



**HISTORIC PRESERVATION COMMISSION  
AGENDA**

**of the  
CITY OF WILDWOOD'S  
HISTORIC PRESERVATION COMMISSION  
Wildwood City Hall – Community Room  
16860 Main Street - Wildwood, Missouri  
Thursday, October 27, 2016 - 7:00PM**

- I. Welcome And Roll Call
- II. Opening Remarks And Chair Comments
- III. Approval Of Minutes Of The Historic Preservation Commission Meeting Held On 9/22/2016

Documents:

[DRAFT HPC MTG MINUTES\\_9-22-16.PDF](#)

IV. New Business

a. Ready For Action – One (1) Item

1. Preliminary Review Of The Application Packet For A Property Located At 2550 Eatherton Road, Which Seeks Its Placement On The City's Historic Register. Potential Incentives May Be Sought By The Owners Relative To Its Future Use. (Ward Eight)

Documents:

[HISTORIC REGISTER APPLICATION\\_2550 EATHERTON ROAD.PDF](#)

2. Not Ready For Action – No Items

V. Old Business

a. Ready For Action – One (1) Item

1. Discussion On Archiving Documents From The City's Incorporation That Are Currently Being Stored At Old Pond School And City Hall. (Wards - All)

b. Not Ready For Action – Two (2) 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)

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

- a. Ready For Action – No Items
- b. Not Ready For Action – No Items

VII. Projects-Initiatives-Efforts Updates

Documents:

[HPC UPDATE REPORT\\_10-27-2016.PDF](#)

- a. Historic Marker Program
- b. Historic Preservation Training & Workshops
- c. CLG Report – First Draft Review
- d. City Projects' Updates
  1. Al Foster Memorial Trailhead Project
  2. Belleview Farms - Master Plan
  3. Connector Trail Along Meramec River
- e. Celebrate Wildwood 2017
- f. Other

VIII. Closing Remarks And Adjournment

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. The City of Wildwood will provide reasonable accommodations for persons attending public meetings. Requests for reasonable accommodations should be made by contacting Liz Weiss, City Clerk at 636-458-0440 or email at [liz@cityofwildwood.com](mailto:liz@cityofwildwood.com) at least 48 hours prior to the start of the meeting.

**CITY OF WILDWOOD  
RECORD OF PROCEEDINGS**

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**MEETING OF THE HISTORIC PRESERVATION COMMISSION  
CITY HALL – COMMUNITY ROOM  
1686o MAIN STREET  
WILDWOOD, MISSOURI 63040  
September 22, 2016**

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**I. Welcome and Roll Call**

**Meeting:** Thursday, 9/22/16, 7:01 p.m., City Hall, Community Room.

**Attending:** Acting Chair Barth, Commissioner Wojciechowski, Commissioner Rosener [arrived after roll call at 7:09 p.m.], Commissioner Jeter, Alternate Thompson, Council Member Liaison Cullinane, Council Member Liaison DeHart, and Planning and Zoning Commission Liaison Gragnani

**Absent:** Commissioner Sahm and Commissioner Long

**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. With no further comments, the meeting proceeded as outlined.

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

A motion was made by Commissioner Wojciechowski, seconded by Alternate Thompson, to approve both sets of the Commission’s Work Session and regular monthly meeting minutes for August 4, 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 – One (1) Item**

**i. Discussion on archiving documents from the City’s incorporation that are currently being stored at Old Pond School. (Wards - All)**

Director Vujnich introduced Pat Kozlowski, who would like to lead the archiving effort of incorporation documents, with the assistance of Council Member Cullinane and Commissioner Sahm. Between the number of boxed documents [15] Ms. Kozlowski has, those materials being stored at Old Pond School, and the information from Council Member Cullinane and former Council Member Simmons [located in the

Library alcove of City Hall], it is a daunting task to organize, remove duplicated documents, and index everything in order to have it scanned and electronically filed for perpetuity. It was requested the volunteers compile all the materials in one location for disseminating what should be archived, preferably at City Hall, where the information could be laid out for ease of sorting and also have the ability to scan it, perhaps, after normal business hours, when staff would not be using the Department's workroom. Alternatively, it was suggested that staff research companies that provide scanning services and obtain a few bids for such.

Mention was also made about the historical display boards not being exhibited in City Hall, which the Director noted they were in the past, but at the request of the then City Administrator and Mayor, removed and placed in storage.

In summary, the 2-step process will be to:

- a.) categorize the information and tag it for indexing and the suggested name for each electronic file, once scanned;
- b.) scanning will be investigated by staff, providing a list of service companies and cost, given the projected 2017 budget review is underway.

Lastly, the Director suggested keeping all originals, which could be stored at City Hall in fireproof cabinets. Any duplicates could be kept by the volunteers, if so desired.

- b. Not Ready for Action – No Items

## V. 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 indicated the Guise's will comply with the Commission's request to sort and display the logs. He will ask contractor Glenn Gaehle to assist and have it accomplished in a couple weeks. Perhaps by mid-October, it would be possible to have another site visit. Mr. Guise has attempted to better protect the logs, with more tarps, and also treated the area to address the pest situation.

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

Since the Planning/Economic Development/Parks Committee's endorsement on June 21, 2016, the Commission is anticipating a written proposal for Kohn Park signage from Mr. Rosener, along with a design sheet, as well as a second estimate to use local

track from the Katy Trail, as a comparison to the Rock Island rail estimate. No further information has been received at this time.

b. Not Ready for Action – No Items

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

### a. 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 at the request of the petitioner. Petitioner informed staff on 8/25/2016, via telephone, they are not proceeding with demolition. The Department requests the Commission to remove this item from the agenda.**

Senior Planner Gaston mentioned the Department had been contacted by the property owner on this matter and they are not proceeding with demolition of the detached garage. Mrs. Schwartz noted during the telephone conversation the tenant is exploring ways to reinforce the structure and help correct its tilted form.

Chair Barth entertained a motion to remove this item from the agenda, which was so moved by Commissioner Wojciechowski and seconded by Commissioner Rosener. The motion passed unanimously by voice vote [5-0].

b. Not Ready for Action – No Items

## VII. Projects-Initiatives-Efforts Updates

- **Celebrate Wildwood 2016 – Update; WHS progress on next chapter for 2017**
- **Historic Marker Program – discuss dates for unveiling ceremonies [6 of 11 markers]**
- **Historic Preservation Training & Workshops**
- **City Projects' Updates**
  - **Al Foster Memorial Trailhead Project**
  - **Belleview Farms - Master Plan**
  - **Connector Trail along Meramec River**
  - **Strecker Road Bridge Replacement**
- **Other**

Director Vujnich proceeded with updates on the City's projects, initiatives, and efforts, beginning with **Celebrate Wildwood Event**, which he requested feedback from the Commissioners, as to their thoughts on the event's success, as well as any ideas to improve next year's celebration. The feedback was mostly positive, ranging from the aesthetics of

the globes in the evening; the abundance of children; attendance in general, but more so during the evening concerts; and attendees appeared very enthusiastic. The few concerns were in regard to the layout, such as the main stage's location on Main Street, the Mayor cancelling the opening ceremony, no children's activities on Sunday, and consider providing name tags and/or shirts, so attendees can identify volunteers. As for the event booklet, there was a resounding 'Well done!' by the Commission.

Director Vujnich thanked the members for their feedback, noting that a variety of layouts had been tried over the years, but given the event's three (3) concerts, art festival, car show, parade, kids area, and food/drink/other vendors, plus the Farmers Market, there is only so much space and parking has to be accommodated too. Discussion on this item ended with a few last mentions: the Art and Founders' Committees will be meeting on October 5<sup>th</sup> for a post-event briefing; the Commission should start thinking about a theme for 2017 and another set of Points of Interest; and Lisa Kelpé was replaced as President of the Wildwood Historical Society, while it held the 'One-Room School House' presentation at Old Pond School by Karen Fox, the author of the book, this past Saturday.

The **Hollow Historic Marker** unveiling took place on Sunday, after the close of the Celebrate Wildwood Event, during the Founders and Friends BBQ. Over 80 people were in attendance to dedicate this fifth marker, with many of the Commission members, several City Council members, and the Mayor, who conducted the ceremony. Six (6) markers remain to be installed, of which three (3) are ready for such: Centaur, Kelpé, and Fox Creek. Asst. Director Arnett is working on the paperwork to finalize easements for the others. Director Vujnich suggested a weekday or Saturday morning for the unveiling of these markers; with days being shorter this time of year, weeknights are not possible. Centaur may take a while to do the landscaping, once the ground dries out. Discussion closed with the decision to hold the Kelpé and Fox Creek marker ceremonies at 4:30p.m., on October 27<sup>th</sup>, prior to regular meeting later that night.

**Historic Preservation Training & Workshops:** Senior Planner Gaston noted the remaining training opportunity for the year is the State's Annual Historic Preservation Conference to be held in Hannibal, Missouri next month. For those interested in attending, please contact her regarding registration. The SHPO is seeking all HPC members and staff to complete a survey to gauge interest in other modes of training [i.e. webinars] in an effort to strive to meet CLG training requirements.

There is nothing new to report on the **Essen Log Cabin** at this time; more to follow on this matter.

Options were discussed for a new **Grant Funding Opportunity**, i.e. Civil Rights Grant; however, given the short deadline, the extensive application, and the Department's current workload, it was dismissed. Discussion regarding cemeteries brought up another topic concerning 18711 Wild Horse Creek Road. Director Vujnich noted this one (1) acre property might be for sale, which also contained, at a minimum, the burial site of Elijah Hamilton,

based upon an investigation by Joe Harl. Director Vujnich requested the Commission's direction on acquiring an appraisal, which, upon a motion by Commissioner Wojciechowski, seconded by Alternate Thompson, a recommendation was approved by voice vote [5-0] to engage an appraisal for this property.

Director Vujnich provided detailed updates on **Al Foster Memorial Trailhead, Meramec River Connector Trail, and Strecker Road Bridge Replacement**, per his report dated 9/22/2016 [refer to pages 2-3], of which the park/trail items are near completion and the bridge out to bid. With regard to the **Bellevue Farms Master Plan**, two (2) concept plans have been prepared by DG2 Design Landscape Architecture and received by the Department. With no connection to the west and a private facility to the east for horse boarding, the park property would not focus on an equestrian-type use. The Commission preferred **Concept 2**, but it should be more rustic, yet provide a natural-surface trail; sitting stones in the overlook area or consider using memorial benches, in a combination of wood and stone, with a gravel base. This plan would also need to include the access road and parking, per the lease arrangement. Other items of discussion involved utility accessibility [i.e. the former dwelling had electric, so a line does exist]; preliminary analysis of the one hundred (100) acre site did not uncover any springs, as yet, and the signage would be provided by St. Louis County Department of Parks and Recreation at no charge, but the Commission members would prefer a more curvilinear sign, incorporated into the proposed block pier.

## **VIII. Closing Remarks and Adjournment**

Senior Planner Gaston noted the next regular monthly meeting of the Commission would be October 27, 2016, at 7:00 p.m., again mentioning the Historic Markers unveiling ceremonies at 4:30 that afternoon.

A motion was made by Commissioner Rosener, seconded by Commissioner Jeter, to adjourn the meeting, with a unanimous voice vote. The meeting adjourned at 8:55 p.m.

# HISTORIC REGISTER APPLICATION FORM



## NAME OF ELEMENT/PROPERTY

Historic Name: The Cottage in Wildwood

Other Known Names: \_\_\_\_\_

## LOCATION

Street Address: 2550 Eatherton Rd.

City: Grover

State: MO County: St. Louis Zip Code: 63040

## OWNERSHIP INFORMATION

Name of Owner: Ryan L Dingley and Katherine C Dingley

Owner's Address: 16002 Surfview Ct. Wildwood, MO 63040

Telephone: 314-740-1122 E-mail: dingley05@att.net

## BASIS FOR HISTORICAL SIGNIFICANCE: *(Select one or more of the following)*

- Property is seventy-five (75) years of age or older.
- Property is associated with a particular person, event, or historical period significant to this area.
- Property is of a particular architectural style or architect, builder, etc.
- Property exhibits historic or prehistoric archeological resources
- Other \_\_\_\_\_

## PAST AND PRESENT USE OF PROPERTY

Past Use: Residential single family

Present Use: Currently a residential single family. Zoned C-2 Shopping District, will be converted to a retail business.

ADDITIONAL INFORMATION RELEVANT TO APPLICATION (you may attach additional sheets, pictures, newspaper articles, etc., as you would like): Year built 1918, bungalow style

Locator Number: 24V530032

Township: 44 N Range: 3 E

Section: 1

Element/Property Name: The Cottage in Wildwood  
2550 Eatherton Rd.

**CITY OF WILDWOOD**  
**HISTORIC ELEMENT/PROPERTY INVENTORY AND SURVEY**

Name of Historic Element: The Cottage in Wildwood

Other Names: \_\_\_\_\_

Address of Element/Property: 2550 Eatherton Rd. Grover, MO 63040

Name of Element/Property Owner: Ryan L Dingley and Katherine C Dingley (H & W)

Address of Element/Property Owner: 16002 Surfview Ct. Wildwood, MO 63040

Age of Structure/Element(s): 98 years old - Built 1918

Acreage of Property: 0.37 ac 0117/0114 x 0140/0140 Eligible for National Register? Yes  No

Within established Historic District? Yes  No  Name of District: Historic District of Grover

Past use: single family

Present use: Currently a single family. Zoned C-2 Shopping District will be converted to retail business.

Style or Design: bungalow

Roof type/material: shingle / \_\_\_\_\_

Number of bays: Front 0 Side 0

Wall treatment: paint

Floor Plan Shape: Square 784 sq ft No. of stories: 1.5 story

Wall Construction: drywall

Foundation Material: concrete Basement? Yes  No

Condition (*Scale of 1 to 10; higher number indicating better condition and upkeep*): Interior 3 Exterior 3

Information pertaining to additions, alterations, etc.: Open Frame Porch 196 sq ft. Finished Attic 42 sq ft.

Detached Frame Garage, Built 1985. Total area 27 x 31 = 837 sq ft. Wood Deck 248 sq ft.

We have removed all clutter & overgrown landscaping, propane fireplace, upground pool & surrounding decking.

Removed wall paper & replaced interior doors, excluding old wooden doors. Painted all interior ceilings, walls & trim.

Replaced garage doors on detached garage. Filled in gap on driveway & resurfaced black top.

Element/Property Name: The Cottage in Wildwood  
2550 Eatherton Rd.

Description of Important Features: This 1.5 story cottage has a hipped front dormer facing the street. The front porch is full width under the main roof. The porch stairs are centered between the center of two of  
four porch posts.

History and Significance: This house is a good representation of the bungalow form, is an important part of the streetscape of early 20th century Grover, and represents residential development in Wildwood in the early 20th century. The bungalow is located just off of Old Manchester Road, the original Route 66, and was constructed in 1918. Located in the Grover Area, which has always been a major component of this area of west St. Louis County, since the middle 1850's. The Grover Area, from historical documents & reports, was the center of commerce & community. Located in the city's designated Historic Manchester Road District, zoned C-2 Shopping District, the property holds true to the "old time" charm of the surrounding retailers that were once the Wetterer Blacksmith Shop and Rettker-Fick Store.

Description of Outbuildings and Environment: There is a large modern gabled garage north of the house.

Element/Property Name: The Cottage in Wildwood

2550 Eatherton Rd.

Recorder of Deeds Search Information: Locator number 24V530032

Book	Page	Date	Document #	Type	Grantor Name	Grantee Name
22106	1737	07/19/2016	00478	WD	Howard, Randall D & Joann E	Dingley, Ryan & Katherine
19385	577	03/04/2011	00167	WD	Dalton, Richard & Marlene	Howard, Randall D & Joann E
17882	4688	05/06/2008	00887	QCD	Dalton, Richard & Marlene	Dalton, Richard & Marlene
17882	4660	05/06/2008	00883	QCD	Dalton, Richard & Marlene	Dalton, Richard & Marlene
10503	102	05/24/1995	00267	WD	Jacob, Norman L. & Lillian K.	Dalton, Richard & Marlene
7215	385	11/27/1979	00404	WD	Eberwein, Orlando Elmer & Ruth Melba	Jacob, Norman L. & Lillian K.
3567	166	02/17/1956		WD	Koch, Harold & Eunice	Eberwein, Orlando Elmer & Ruth I

Probate Records Search: \_\_\_\_\_

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Verbal History: \_\_\_\_\_

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Element/Property Name: 2550 Eatherton Rd.

Text History: \_\_\_\_\_  
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Miscellaneous Documentation Information: See attached documentation  
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Other Information: \_\_\_\_\_  
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Survey Prepared by: Kathie Dingley Date: 10/10/2016



## Real Estate Information Ownership, Legal and Assessments

2550 EATHERTON RD, GROVER, MO 63040

### Ownership and Legal Information: 24V530032 - 2018

Locator No.	Tax Year	Tax District	City Code	Site Code	Destination Code
24V530032	2018	110WE	107	1526	
<b>Owner's Name:</b>	Dingley Hyan L & Katherine C T/E				
<b>Taxing Address:</b>	2550 Eatherton Rd Grover, MO 63040				
<b>Care-Of Name:</b>					
<b>Mailing Address:</b>	16002 Surfview Ct Grover, MO 63040				
<b>Subdivision Book - Page:</b>					
<b>Assessor's Book - Page:</b>	10 - 0811				
<b>City Name:</b>	Widwood				
<b>Subdivision Name:</b>	Section 1-44-3				
<b>Legal Description:</b>	Loc 102 Feet N Of Manchester Road <small>Important: This is a brief legal description and is not meant for use in recorded legal documents</small>				
<b>Lot Number:</b>			<b>Block Number:</b>		
<b>Lot Dimensions:</b>	0117 / 0114 - 0140 / 0140		<b>Total Acres:</b>	0.37	
<b>Tax Code - Description:</b>	A - Taxable		<b>Land Use Code:</b>	110	
<b>Deed Document Number:</b>			<b>Deed Type:</b>		
<b>Deed Book and Page:</b>	Book: 15385 Page: 577		<b>Trash District:</b>	Not Applicable	
<b>Deed Index List:</b>	View Deed Index Information Entered With Locator Number 24V530032				
<b>School District:</b>	Rockwood		<b>County Council District:</b>	7	



## Real Estate Information Property and Sales

2550 KATHERTON RD, BRUNER, MO 63046

Dwelling Information: 24V530032 - 2016 - Card 1

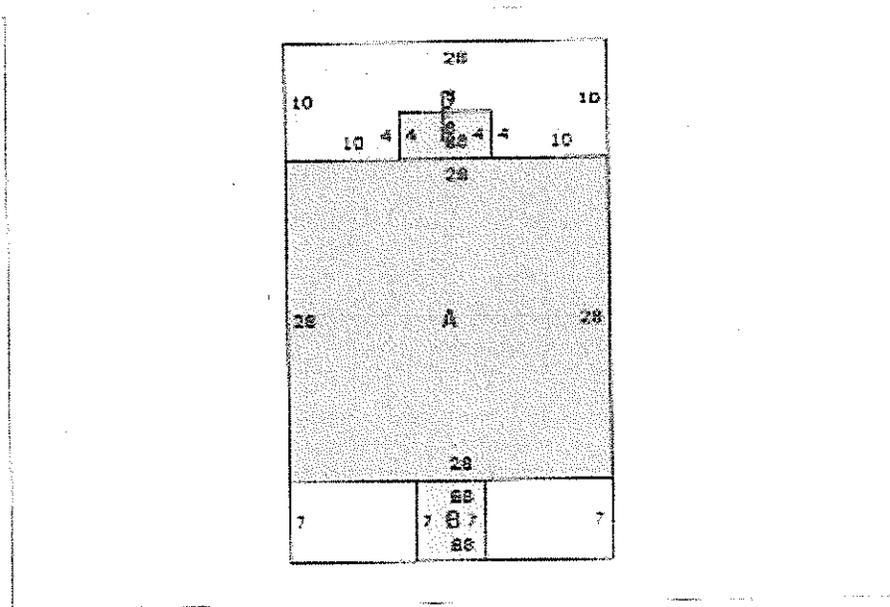
Locator Number	Tax Year	Card Number	Total Living Units
24V530032	2016	1	1
Stones:	1	External Wall Type:	Frame
Style:	Dungelow	Year Built:	1918
Effective Year:		Remodeled Year:	
Rooms (total):	5	Bedrooms (total):	2
Full / Half Baths (total):	1 / 0	Fixtures (total):	5
Remodeled Kitchen:		Remodeled Bath:	
Basement:	Full	Heat:	Control With AC
Basement Garage:			
Fuel Type:	Electric	Heat System Type:	Warm Air
Attic:	Part Finished	Interior / Exterior Condition:	Same
Recreation Room Area:		Finished Basement Area:	
Wood Fireplaces / Stacks:	1	Metal Fire Places (total):	
Ground Floor Area:	704 sq	Total Living Area:	971 sq
Grade:	D+	C.D.U. Code - Name:	AV - Average



## Real Estate Information Property Sketch

2550 FATHERTON RD, GROVER, MO 63040

Property Sketch Image: 24V530032 - 2016 - Card 1



Property Sketch Information: 24V530032 - 2016 - Card 1

Key	Area	Description	Floor
A	704 ft <sup>2</sup>	Main Dwelling - Frame Stories - 1 Basement - Full	
B	166 ft <sup>2</sup>	Open Frame Porch	First
C	42 ft <sup>2</sup>	Finished Attic	Lower First
D	280 ft <sup>2</sup>	Open Frame Porch	First
E	32 ft <sup>2</sup>	Finished Attic	Lower First
F	248 ft <sup>2</sup>	Wood Deck	First
<b>Total Living Area - 971 ft<sup>2</sup></b>			

Information on this page is current as of Friday, October 07, 2016.

Assessment Information: 24V530032 - All Available Years

Year	Property Class	Appraised Values			%	Assessed Values		
		Land	Improv.	Total		Land	Improv.	Total
2016	Residential:	41,200	58,000	99,200	19%	7,830	11,020	18,850
	Agriculture:				12%			
	Commercial:				32%			
	Total:	41,200	58,000	99,200				
2015	Residential:	41,200	58,000	99,200	19%	7,830	11,020	18,850
	Agriculture:				12%			
	Commercial:				32%			
	Total:	41,200	58,000	99,200				
2014	Total:	32,000	81,200	113,200		6,080	15,430	21,510
2013	Total:	32,000	81,200	113,200		6,080	15,430	21,510
2012	Total:	19,800	88,400	108,200		3,760	16,600	20,360
2011	Total:	19,800	88,400	108,200		3,760	16,600	20,360
2010	Total:	19,800	77,700	97,500		3,760	14,760	18,520
2009	Total:	19,800	77,700	97,500		3,760	14,760	18,520
2008	Total:	19,800	98,600	118,400		3,760	18,730	22,490
2007	Total:	19,800	98,600	118,400		3,760	18,730	22,490
2006	Total:	19,800	71,400	91,200		3,760	13,570	17,330
2005	Total:	19,800	71,400	91,200		3,760	13,570	17,330

Information on this page is current as of Friday, October 07, 2016.

**Sales Information: 24V530032 - All Available Years**

Sale Date	Sale Price	Sale Type	Sale Validity Code - Name	Book - Page
07/10/2016	\$164,000	Land And Building	V - Certificate Of Value (Unverified)	22105 - 1737
03/04/2011	\$145,000	Land And Building	2 - Not Open Market	18385 - 577
05/06/2008	\$0	Land And Building	4 - Related Individuals / Corporation	17887 - 4880
05/06/2008	\$0	Land And Building	4 - Related Individuals / Corporation	17882 - 4688
05/01/1995	\$100,000	Land And Building	V - Certificate Of Value (Unverified)	

**Other Buildings and Yard Information: 24V530032 - 2016**

Description	Year Built	Units	Total Area	Grade	Condition
Detached Frame Garage	1985	1	27 x 31 = 837 ft <sup>2</sup>	C	Average

Information on this page is current as of Friday, October 07, 2016.



**REAL PROPERTY CERTIFICATE OF VALUE  
ST. LOUIS COUNTY**

Type or print all information. All questions must be answered by grantee.

Date   /  /  

DAILY                     

1. Grantor:	Randall D. Howard and JoAnn E. Howard
2. Grantee:	Ryan Dingley and Katherine Dingley
3. Address of Property:	2550 Eatherton Road, Gruver, MO 63040
	Locator(s): 24V530032

4. Is this newly constructed residential property? Yes (  ), No (  ). If "Yes", date of occupancy:   /  /
5. Intended use of property? Present use (  ), Renovation (  ), New Development (  ), Short term investment (  )
6. Did the transaction transfer title in any of the following ways:
- A. To or from any governmental or political agency? ..... Yes (  )
  - B. For the purpose of correcting a previously recorded deed? ..... Yes (  )
  - C. For the purpose of releasing security for a debt? ..... Yes (  )
  - D. Sale for delinquent taxes? ..... Yes (  )
  - E. Sale of cemetery lot? ..... Yes (  )
  - F. Transfer of severed mineral interests? ..... Yes (  )
  - G. By order of any court? ..... Yes (  )
  - H. By deed between husband & wife, parent & child, without actual consideration; to or from a family corporation or partnership or trust for no consideration? ..... Yes (  )
  - I. By deed of partition? ..... Yes (  )
  - J. By deed made pursuant to merger, consolidation, sale or transfer of the assets of a corporation pursuant to a plan filed with the Missouri Secretary of State? ..... Yes (  )
  - K. By executory contract for deed? ..... Yes (  )
  - L. By deed of distribution conveying property to heirs? ..... Yes (  )
  - M. By lease or easement? ..... Yes (  )
  - N. By deed which conveys property held in name of partnership to any partner or partner's spouse? ..... Yes (  )

If any of the above are marked yes, go to item 10.

7. Did this transaction involve any of the following:
- A. A transaction between relatives or related corporations? ..... Yes (  )
  - B. A compulsory transaction in lieu of foreclosure, divorce, court order, condemnation, probate? ..... Yes (  )
  - C. A transaction with one of the following types of deed: Quit Claim Deed, Trustee's Deed, Deed conveying less than full fee simple interest in property? ..... Yes (  )

If a, b, or c was answered yes, explain: [Enter Data]

8. A. Full consideration, including the amount of all assumed mortgages and liens, excluding personal property:  
Mortgage(s): \$                      Cash: \$                      Total: \$164,000.00
- B. If a gift, in whole or part, state the estimated market value of the gift portion: \$
- C. Was a trade of property involved in this transaction? Yes (  ) No (  )  
If "Yes" estimate the value and describe the traded property: Estimated Value: \$                     ;  
Describe Property:
9. If you believe this transaction does not represent market value, please attach any additional information that you want the County Assessor to consider.

10. I certify under the penalty of law that this statement has been examined by me and to the best of my knowledge and belief is a true, correct and complete statement.

7/15/16  
DATE

Ryan Dingley Katherine Dingley  
SIGNATURE OF GRANTEE OR HIS REPRESENTATIVE

Ryan Dingley and Katherine Dingley  
PRINT NAME AND POSITION

CODE		ASSIGNED		ASSESSMENT FOR YEAR 1965		ASSESSMENT FOR YEAR		ASSESSMENT FOR YEAR	
SCHOOL	SUB	DATE	INITIAL	DATE	INITIAL	DATE	INITIAL	DATE	INITIAL
11C	J								
				LOT VALUE	340	LOT VALUE		LOT VALUE	
				ACREAGE VALUE		ACREAGE VALUE		ACREAGE VALUE	
				IMPROV. VALUE	1,850	IMPROV. VALUE		IMPROV. VALUE	
				TOTAL VALUE	2,240	TOTAL VALUE		TOTAL VALUE	

OWNER	ACCOUNT NO.	DEED DATE	R. S.	ISSUING AGENCY
				LOCAL
				STATE
				FEDERAL

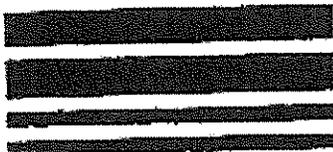
24V53-0032  
 129  
 2/27/56  
 888  
 BARBARA L. IRLAND & ROSE MELBA  
 1965 OWNER ROSE, HAROLD C. & ELLEN E.  
 SCHOOL DISTRICT EL REKA 3-0  
 PARCELS 14 PAGE 0512 ACRES SURVEY COUNTY BLOCK 00227 PARCEL 029  
 SECTION 01 TOWNSHIP 44 RANGE 3

LEGAL DESCRIPTION  
 CATHERTON 4000 FEET FRONT 117  
 FEET DEEP 140 100 100 FEET N. OF MANCHESTER ROAD  
 TRANSFER, CHANGES  
 DATE AND INITIAL

RECEIVED  
 DATE  
 RECEIVED  
 DATE  
 3567  
 11/10



\* 2 0 1 6 0 7 1 9 0 0 4 7 8 \*



GERALD E. SMITH, RECORDER OF DEEDS  
ST. LOUIS COUNTY MISSOURI  
41 SOUTH CENTRAL, CLAYTON, MO 63105

TYPE OF INSTRUMENT  
WD

GRANTOR  
HOWARD RANDALL D ETUX

TO

GRANTEE  
DINGLEY RYAN L ETUX

PROPERTY DESCRIPTION:

PT SEC 1 TWN5HP 44N R 3E

Lin Number

Notation

Locator

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certification Sheet as to TYPE OF INSTRUMENT, the NAMES of the GRANTOR and GRANTEE as well as the DESCRIPTION of the REAL PROPERTY affected is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, the ATTACHED DOCUMENT governs. Only the DOCUMENT NUMBER, the DATE and TIME of filing for record, and the BOOK and PAGE of the recorded Document is taken from this CERTIFICATION SHEET.

RECORDER OF DEEDS DOCUMENT CERTIFICATION

STATE OF MISSOURI )  
SS.  
COUNTY OF ST. LOUIS )

Document Number  
00478

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and amount of instrument of writing, which consists of 3 pages, (this page inclusive), was filed for record in my office on the 19 day of July 2016 at 10:49AM and is truly recorded in the book and at the page number printed above.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

EW  
Deputy Recorder



*Gerald E. Smith*  
Recorder of Deeds  
St. Louis County, Missouri

Mail to:

Continental Title Holding Company (RW)  
8455 College Blvd  
Overland Park, KS 66210

Destination code: 4001

RECORDING FEE 27.00  
(Paid at the time of Recording)

Recorded on 7.19.2016  
Book 22116 Page 1737

Continental Title 16226684 (1)

### GENERAL WARRANTY DEED

(Individual)

*This Deed*, Made and entered into this 15<sup>TH</sup> of JULY 2016, by and between **Randall D. Howard and JoAnn E. Howard, husband and wife**, whose address is: 2534 Eatherton, Grover, MO 63040, in the county of Saint Louis State of Missouri, party or parties of the first part, as Grantor(s), and **Ryan L. Dingley and Katherine C. Dingley husband and wife**, , whose address is: 16002 Surfview Court, Grover, MO 63040, in the County of Saint Louis State of Missouri, party or parties of the second part, as Grantee(s).

WITNESSETH, that the said party (or parties) of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations paid by the said party (or parties) of the second part, the receipt of which is hereby acknowledged, does by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said party (or parties) of the second part, the following described Real Estate, situated in the County of Saint Louis State of Missouri, to-wit:

**A tract of land in the Southwest 1/4 of Section 1, Township 44 North, Range 3 East, St. Louis County, Missouri, being more particularly described as follows: Beginning at a point in the East line of Eatherton Road, 30 feet wide, distant North 1 degree 54 minutes East 102 feet from its intersection with the North line of Manchester Road, thence continuing along the East line of Eatherton Road, North 1 degree 54 minutes East 117.41 feet, thence South 88 degrees 30 minutes East 139.96 feet, thence South 1 degree 54 minutes West 114.34 feet, thence North 89 degrees 45 minutes West 140 feet to the point of beginning.**

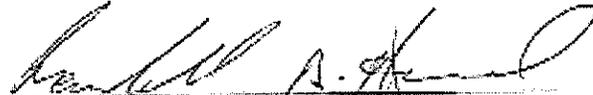
Subject to building lines, conditions, easements, restrictions of record, and any zoning laws or ordinances affecting this property, if any.

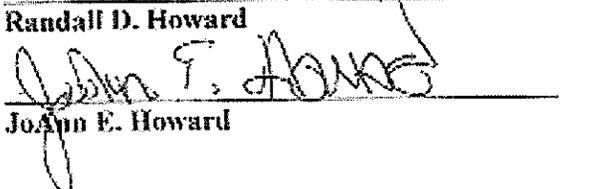
**TO HAVE AND TO HOLD** the same, together with all rights and appurtenances to the same belonging, unto the said party (or parties) of the second part, and to the heirs and assigns of such party or parties forever.

The said party or parties of the first part hereby covenanting that said party or parties and the heirs, executors, administrators and assigns of such party or parties, shall and will **WARRANT AND DEFEND**

The said party or parties of the first part hereby covenanting that said party or parties and the heirs, executors, administrators and assigns of such party or parties, shall and will *WARRANT AND DEFEND* the title to the premises unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever, against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 2016 and thereafter, and any special taxes becoming a lien after the date of this deed.

*IN WITNESS WHEREOF*, the said party (or parties) of the first part has or have hereunto set their hand or hands the day and year first above written.

  
\_\_\_\_\_  
Randall D. Howard

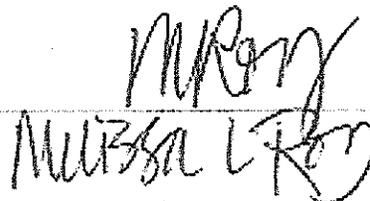
  
\_\_\_\_\_  
JoAnn E. Howard

STATE OF MISSOURI )

COUNTY OF St. Louis, )SS.

On this 15<sup>th</sup> of July, 2016, before me personally appeared **Randall D. Howard and JoAnn E. Howard husband and wife**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that He/She/They executed the same as His/Her/Their free act and deed.

*IN TESTIMONY WHEREOF*, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

  
\_\_\_\_\_  
Melissa L. Roy

- Notary Public

MY TERM EXPIRES:

01-21-19



MELISSA L. ROY  
My Commission Expires  
January 21, 2019  
St. Louis City  
Commission #14391712

# City of Wildwood Historic Building Survey 2014-15

Page 50 of 298

## 2550 EATHERTON RD

Locator#

Town or village: Grover

Ownership information (2014):

HOWARD RANDALL D & JOANN E HW

2550 EATHERTON RD

GROVER MO 63040

Date:

Historic Name:

Other Name:

Architect: unknown

Builder:

Style:

Vernacular Type: Bungalow

Historic Residential

Use/sub-use: Single dwelling

Integrity: Good to Fair

Condition: Good

No. Stories: 1.5

Structural system: Frame

Wall material: vinyl or aluminum

Roof Shape: Hip

Roof Material: Composition Shingle

Foundation: Not visible

Ancil. Bldgs: 1

Environment/Outbuildings:

There is a large modern gabled garage to the north of the house. It is set farther back from the street and has two vehicular doors.

### Description:

This single story house has a hipped roof with a hipped front dormer facing the street. The front porch, full width, is under the main roof. The porch stairs are centered between the center two of four porch posts. The centered front door is a modern replacement. In the façade windows also appear to be replaced (one to either side of the front door and a pair of sliding windows in the dormer).

### History/Significance



### Sources:

Previous Survey/Historic Designation:

n/a

Photo date: 1/13/2015

Surveyed by: Lynn Josse, Preservation Research Office



# WILDWOOD

October 27, 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 2017 Version – Next Year** – The Department of Planning and Parks has now met with all of the groups involved in last year's event and accepted feedback regarding 2016. The feedback was generally very positive and offered many insights to improving the event for 2017. [A copy of this feedback and related information](#) is provided as part of this update letter. The major efforts for the Historic Preservation Commission relating to this event for 2017 include the following items:
1. Complete Chapter Two of the Wildwood History Book, which will cover the period of time from 1776 to 1865 (Revolutionary War to Civil War).
  2. Create a new theme for this year's booklet cover.
  3. Develop new poster boards about preservation efforts in Wildwood, which would be displayed at the Celebrate Wildwood Event in 2017.
  4. Prepare new Points of Interest for the Celebrate Wildwood Booklet, including the required mapping of them.
  5. Participate at the Celebrate Wildwood Event on Saturday, August 26, 2017, at the City/Founders Tent.
- B. **Historic Marker Programs** – An update of the remaining markers for installation is as follows:

Community Name	Item Needed to Complete Installation
Centaur	Preliminary grading and landscaping work is being considered before the installation of the marker. <b>However, Centaur Historic Marker is ready for installation.</b>
Fox Creek	The edge of Fox Creek Road right-of-way (City-owned) has been defined. <b>Fox Creek Marker is ready for installation.</b>

<b>Kelpe</b>	<b>The marker is ready for installation and the Department of Planning contacted Lisa and Tom Kelpe about final placement details.</b>
<b>Grover</b>	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.
<b>Melrose</b>	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.
<b>Orrville</b>	The evaluation of locations for the marker's placement is still underway, given concerns about safety and stormwater drainage along the edge of roadway (Eatherton Road). Permit will be needed as well.

- C. **Historic Preservation Training** – Please note the State's Historic Preservation Conference, which was originally planned for this month, was rescheduled to May 2017
- D. **Essen Log Cabin** – The Department of Planning does not have any new information to report this month on this matter.
- E. **Project Updates** - The Department has been working on a number of projects that have ramifications relative to the Historic Preservation Commission. These projects include the following:
  1. **Al Foster Memorial Trailhead:** The project is almost complete. The parking lot area has been open for use for the past several weeks. The Department had noted in its September 2016 Update Letter to the Commission, the restroom facility, originally planned for November timeframe, would now be delayed to a January/February timeframe (2017). All other components continue forward, including the main shelter and the two (2) mini-types that were recommended by the Historic Preservation Commission, in its review of the plan for this popular trailhead and park.
  2. **Bellevue Farms:** The Department is recommending, as part of its 2017 Fiscal Year Budget that funding be set aside for the design and engineering plans for Phase One of the park project. Phase One consists of the development of an access roadway, parking lot area, and a trail within the one hundred (100) acre site. The Draft Concept and Phasing Plan was provided to the Commission members at their September meeting and discussion will follow on this plan at the November 2016 meeting.
  3. **Connector Trail along Meramec River:** This one-half mile, natural surface trail is completed and open to public use.
  4. **Strecker Road Bridge Replacement:** Bidding on the completed engineered plans is set for this year.
- F. **Certified Local Government Annual Report (1<sup>st</sup> Draft)** – At tonight's meeting, the Department will be presenting its first draft of the Annual Report for the State Historic Preservation Office (SHPO) for the City's Certified Local Government (CLG) designation to the Commission. This report is in draft form and any changes the Commission members would like to make to it can be discussed at this meeting. The report is due at the end of November of this year, so the final draft will be presented to

the Commission at its November 22, 2016 meeting. This report is a requirement of the State Historic Preservation Office (SHPO), thereby assisting in maintaining Wildwood's designation as a Certified Local Government (CLG), only one (1) of thirty-nine (39) across all of Missouri.

- 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, May 5, 2016, June 23, 2016, August 4, 2016, and September 22, 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. Many of these projects are completed or nearing 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 these matters 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

Certified Local Government Program – State of Missouri

# ANNUAL REPORT

City of Wildwood, Missouri  
Historic Preservation Commission

Summary of Activities

October 1, 2015 to September 30, 2016

Prepared by  
City of Wildwood Department of Planning and Parks  
Draft - October 2016

For Submission to Missouri Department of Natural Resources  
State Historic Preservation Office  
P.O. Box 176  
Jefferson City, MO 65102

## Introduction

In 1999, the City of Wildwood adopted an ordinance creating its Historic Preservation Commission, which, at that time, totaled five (5) resident members and two (2) City Council liaisons. Thereafter, the Historic Preservation Commission membership has been increased to seven (7) resident members, two (2) City Council liaisons, and one (1) liaison from the Planning and Zoning Commission. In October 2014, with the review and update of the City's Historic Preservation and Restoration Code, the composition of the Commission became seven (7) resident members, two (2) non-voting City Council liaisons, one non-voting (1) liaison from the Planning and Zoning Commission, one (1) non-voting liaison from the Architectural Review Board, and two (2) non-voting alternate Commission Members. However, the alternate Commission Members are considered voting members, when their participation is necessary to have a quorum for a meeting.

The Historic Preservation Commission is responsible for the application of the City's ordinance, which is voluntary in nature, and at the discretion of the owners of these historic elements to participate. Historic elements, as defined by the City's revised code, include properties, sites, areas, structures, buildings, remnants, objects, artifacts, roads, trails, districts and/or similar items, which individually or collectively are considered historic in nature. This ordinance is intended to provide incentives to owners of these elements to preserve, protect, and encourage, where appropriate, their adaptive reuse, which has led to twenty-six (26) properties being listed on the City's Registry, while assisting the owners of three (3) other sites to achieve their placement onto the United States Department of Interior's National Registry of Historic Places. The City of Wildwood also achieved this significant accomplishment with the placement of an element it owns, Old Pond School, on the United States Department of Interior's National Register of Historic Places. Additionally, the Historic Preservation Commission is required to catalog any element that is planned for demolition to create a record of it for future reference purposes.

Along with these two (2) major roles, the Historic Preservation Commission also provides advice, direction, and support to individuals interested in participating in some form of preservation activity, either as an owner, buyer, renter, investor, or similar role. Preservation of historic elements can be accomplished through the application of the City of Wildwood Master Plan's 5<sup>th</sup> Land Use Category for historic properties. As a master planned community, the City applies its other four (4) land use categories with only limited accommodations provided to historic elements or areas, so a 5<sup>th</sup> Land Use Category was devised as a method to allow for greater densities of use, smaller lot sizes, or expanded activities in certain zoning district designations, thereby encouraging participation in historic preservation by these offerings.

As noted, the City's Historic Preservation Commission, along with the City Council, completed the restoration of the Old Pond School – a one-room schoolhouse constructed in 1914 – in 2006. This restoration effort was the culmination of a four (4) year process and represents the City Council's commitment to historic preservation, as an important component of this overall community's quality of life. Finalization of restoration of this historic structure was marked with the dedication of the structure in August 2006 and opened for public use in the fall. As an example of the City's commitment to adaptive reuse, the schoolhouse has been opened to the public, as a small museum and meeting facility, and the grounds have been developed into a neighborhood park. The City conducts numerous tours of the facility, with local organizations and groups, particularly school-aged children. The Historic Preservation Commission previously held its meetings at this location. Furthermore, in November 2010, the Commission recommended the placement of this historic element on the City's Historic Registry and, as noted, successfully completed the nomination process onto the United States Department of Interior's National Registry of Historic Places in 2012.

More recently, the historic inventories/surveys was completed for approximately three hundred (300) properties and implementation of it has spurred applications to the City's Historic Registry for retention and re-use of two (2) properties. The Commission has also conducted oral interviews with older members of the community and archived their memories and other information.

The Department of Planning and Parks continues to provide background information to educate new and existing members of the Historic Preservation Commission about the art and science of historic preservation. Along with this role, the Department of Planning maintains subscriptions to a number of publications and provides them to the members, as part of a library collection for their use. All of these opportunities are offered for training purposes to the members of the Historic Preservation Commission to assist in their duties and roles under the guiding ordinance. Additionally, the Department of Planning budgets approximately \$8,500.00 for Historic Preservation Commission members to use for attending workshops, seminars, and conferences, and is always seeking new learning opportunities for them. However, more recently, as part of the 2017 budget discussion, the Department of Planning requested the City Council consider increased funding for the Commission's training and additional compensation for travel, which was approved.

Despite the challenges of convincing some owners about the benefits of historic preservation and maintaining a link to the past, through the protection of elements from demolition or deferred maintenance, the Historic Preservation Commission continues its work toward improving the quality of life in the community by implementing the ordinance. In the upcoming year, the Historic Preservation Commission will work on several new and exciting projects that began in 2015 and continued into 2016, which supports its on-going efforts of making this area's past a vibrant part of today's community. Among some of these new projects are: the continued implementation of the amended Chapter 440: *Historic Preservation and Restoration Code* of the City of Wildwood's Municipal Code; the initiative to archive incorporation documents; completion of installation of the eleven (11) Historic Communities Markers; and Phase 1 of the Belleview Farm Project.

## City of Wildwood Historic Preservation Commission - Membership

Three (3) Year Terms

Schedule of Meetings: Fourth Thursday of the Month – 7:00 p.m.

(see [Attachment A](#) for Current Roster and [Attachment B](#) for Attendance Record)

Member Name	Term	Address	Telephone #
Greg Barth, Acting Chair/Vice Chair, WARD 4	Reappointment 10-16 to 10-19	16341 Fullerton Meadows Drive Wildwood, MO 63011	(314) 283-8871
Judy Sahm, Secretary WARD 1	Reappointment 10-13 to 10-16	18423 Wild Horse Creek Road Wildwood, MO 63005	(636) 532-1888
Russ Rosener WARD 1	Reappointment 12-15 to 12-18	18999 Wild Horse Creek Road Wildwood, MO 63005	(636) 532-2068
Mary Lou Long WARD 7	Reappointment 11-14 to 11-17	555 Beacon Point Lane Wildwood, MO 63040	(636) 458-3993

Member Name	Term	Address	Telephone #
Paul Wojciechowski WARD 8	Appointed 3-15 to 3-18	16939 Westridge Oaks Drive Wildwood, MO 63040	(636) 458-4025
Jerry Jeter WARD 1	Appointed 5-15 to 5-18	16513 Winter Leaf Drive Wildwood, MO 63011	(314) 494-5529
Larry Thompson, Alternate WARD 6	Appointed 1-15 to 1-18	3601 Hawks Point Road Wildwood, MO 63069	(314) 602-0504
Sue Cullinane – City Council Liaison WARD 3	Year to Year Reappointment	2446 Indian Tree Run Wildwood, MO 63038	(636) 458-2340
Glen DeHart – City Council Liaison WARD 1	Year to Year Reappointment	2347 Ossenfort Road Wildwood, MO 63038	(636) 532-3903
Francine Gragnani – Planning and Zoning Commission Liaison WARD 1	Year to Year Reappointment	1510 Scofield Valley Lane Wildwood, MO 63038	(636) 458-4350

The Historic Preservation Commission, as noted earlier in this report, currently consists of seven (7) residents, two (2) City Council liaisons, and one (1) liaison from the Planning and Zoning Commission. With the October 2014 update of the *Historic Preservation and Restoration Code*, the Commission also includes two (2) Alternate Members and a liaison from the Architectural Review Board. The terms of the resident members are three (3) years and staggered, based upon their appointment date. The Mayor is required, by ordinance, to select individuals who have a demonstrated background or interest in historic preservation. Once the Mayor nominates an individual, confirmation is required by a majority of the City Council (9 of its 16 members).

Each member of the Historic Preservation Commission has an educational background, specialized training, and/or personal interest in historic preservation. For example:

Greg Barth, Acting Chair/Vice-Chair has maintained a life-long interest and personal study of local history. His personal goal is to help keep the past alive and maintain the character of Wildwood in the face of on-going development. Interestingly, Mr. Barth is a professional photographer and works with the Commission in creating portfolios of historic assets located within the City.

Judy Sahm, Secretary has been involved with historic preservation studies and has an on-going interest in this area's history and is a life-long resident of the Wildwood Area. She is also an active member of the Wildwood Historical Society (WHS) and was instrumental in the incorporation effort of the City of Wildwood. In fact, Ms. Sahm was the City's first Treasurer, starting on the day of Wildwood's incorporation. This background has fostered her interest in preserving historical properties and informing people of their importance to the overall community as well.

Russ Rosener has been a member of the Blacksmith Association of Missouri for the last twenty three (23) years; he personally purchases and restores historic properties and even owns a farmstead dating back almost one hundred fifty six (156) years. He also preserved and documented three (3), hand-hewn log cabins from several

Wildwood locations; the c. 1845 cabin has been rebuilt and two (2) others c. 1870 are being stored for future resurrection. Along with these projects, Mr. Rosener is presently in the process of restoring a stone church that began holding services around 1859 - the Bethel Methodist Church. He was also involved in the incorporation effort of the City.

Mary Lou Long has a strong interest in historic preservation and restoration and wants to assist in preserving the character of the City of Wildwood, while serving the community where she resides.

Jerry Jeter has always had a deep interest in historic preservation and restoration activities. Since 2003, he has lived in the historic Ball-Essen Farmstead. The Ball-Essen Farmstead is listed on the United States Department the Interior's National Register of Historic Places and Mr. Jeter has made several new improvements to the property, outbuildings, and the historic dwelling, which have preserved the integrity and physical condition of this wonderful element.

Paul Wojciechowski has been involved with the City of Wildwood's activities and preservation efforts for several years. Mr. Wojciechowski previously served as a City Council Member, Planning and Zoning Commission Member, and has been a part of several other City initiatives relating to his expertise in planning and civil engineering. He brings a unique insight and perspective to preservation efforts, with this knowledge in planning and public works.

Larry Thompson has been a long-time property owner and resident of the City of Wildwood and was actively involved with the incorporation effort of the City. He previously lived in, and restored, a historic home in the City of Ferguson and has extensive knowledge and expertise with regard to carpentry work, building materials, renovations, and mechanical systems.

Francine Gagnani also has a strong interest in historic preservation and restoration and wants to assist in preserving the character of the City of Wildwood, while serving the community where she resides. Ms. Gagnani, who serves on the Planning and Zoning Commission, is its liaison to the Historic Preservation Commission. She also serves on the Master Plan Update Committee and has contributed a significant amount of time and effort towards the incorporation effort of the City.

Sue Cullinane is also a long-time resident of the City of Wildwood and City Council Member, who was also active in the incorporation effort of the City, and actively works to preserve the unique character of this area and boost interest in its history.

Glen DeHart is very actively involved in the community. As a City Council Member, Mr. DeHart works to positively promote the City and its preservation efforts. He is also a member of \_\_\_\_\_, and volunteers with other associations.

## [Agendas and Minutes \(October 1, 2015 to September 30, 2016\)](#)

Please see [Attachment C](#) for meeting agendas and minutes from the Historic Preservation Commission.

## [Upcoming Meeting Schedule for 2017](#)

Please see [Attachment D](#) for the 2017 Upcoming Meeting Schedule.

## Historic Preservation Commission Activities

### Local Landmarks Designated (Report #'s 1-10 were previously submitted; #11 per Attachment E)

1. Andrew J. Kern House – 2004
2. Kern Service Station - 2005
3. Jaeger Farm Log Cabin – 2007
4. Glencoe School/Post Office – 2008
5. St. Onge Log Cabin – 2165 Timberline Valley Drive – 2008
6. Stovall's Grove – 2009
7. Annie Rickard House – 2009
8. Hencken Place (Wildwood Historical Society) - 2009
9. Old Pond School – 2010/2011
10. Ben Baumer House – 2011
11. Second John E. Schnarr House - 2016

### Local Districts Designated

1. Pond Area Historic District – designated as part of the City's Town Center in 1998.
2. Westland Acres – African-American Community – 2005
3. Westland Acres – African-American Community – 2007 [the addition of five (5) parcels of ground]

### National Register of Historic Places

1. Dr. Edmund Babler State Park – Prior to 1995 (City's incorporation date)
2. Kreienkamp Store – 1999/2000
3. Ball-Essen Farmstead - 2003
4. Big Chief Dakota Grill - 2003
5. Orrville Historic District (Hoppenburg-Fick Store) – 2004
6. Old Pond School – 2012

## Cases Reviewed, Decisions Reached, and Other Activities (October 2015 through September 2016) – Please see Attachment E

1. **Historic Roadside Markers – January 2013 to on-going** – For several years, the Historic Preservation Commission discussed the implementation of the Historic Community Markers Program. The project was approved by City Council, as part of the 2014 Capital Improvements Program, with a total of eleven (11) roadside signs planned; to date, five (5) signs have been installed and two (2) are pending installation. Special unveiling ceremonies have been held by the Commission, with local residents invited to attend. The Glencoe and Pond Historic Markers were installed in 2015, with Westland Acres, Monarch, and Hollow Historic Markers installed over the course of 2016 and Fox Creek and Kelpie Historic Marker still yet to follow this year. The four (4) remaining signs have been ordered from the manufacturer, received by the City, and are being stored, until the proper easements have been acquired for their installations.

2. **Abandoned or Threatened Cemeteries - October 2013 to on-going** - The Commission approved a letter that was sent to certain property owners, whose lots have abandoned or threatened cemeteries (elements) located upon them. Included with this letter was an explanation of the Commission's intentions in this regard and the Cemetery Preservation Manual, developed by the City of Cape Girardeau, Missouri. The Department noted the stormwater runoff issue in the area near Old Slave Road and the cemetery continues to create concerns for all property owners along the drainage tributary's course. Additionally, the Department conducted a site visit to this area on January 28, 2015 and it was explained to one (1) of the owners the City's willingness to help in any way it can to preserve and protect this historical element with the direction from the three (3) property owners that share the boundaries of the cemetery. The Commission continues to work toward finding an acceptable solution to the erosion issue on Old Slave Road, which is the greatest threat to these burial sites.
3. **Historic Inventory Survey - October 2013 to on-going** - A decision was made by the Commission, during the later part of 2013, to begin addressing the remaining properties and elements in Wildwood that would meet the minimum requirements to be considered historic, so they could be added to its survey list. A few updates had been made to the City's overall survey list over the past few years, but many properties were still not inventoried. Thus, after a recommendation by the Historic Preservation Commission to the City Council, which authorized funding to undertake this survey process and begin the individual property inventories, a consultant was engaged.

The Commission engaged the *Preservation Research Office* to complete the approximately remaining three hundred (300) inventories on the survey list. Michael Allen, Director of the *Preservation Research Office*, attended a Commission meeting and provided an overview of his strategy pertaining to the project. Additionally, as part of this process, a letter was developed by the Commission, which was sent to historic property owners assuring them this inventory/survey process would not have a detrimental effect on their property, explaining the process, and identifying the consultants by photographs. After the consultants worked on this project for several months, and determined that some properties were not visible from the public right-of-way, another letter was sent to these property owners asking permission to visit their property in order to photograph the historic element. The Department received a fair amount of positive feedback from this second letter and the consultants were able to obtain photographs of several more historic elements.

The initial Historic Inventory was received September 22, 2015, with a celebratory open house/ice cream social hosted by the Commission at City Hall on October 29, 2015. Over forty (40) property owners attended and provided feedback on their property. The *Preservation Research Office* added this additional information to the database created for this project and presented the final version by year-end. As more buildings are determined historic [i.e. 75 years], the inventory will be updated routinely in the future.

4. **Bellevue Farm – January 2015 to on-going** – The City of Wildwood entered into a lease agreement with St. Louis County, Missouri for a one hundred (100) acre property in the Sherman Beach Area, which has a number of historic structures located upon it, and known as Bellevue Farms. Unfortunately, the main building was burned to the ground by an arsonist in 2014. However, the other structures and the site offer a number of opportunities for the Commission to restore them to their former condition. A site visit and tour of the park site occurred on Saturday, April 11, 2015, and was well attended by Commission Members. Martha Bunch, from the Wildwood Historical Society (WHS), attended and provided valuable information about the property due to her family's connection to it. The restoration

of this property will be a large project for the City, along with the Commission, and is on-going, with Phase 1 improvements to begin this winter [2017].

5. **Donation of the Essen Log Cabin – February 26, 2015 to on-going** – Commission Member Jeter discussed a historic log cabin that is located on a property in Wildwood with its owners and the potential for it to be restored and relocated. In Commissioner Jeter's discussions with the owners, they noted their willingness to donate the cabin to the City. The owners attended a Commission meeting on February 26, 2015 to discuss their wishes and vision for the log cabin and share the history of it. It was noted the log cabin and surrounding property was once owned by Rudolph Essen, Sr., prior to the current family. The current owners also stated they would like to see the log cabin relocated to a park property, where the public would be able to enjoy it. The City Council agreed to temporarily secure the cabin from weather and trespass, while the Department obtained three (3) bids for disassembling it, relocating it, and then reassembling it at the City's community park property. The Department had obtained two (2) bids, which varied greatly, when the Department received unfortunate news in November 2015 that the cabin had been stolen! Upon investigation by the Wildwood Police Department, the most of the cabin materials were recovered and the offender charged. Fortunately, the cabin had been photographed extensively to aid in its reassembly. The Commission continues to work on this project, once a new location for the cabin is determined.
6. **Responses to Call for Family Histories – April 23, 2015 to on-going** - The Commission received three (3) responses to its call for family histories, which were published in the e-newsletter and as part of the Gazette, which is mailed to all households in Wildwood. The Commission has invited the first of these families to its meeting on December 1, 2015. Ms. Jan Stevens provided an in-depth review of her family's history, specifically noting her 4<sup>th</sup> great grandfather, Ninian Beall Hamilton, had settled in the area of Lewis Spring Farm, near Strecker Road, in 1799. Ms. Stevens previously provided the Department of Planning and the Commission with seven (7) letters indicating lineage, as well as four (4) survey maps and three (3) pedigree charts. Her interview and discussion with the Commission and staff was recorded for historical account.
7. **Stabilization of Pond Inn – April 23, 2015 to ongoing** – The Commission noted concern with the condition of the historic element known as the Pond Inn, which has been for sale for some time. To this end, the Department met with the property owner, William Mehard, and discussed the immediate steps to stabilize the property. The owner complied with this request, but has yet to find a use or buyer for the property. Although not occupied and in use, the main building is being maintained.
8. **Historic Register Application by the Robert H. Butler Trust for the property located at 16941 Manchester Road (c. 1929) - August 26, 2015 to on-going** - Reviewed the request for the placement of the ***Second John E. Schnarr House***, located at 16941 Manchester Road, on the Historic Register. At the pre-application conference held with the Commission on September 24, 2015, the owner noted the historic home was built in 1929 and located in the Historic Grover Area. The owner had previously sought a change in zoning from the NU Non-Urban Residence District to the C-8 Planned Commercial District, which was supported by the Planning and Zoning Commission and approved by City Council. One (1) key condition of the site-specific ordinance, which allowed for the reuse of the historic bungalow, was the owner was required to submit an application to the Historic Preservation Commission for its consideration to be placed on the City's Historic Register. The public hearing regarding this request was held on December 1, 2015, at which the Commission noted the structure is a beautiful example of a Craftsman-style bungalow, and the draft Recommendation Report was reviewed on December 22, 2015. Throughout this process, the City's Architectural Review Board also considered

changes to the exterior of the bungalow, per review of architectural elevations showing it being restored to its original style. With the addition of promoting the economic development endeavors of the City, the final report was approved and forwarded to the City Council, and became Ordinance #2162 on March 28, 2016. Improvements to the site and building renovations, both interior and exterior, are underway and due to be completed in 2017. **(Ordinance Attached)**

9. **Demolition Request Review and Site Visit – 22 Thornhill Drive – October 29, 2015 to December 7, 2015**  
- Reviewed a demolition permit request for a detached garage (c. 1940) that was located at 22 Thornhill Drive, which contains one of the most-historic dwellings in the City, the River-Craig Mansion. The Commission conducted a site visit to the property on December 1, 2015. The owners explained the structure was too small for their needs, in disrepair, and not complementary to the existing historic dwelling. The proposed, new detached garage, slightly larger, with more appropriate overhead door openings to accommodate today's standard automobiles, will exhibit a limestone base, matching that of the home. Approximately two-thirds of the overall structure will be used for vehicle storage [4 overhead bays; 2 accessed from the west side and 2 on the east], with the remainder of the building dedicated to a small greenhouse and tool storage. The Commission suggested repurposing of the 1-by pine-wood planks, if the owners found any interested party to retrieve them. The owners were amenable to such, which Department staff followed up with a possible resource for them to contact. Additionally, the Commission requested the existing weather vane be reused in or on the new garage, as a condition to allow the demolition to proceed. On December 7, 2015, a letter was written by the Commission to the owner approving this demolition request, as conditioned above.
  
10. **Demolition Request Review and Site Visit – 2448 Pond Road – October 29, 2015 to January 6, 2016 –**  
Reviewed a demolition permit request for a single-family dwelling and detached garage located at 2448 Pond Road (c. 1929). The Commission conducted a site visit to the property on December 7, 2015, where the owners explained the dwelling had been damaged by a fire approximately three (3) years ago and, since, left vacant and in disrepair. It would be too costly for the owner to restore it; besides, it is too large for the intended use of the property, that being a private dog park. Additionally, the owner noted black mold and asbestos issues existed within the building, leading to further concerns about its reuse, but noted the materials would be dismantled and repurposed by ReFab St. Louis, a local 501(c)3 company, which hires veterans through AESI, estimating over 80% of the materials would be utilized for other construction projects, if proved viable. The members did note, however, the construction practices associated with these brick buildings were very good and both appeared to be structurally sound. At its December 22, 2015 meeting, some members of the Commission questioned the need for the building's removal, but after extensive discussion, proceeded with authorization of such, per a letter dated January 6, 2016.
  
11. **Demolition Request Review and Site Visit – 4734 Fox Creek Road – February 1, 2016 to March 1, 2016**  
– Reviewed a demolition permit request for a single-family dwelling located at 4734 Fox Creek Road (c. 1935) for which the Commission conducted a site visit to the property on February 25, 2016. The property owner's contractor, who was chosen due to him being the adjacent property owner to the south and recently completed a new home there, explained the dwelling had been unoccupied for approximately three (3) years and left in neglect. During the tour, the contractor noted there were no materials significant enough for repurposing, based upon a recent assessment he had with an inspector. The Commission acted favorably on this demolition request at its next meeting and a letter approving such was issued by the Department of Planning on March 1, 2016. No new construction has been sought to date.

12. **Historic Booklet Created for Celebrate Wildwood/Founders' Day Event – February 25, 2016 to August, 26, 27, and 28, 2016** – As in previous years, volunteers and others, including members of the Historic Preservation Commission, who organized the arrangements for the annual Celebrate Wildwood Event, agreed the founding of the City, including the rich history associated with the area before 1995, should remain an integral part of it. This agreement led to the decision that a booklet be developed that would be provided to all attendees of the weekend event and identify information pertaining to it, but also continue with the history component that began in 2015 to educate attendees. Along with the history component, the Commission once again agreed to provide the large pull-out map component, which identified the eleven (11) historic communities within the City and fourteen (14) special places of interest (2015) and continue with another eleven (11) points of interest for this year, for a total of twenty-five (25) highlighted on the map. The incorporation history portion made up the bulk of the 2015 booklet, thus, the Commission determined the Pre-History Era, emphasizing the 'beginning of it all,' would be an ideal launch for 2016. During the months leading up to the event, the Committee met on several occasions, completed extensive research on the Pre-History Era of the Wildwood Area, while retaining the Historic Communities Section in a summarized format with QR code links to the full on-line documentation from the 2015 version. Several drafted versions of the historic booklet for review among the Committee itself and the Historic Preservation Commission took place during this six (6) month timeframe. Along with the addition of the Pre-History Era of the area, the timeline was updated through August 2016. **(Booklet attached)**
  
13. **Demolition Request Review and Site Visit – 17715 Mueller Road – March 17, 2016 to September 22, 2016** – Reviewed a demolition permit request for a detached garage (c. 1939) that was located at the property on 17715 Mueller Road. Upon submittal of a zoning authorization (3/17/16) to remove this structure, which was damaged by storms in recent years, thus leaning to one side and may ultimately fall, the Commission conducted a site visit to the property on April 7, 2016. Given site constraints for situating a new similar structure by the current and long-standing tenant and input from the Commission during the site visit, the petitioners postponed any action, until an evaluation could be made by an inspector to remedy the existing garage. Ultimately, the petitioners contacted the Department of Planning to withdraw their request and, at the September 22, 2016 meeting of the Commission, this item was removed from the agenda for demolition consideration, thus retaining the structure to date.

### **Training and Conferences**

1. **February 27, 2016 – Economic Development through Historic Preservation - Washington, Missouri**, was attended by Chair Barth. Chair Barth summarized the meeting for the Commission, highlighting the civil, social, and economic factors, with a focus on depleted Main Street and bringing business back to the area's vacant buildings rather than new big-box sprawl. Several of Wildwood's buildings are being repurposed in the same manner, such as Butler Securities, which Director Vujnich noted to the Commission that a plaque will be provided and the City's maintenance company, Gaehe Contracting, will install it on the front of the building. Other historical buildings include Imogene's, The Black Sheep, Three French Hens, The Front Porch, which are all creating an 'organic' historical revival along Old Manchester Road.
  
2. **April 21, 2016 – 'CAMP' - Commission Assistance and Mentoring Program - Marshall, Missouri**, was attended by Senior Planner Gaston, who provided a summary of the program to the Commission at its May 5<sup>th</sup> meeting. She note it covered a variety of historic preservation matters, from federal and state standards and guidelines, identifying and designating historic resources and planning for the

preservation of them, to legal issues, community engagement, and gaining public support. Being new to such historic preservation topics, Senior Planner Gaston stated the training was well worth the trip across the State.

3. **July 26-28, 2016 - Missouri Main Street Connection's Get Plugged in Downtown Conference - Washington, Missouri**, was attended by Senior Planner Gaston. She provided a brief presentation to the Commission at its August 4<sup>th</sup> meeting, noting the classroom sessions provided a comprehensive focus on the Four-Points Approach to Revitalization: Civic/Organization; Physical/Design; Economic/Vitality; and Social/Promotion. Highlights of the conference included the 'Upstairs Downtown' Tour, featuring renovated 2<sup>nd</sup> and 3<sup>rd</sup> level residential historic buildings, and the 'Property Redevelopment' Tour, showcasing examples of redeveloped historic buildings funded by partnerships between the municipality and non-profits.

### **Public Education and Outreach**

1. Conducted tours of the Old Pond School for Girl and Boy Scout Troops and area school children – 2002 to On-Going.
2. Administered an 'Adopt-A-Brick' Program for the Old Pond School Restoration Project – 2001 to On-Going.
3. Updated website highlighting the historic preservation activities of the City's Commission.
4. Provided e-newsletter articles in the City's weekly publication to inform residents of the Commission's activities.
5. Held unveiling ceremonies for Historic Community Markers Program to area residents.
6. Created and distributed the second comprehensive booklet and map describing the historic communities of the City, the history of the area, and the incorporation effort of Wildwood, in conjunction with the 21<sup>st</sup> Anniversary of the founding of the City of Wildwood – "Celebrate Wildwood."





WILDWOOD

## HISTORIC PRESERVATION COMMISSION MEETING SCHEDULE - 2017

- Thursday, January 26 – 7:00 p.m.
- Thursday, February 23 – 7:00 p.m.
- Thursday, March 23 – 7:00 p.m.
- Thursday, April 27 – 7:00 p.m.
- Thursday, May 25 – 7:00 p.m.
- Thursday, June 22 – 7:00 p.m.
- Thursday, July 27 – 7:00 p.m.
- Thursday, August 24 – 7:00 p.m.
- Thursday, September 28 – 7:00 p.m.
- Thursday, October 26 – 7:00 p.m.
- Tuesday, November 21 – 7:00 p.m.
- December Meeting Date (To Be Determined)

*Please note: Meetings are typically scheduled for the 4<sup>th</sup> Thursday of each month, 7:00 p.m.  
However, the schedule is subject to change.*

**Thank you for your support of this Commission and we look forward to working with each of you.**