Vujnich <JVujnich@cityofwildwood.com>
To: loghead98 <loghead98@aol.com>
Sent: Fri, Jun 24, 2016 1:33 pm
Subject: Fwd: Essen Cabin

Tim:

Per our conversation.

Thank you,

Joe Vujnich

Begin forwarded message:

From: Timothy Kilby <loghead98@aol.com>
Subject: Re: Essen Cabin
Date: April 21, 2015 at 8:03:17 AM CDT

IO: <JVujnich@cityofwildwood.com>

Good morning Joe,
Attached are two proposals concerning the Essen cabin. The reconstruction may be a moving number as things progress.

Tim Kilby
Country Gentleman Restoration
705 Hwy. F
Defiance, MO 63341

office/fax 636-987-2679
cell 636-751-4350

-----Original Message-----

From: Joe Vujnich <JVujnich@cityofwildwood.com>
To: Timothy Kilby <loghead98@aol.com>
Sent: Wed, Apr 8, 2015 11:16 am
Subject: Re: Essen Cabin

Mr. Kilby:

I have a Historic Preservation Commission meeting on April 23, 2015. I will be asked to provide an update at that time.

Thank you,

Joe Vujnich

On Apr 8, 2015, at 10:24 AM, Timothy Kilby <loghead98@aol.com> wrote:

Thanks for the quick reply. I forwarded to my insurance agent for review. I will try to get something to you asap. When is your next meeting??

Tim Kilby
Country Gentleman Restoration
705 Hwy. F
Defiance, MO 63341

office/fax 636-987-2679
cell 636-751-4350

-----Original Message-----

From: Joe Vujnich <JVujnich@cityofwildwood.com>
To: Timothy Kilby <loghead98@aol.com>
Cc: Elizabeth Weiss <Liz@cityofwildwood.com>
Sent: Wed, Apr 8, 2015 10:00 am
Subject: Re: Essen Cabin

Mr. Kilby:

See below for my responses.

Thank you,

Joe Vujnich

On Apr 8, 2015, at 9:39 AM, Timothy Kilby <loghead98@aol.com> wrote:

Good morning Joe,
Sorry for the delay in responding, I am under two deadlines for two different parks right now. I am working on your numbers though. I have a couple of questions:
1) without seeing the site and not knowing the specifics of what you are looking for, I was going to use the cost of the Drace park cabin we just finished for Town and Country as a base number. I feel it is identical in scope of work and a good comparison at this stage of planning. How this fits with your department, I don't know. The Drace job was prevailing wage with extra insurance coverage that may not be required with Wildwood.....will this work for the time being/planning purposes. **The City is required to pay prevailing wage and the City's insurance requirements are listed below.**
2) Is there any other expenses I should anticipate? **I don't think so, but I would add a ten (10) percent contingency, if not already part of your bid process.**

Contractor's Liability Insurance

The Contractor shall purchase and maintain in full force and effect the following insurance coverages with an insurance carrier acceptable to the City:

The policy shall be endorsed to cover the liability of the Contractor under the General Conditions of this Agreement.

The Contractor and his Subcontractors shall procure and maintain during the life of this Agreement insurance of the types and minimum amounts as follows:

(a) Workers' Compensation in full compliance with statutory requirements of Federal and State of Missouri law and Employers' Liability coverage in the amount of \$1,000,000.

(b) Comprehensive General Liability and Bodily Injury

Including Death: \$ 500,000 each person*

\$3,000,000 each occurrence*

Property Damage: \$3,000,000 each occurrence*

\$3,000,000 aggregate*

(c) Comprehensive Automobile Liability, Bodily Injury

Including Death: \$500,000 each person*

\$3,000,000 each occurrence*

Property Damage: \$3,000,000 each accident*

The Contractor's policy shall name the City as the Insured. Certificates evidencing such insurance shall be furnished the City prior to Contractor commencing the Work on this project. The certificates must state "The City of Wildwood is an additional insured."

*but not less than the sovereign immunity limits established by RSMo. 537.610 et.seq.

I don't feel I can put out a competitive "Bid" with out having the details spelled out more, and everyone is on the same page.

I have today and tomorrow to work on this. (rain) Looking forward to your response.....Tim

Tim Kilby
Country Gentleman Restoration
705 Hwy. F
Defiance, MO 63341

office/fax 636-987-2679
cell 636-751-4350

-----Original Message-----

From: Joe Vujnich <JVujnich@cityofwildwood.com>

To: tim <tim@tkilby.com>

Cc: loghead98 <loghead98@aol.com>

Sent: Fri, Mar 27, 2015 11:54 am

Subject: Essen Cabin

Tim:

Sorry for the delay. Please see Page 2 for the more pertinent information for you.

Have a good weekend,

Joe Vujnich

Country Gentleman

Historic restorations and

woodwright shop

April. 20, 2015

City of Wildwood
16860 Main St.
Wildwood, MO 63040

Re: Phase 2, Essen cabin restoration

Proposed specs for the Essen Log Cabin restoration:

- Site to be encompassed with orange safety fence
- Grade beam footing with 4 - ½" rebar poured to grade
- Stone foundation to a height of 18" and 16" thick using stone from the original cabin and supplemented by stone from Contractor if needed.
- 4 wood vents (varmint bars) will be in the foundation.

- Vapor barrier and 4” clean gravel installed on the inside of foundation
- Proposal covers 1 new sill and 3 replacement logs of 10’ in length
- Re assembly of the log cabin
- New floor framing and new pine floor installed on the lower level
- New flooring laid on existing floor joist on the upper level.
- Roof and gable framing will be new sawmilled oak or pine
- Med. CCA treated cedar shake roof
- Pine clapboard on exterior gables
- Mortar base chinking inside and out
- Original staircase to be reinstalled
- Try to reuse the original windows and frames, original glass will be removed for sash restoration and cleaned, re-glazed with linseed based glazing. New exterior trim to be made.....painting **not** included.
- Two new door units will be made by Country Gentleman using new wood and old doors. These will include a period rim lock on each. Dead bolts not included.....Painting not included.
- Timber framed porch with cypress decking and shake roof across the rear of the cabin. (on stone piers)
- The cabin will be power washed, treated with Borate treatments and clear coated.

This proposal does not include blue prints or engineering stamps.

It is assumed that the site is fairly level and approachable by equipment on all sides.

Finish grading by others.

This proposal is subject to change when the city of Wildwood submits its final requirements.

Proposed cost

\$125,980

TKILBY.COM

705 HWY. F, DEFIANCE, MO 63341 /OFFICE/FAX 636-987-2679

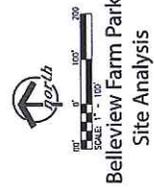


DG2 Design
Landscape Architecture

The overall existing vegetation of the site is typical of a former homestead farm of this time period. The site is largely wooded with deciduous hardwood trees, with many cedars (planted or volunteer) along the edges and in the open grassland area. There are invasive species present throughout that should be removed.

There are 3 main ephemeral creek beds on the site that handle stormwater. The 2 main drainage corridors flank either side of the open grass area and drain towards the southern end of the site.

-  Hardwood Forest
-  Open Grassland
-  Ephemeral Drainage Ways



Bellevue Farm Park:
Site Analysis

Vegetation & Hydrology Map

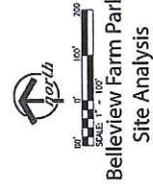
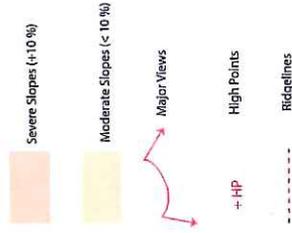




DG2 Design
Landscape Architecture

The site at Bellevue Farm has over 260 feet of elevation change from the current entrance at the south, to the ridge at the northern end of the site. Roughly half of the site has moderately steep slopes of up to 10%, and this includes most of the open grassland area. The northern half of the site is steeper, with slopes up to 55%

This dramatic topography provides for excellent panoramic and framed views from high points and vistas. Some of the most open views are currently at the top of the grassland area or former home site looking south.



Topography, Slopes & Vistas Map

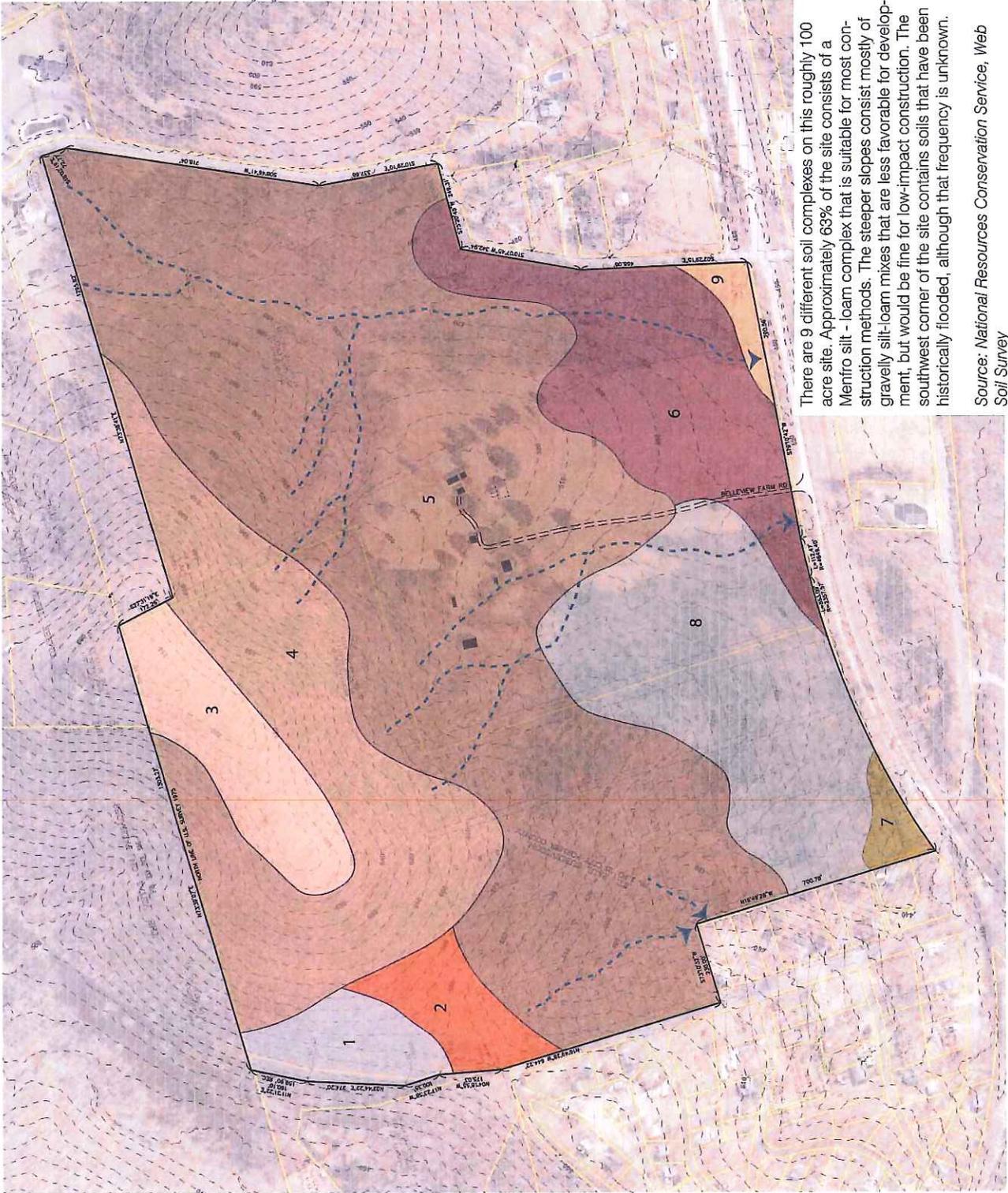


- 1 Gasconade-Rock outcrop complex, 15-50% slopes, extremely stony
- 2 Crider-Merriro silt loams, 5-14% slopes
- 3 Rueter gravelly silt loam, 3-15% slopes, very stony
- 4 Rueter gravelly silt loam, 15-55% slopes, extremely stony
- 5 Merriro silt loam, 14-20% slopes, eroded
- 6 Merriro silt loam, 5-9% slopes, eroded
- 7 Heywood silt loam, 0-3% slopes, frequently flooded
- 8 Winfield silt loam, 9-14% slopes eroded
- 9 Merriro silt loam, 2-5% slopes
- Ephemeral Drainage Ways



SCALE 1" = 100'

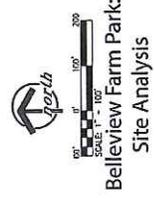
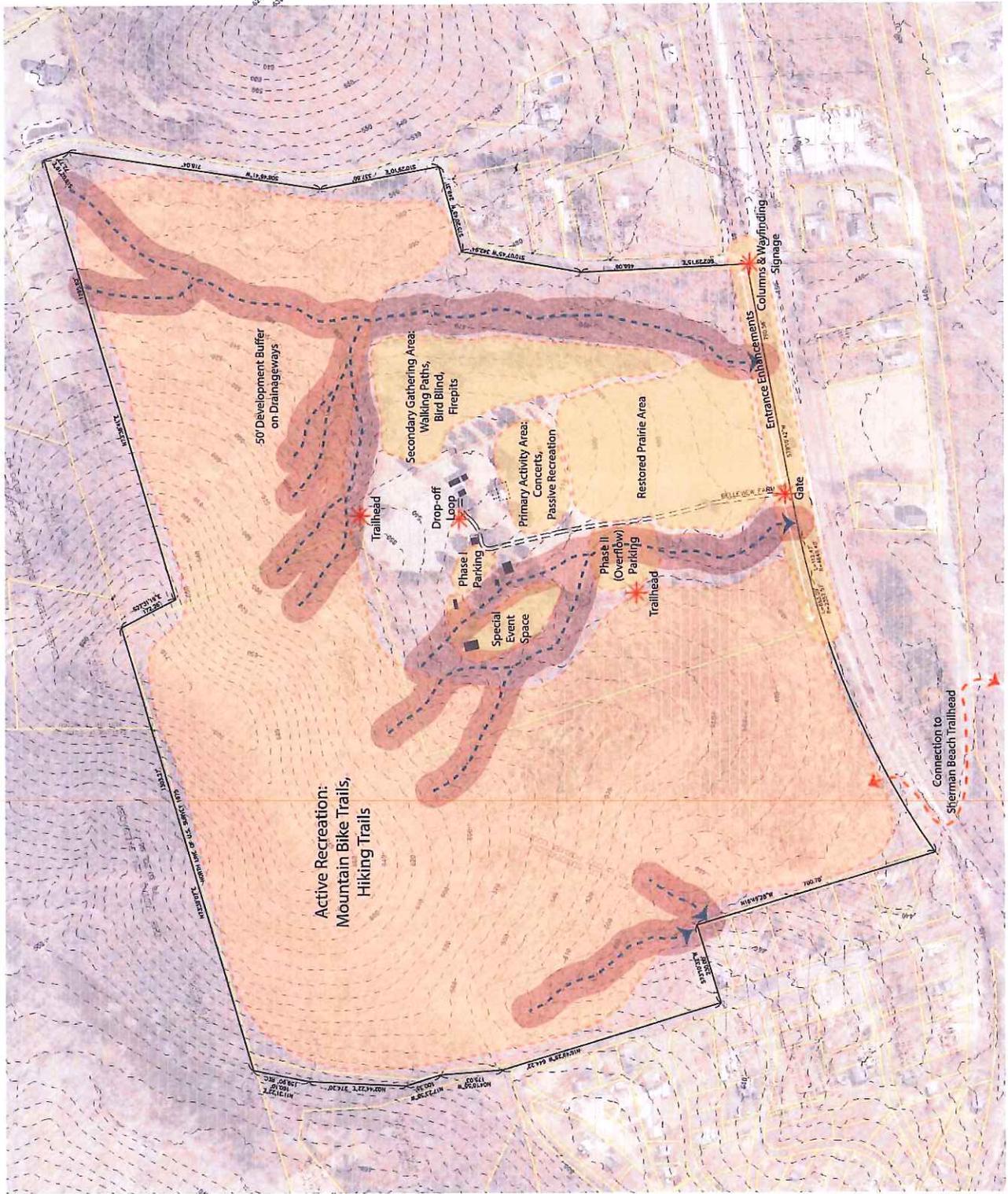
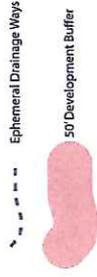
Belleview Farm Park
Site Analysis



There are 9 different soil complexes on this roughly 100 acre site. Approximately 63% of the site consists of a Merriro silt-loam complex that is suitable for most construction methods. The steeper slopes consist mostly of gravelly silt-loam mixes that are less favorable for development, but would be fine for low-impact construction. The southwest corner of the site contains soils that have been historically flooded, although that frequency is unknown.

Source: National Resources Conservation Service, Web Soil Survey

After reviewing various natural systems and existing conditions on the site, an overall look at the opportunities and constraints for developing a park become apparent. Although the drainage ways are ephemeral in nature and do not normally hold water, a development buffer should be implemented to reduce impact on the existing watershed. Most of the steeper sloped hardwood forest would be ideal for active recreation such as hiking and biking trails. Important trailhead and entrance areas have been noted, with the primary activity areas at the center of the site.



Jaeger Farm Log Cabin Site Visit Summary

Date: July 6, 2016; 3:00 p.m.

Location: 19305 Jaeger Farms Drive (Locator Number 23Y44043)

Ward: Six

Commission

Attendance: Acting Chair Barth [Vice Chair], Commissioner Jeter, Alternate Thompson, Council Liaison DeHart, and Planning and Zoning Commission Liaison Gragnani.

Staff

Attendance: Director Vujnich and Senior Planner Gaston

Discussion: Councilman DeHart, the property owner and Council Liaison to the HPC, invited the Commission and City staff to tour the property and dwelling at 19305 Jaeger Farms Drive, known as the Jaeger Farmstead, dating back to 1880. The dwelling, which consists of the entire 2-story original log cabin, was added onto, essentially enveloping it, yet allowing for the log and chinking walls to be displayed within its interior. The addition more than doubled the size of the log cabin.

During the site visit, other buildings were also viewed, such as the detached garage and car port, a storage building with a root cellar, and the Jaeger Family Cemetery further up the street. More history on the Jaeger Family and property can be read from the attached sheet provided by Mr. DeHart.

Commission and City staff appreciated this tour opportunity, given the pending sale of the property. Many thanks to Mr. DeHart for the tour, as well Chair Barth for capturing the essence of the home and property in the attached panoramic photographs.

JAEGER FARM

Herman Jaeger acquired this small farm of 30 acres in 1871. Its prior owner C. Frederick Ossenfort had much other property nearby, so the farmstead was probably developed by Jaeger. Herman Jaeger died February 20, 1917, leaving a widow Rosina, 5 sons, Emil, William E., Herman, August and John and 3 daughters, Sophia, Rosa (Rosine) and Elizabeth.

Herman came to the United States from Vattis, Switzerland. (date unavailable)

Apparently Jaeger's estate was never divided among these heirs, but they retained ownership in common. They sold about an acre to Irene W. Johnson (of St. Albans) in 1926 and finally in 1958 sold the remaining farm to Herman George Jaeger, a grandson. Herman Jaeger is the son of August and Nora Lewis Jaeger. He is also the nephew of Herman and Emelia Beinke Jaeger who lived in the area.

In the 1990's the farm was sold and subdivided by the DeHart Family. The Subdivision is known as Jaeger Farm. Elsie and Wilson A. Jaeger, who occupied the house were given life tenancy. They gave up these rights in the spring of 2000.

James E. Fink, a great grandson and his wife Wende live in a Jaeger Farm home.

Elsy Hamilton, St. Louis County Historian, describes the home: Although the county map does not show this, the house is at right angles to the road. Its curious window pattern, the second floor blank above the west bays, suggests that the two halves of the front were built at different times and are log. There are two front doors opening onto a porch supported on corner blocks. The low shed porch roof has sheet roofing. It is supported by four turned posts. The railings have square balusters. Windows are 2-over-2 downstairs and 6 pane casement upstairs.

At one time a separate building, made of logs, a summer kitchen stood to the rear of the house.

There is Jaeger Family Cemetery located within the boundaries of original estate, at Ossenfort and Hardt Roads

Herman July 13, 1828-February 20, 1917

Rosina Wilming April 15, 1848-June 14, 1926

Sophia August 24, 1869-November 13, 1945

