HISTORIC PRESERVATION COMMISSION
AGENDA

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

I. Welcome And Roll Call

II. Opening Remarks And Chair Comments

III. Approval Of The December 22, 2015 Meeting Minutes Of The Historic Preservation Commission

Documents: DRAFT HPC MINS 12-22-15.PDF

IV. New Business – No Items

V. Old Business

a. Ready For Action - One (1) Item

1. Letter Of Recommendation: H.R. 2-15 Robert H. Butler Trust, C/O John Butler, 16941 Manchester Road, Wildwood, Missouri.

A request to place the single-family dwelling, located at 16941 Manchester Road (Locator Number 24V530551), known as the 'Second John E. Schnarr House', according to Esley Hamilton's 1989 Historic Inventory Survey, on the City of Wildwood's Historic Register. This tract of land is zoned C-8 Planned Commercial District Ordinance. This ordinance allows the reuse of this historic element for commercial activities, including offices. A condition of this ordinance stipulated the owner was required to submit an application to place the building (c. 1929 per St. Louis County Tax Records) onto the City's Historic Register. (Ward Eight)

Documents: BUTLER REGISTRY REQUEST - 1-28-16 FINAL RECOMMENDATION REPORT -W- ATTCHMTS.PDF

b. Not Ready For Action – No Items

VI. Review Of Proposed Zoning/Plats/Site Development Plans/Demolition Requests – No Items

VII. Project Updates

Documents: HPC UPDATE FOR 01-28-2016.PDF

a. Michael Phelan's Centaur Properties Withdrawal Process From The Landmarks And Preservation Area Overlay District (LPA); (Ward – One)

b. Celebrate Wildwood 2016 Version

c. Historic Marker Program

d. Wildwood Historic Survey 2014-2015 Final Report

Documents: WILDWOOD HISTORY SURVEY 2014-15_FINAL REPORT.PDF

e. 2016 Flood Event

Documents: FLOOD UPDATE_MEMORANDUM.PDF

f. 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.

CITY OF WILDWOOD
RECORD OF PROCEEDINGS

MEETING OF THE HISTORIC PRESERVATION COMMISSION
CITY HALL – COUNCIL CHAMBERS
16860 MAIN STREET
WILDWOOD, MISSOURI 63040
December 22, 2015

I. Welcome and Roll Call

Meeting: Tuesday, 12/22/15, 7:00 p.m., City Hall, Community Room.
Attending: Vice-Chair Barth (Acting Chair), Commissioner Rosener, Commissioner Wojciechowski, Alternate Thompson, Council Member Liaison Cullinane, and Planning and Zoning Commission Liaison Gragnani. Mayor Woerther was also in attendance.
Absent: Commissioner Long, Commissioner Sahm, Commissioner Jeter, and Council Member Liaison Manton.
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 in attendance for the site visit at Ms. VanGerpen's property on 2448 Pond Road.

III. Approval of Minutes from the December 1, 2015 Historic Preservation Commission Meeting.

A motion was made by Commissioner Rosener, seconded by Commissioner Wojciechowski, to approve the December 1, 2015 Historic Preservation Commission meeting minutes, as prepared by staff. A voice vote was taken regarding the approval of the minutes, with the following results: Four (4) Ayes (Commissioner Rosener, Commissioner Wojciechowski, Alternate Thompson, and Acting Chair Barth). Acting Chair Barth declared the motion approved by a vote of 4 to 0.

IV. New Business – No Items

V. Old Business

a.) Ready for Action – Two (2) Items

1.) **<u>Recommendation Report</u> – H.R. 2-15 Robert H. Butler Trust, c/o John Butler, 16941 Manchester Road, Wildwood, Missouri.** A request to place the single-family dwelling, located at 16941 Manchester Road (Locator Number 24V530551), known as the 'Second John E. Schnarr House', according to Esley Hamilton's 1989 Historic Inventory Survey, on the City of Wildwood's Historic Register. This tract of land is zoned C-8 Planned Commercial District Ordinance. This ordinance allows the reuse of this historic element for commercial activities, including offices. A condition of this ordinance stipulated the owner was required to submit an application to place the building (c. 1929 per St. Louis County Tax Records) onto the City's Historic Register. **(Ward Eight)**

As provided in the packets prepared for tonight's meeting regarding the placement of a historic bungalow on the City's Historic Register, Director Vujnich presented the **Draft Recommendation Report** and provided a synopsis of the pertinent items contained therein, such as:

- Petitioner's repairs that have been completed,
- Petitioner's pending renovations,
- Historic incentives benefiting the City [i.e. economic development initiative; reuse of historic building; easement and right-of-way dedication], and
- City's waiver to particular requirements [i.e. Manchester Road streetscape and Public Space Requirements].

Discussion among the Commission included the extent of the waivers and, if such set a precedence, which the Director explained they were in keeping with previous historic incentive requests. He mentioned the economic development initiative by the City, specifically identifying this area of Old Route 66. Director Vujnich also noted the re-zoning, Site Development Plan, and architectural review have all taken place over the past thirteen (13) months and soon to be completed.

A motion was made by Commissioner Wojciechowski, seconded by Alternate Thompson, to approve the Recommendation Report, as prepared, with the addition of promoting the economic development endeavors of the City. A voice vote was taken, with the following results: Four (4) Ayes (Commissioner Rosener, Commissioner Wojciechowski, Alternate Thompson, and Acting Chair Barth). Acting Chair Barth declared the motion approved by a vote of 4 to 0. The Director will prepare the report for final action of the Commission, which will take place at the January 28, 2016 meeting.

2.) Belleview Farms Project: Presentation of Next Steps (Wards – All)

Director Vujnich referred to the draft letter prepared for the Commission to endorse the next steps for the Belleview Farms Project. Again, he mentioned a number of cleanups have occurred and the buildings have been secured; to date, no further vandalism has taken place. Given the aggressive efforts that need to be made in 2016 to open the park for public use in January 2017, per the lease agreement between St. Louis County and the City of Wildwood, Director Vujnich requested the support of the Commission to obtain proposals for presentation in January.

Commissioner Rosener made a motion to commence seeking proposals, which was seconded by Commissioner Wojciechowski. A voice vote was taken, with the following results: Four (4) Ayes (Commissioner Rosener, Commissioner Wojciechowski, Alternate Thompson, and Acting Chair Barth). Acting Chair Barth declared the motion approved by a vote of 4 to 0.

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

1.) <u>Demolition Request</u> - Discussion of the demolition request for structures upon the property located at **2448 Pond Road (Locator Number 23W330032)**, c/o Clayton Engineering, Steve Quigley, 2268 Welsch Industrial Court, St. Louis, Missouri 63146. The single-family dwelling, detached garage, and barn were built in 1929, according to St. Louis County Real Estate Records. **(Ward One)**

Director Vujnich recalled the site visit to 2448 Pond Road, with the Commission and petitioner/owner of the subject property, Laura VanGerpen, who is planning a private dog park (Happy Hounds Playground). As noted by staff's *Demolition Site Visit Summary*, Ms. VanGerpen wishes to demolish the existing historic dwelling and accessory structure [detached garage], which was reported to have mold, asbestos, and damaged by fire approximately three (3) years ago. Although the Commission's consensus was to encourage the petitioner to reuse the buildings, she indicated the cost was too great to bring them up to code; however, 80% of the materials would be repurposed elsewhere in the St. Louis Region.

Discussion between the Commission member continued to be against demolition, but the Director explained the City's only position, at this stage [i.e. beyond the Commission's timeframe for consideration, plus the 30-day extension period], was finalizing the Zoning Authorization for removal of the buildings. Given the lack of a motion for action by the Commission, Director Vujnich suggested the Department send a letter to the petitioner, which would note the Commission's opposition with demolishing the historic buildings.

b.) Not Ready for Action – No Items

VII. Project Updates

- **Update on Historic Register Request and Withdrawal Process Regarding Michael Phelan's Centaur Properties (Ward – One)**

Director Vujnich recalled the Commission's direction for the Department to proceed with the Landmark and Preservation Area (LPA) revocation and address the existing violations at the Centaur property. This item is scheduled for the Planning & Zoning Commission Meeting on February 1, 2016.

- **Essen Cabin Donation**

Director Vujnich updated the Commission with regard to the unfortunate news of the stolen cabin during the week of Thanksgiving, but the Wildwood Police Precinct, with supporting leads, recovered it. The Department will commence to seek bids for it re-assembly, with discussion focusing upon the new location for it, including the possibility of support from the DIY Network, which had been identified by Council Liaison Cullinane.

- **Others – Old Slave Cemetery Site and Pond Inn Update**

There is nothing further to report, since the December 1, 2015 meeting update.

VIII. Closing Remarks and Adjournment

Senior Planner Gaston noted the next meeting of the Commission will be held on Thursday, January 28, 2016, at 7:00 p.m. Staff wished all a very happy holiday season!

Commissioner Rosener made a motion to adjourn the meeting, which was seconded by Commissioner Wojciechowski. The motion was approved by a voice vote of 4 to 0, with Acting Chair Barth adjourning the meeting at 8:59 p.m.

WILDWOOD

January 28, 2016

The Honorable City Council
The City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Council Members:

The Historic Preservation Commission has completed its review of the requested register request that was submitted to it for the 'Second John E. Schnarr House' that is located on Manchester Road (in Grover) and prepared the following recommendation report in that regard. This recommendation report, which includes an associated action, reflects the Historic Preservation Commission's vote to recommend the building and property be placed on said register, which is now being forwarded to the City Council for its consideration. This recommendation and action were completed in accordance with the requirements of Chapter 89 of Missouri Revised Statutes, the City's Charter, and those regulations of the City relating to public notice and publications (Chapter 440 of the City of Wildwood's Historic Preservation and Restoration Code). This recommendation and action are as follows:

Petition No.:	H.R. 2-15
Petitioner:	Robert H. Butler Trust, C/O John Butler, 16941 Manchester Road, Wildwood, Missouri
Request:	A request to place the single-family dwelling known as the 'Second John E. Schnarr House', according to Esley Hamilton's 1989 Historic Inventory Survey, on the City of Wildwood's Historic Register. This tract of land is zoned C-8 Planned Commercial District Ordinance. This ordinance allows the reuse of this historic element for commercial activities, including offices. A condition of this ordinance stipulated the owner was required to submit an application to place the building (c. 1929 per St. Louis County Tax Records) onto the City's Historic Register.
Location:	16941 Manchester Road
Tract Size:	One (1) acre
Locator No.:	24V530551
Public Hearing Date:	December 1, 2015
1st Vote:	December 22, 2015 – Approval by a vote of 4 to 0 (Voting Aye – Wojochowski, Thompson, Rosener, and Barth)
Final Action:	January 28, 2016 - TBD
Report:	Attachment A
Site Photographs:	Attachment B
Background Information:	Attachment C
School District:	Rockwood
Fire District:	Metro West
Ward:	Eight

Copies of the City of Wildwood Master Plan, Parks and Recreation Plan, Action Plan for Parks and Recreation 2007, Zoning Ordinance, and Charter are all on file with the City Clerk's Office.

Respectfully submitted,
CITY OF WILDWOOD PLANNING AND ZONING COMMISSION

Greg Barth, Acting Chair

ATTEST:

Joe Vujnich, Director
Department of Planning

Cc: The Honorable Timothy Woerther, Mayor
Ryan S. Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Kathy Arnett, Assistant of Director of Planning and Parks
Terri L. Gaston, Senior Planner
John Butler, Property Owner

ATTACHMENT A

AREA AND SITE HISTORY:

The history of this property is very much intertwined with its surroundings, which is the historic village of Grover. Grover has been the commercial center of this section of Manchester Road, since the mid-1850's. The community of Grover was originally called St. Friedling and Maple Grove. The first post office was established during the Grover Cleveland administration and John Brown, the first postmaster, named the village of Grover after the President. One of the most memorable structures is the large two story building, located at 16962 Manchester Road that served as the original Wildwood City Hall from 1995 through 2009. Fred Rettker probably built the original building about 1879. It was the only general store in the immediate vicinity. Louis Fick bought the store in 1890 for two thousand dollars. He then built a new building, which he still owned, when it became the communications hub of the area after the first switchboard was installed in 1911, known as the Grover Mutual Telephone Company. Elmer Funk took ownership in 1921. The store and the picnic area to the east became a favorite meeting place. Townspeople would often gather at the picnic area, known as Funks Grove, for parades, picnics and band concerts. The building now houses a tea shop and gift store.

Another notable structure located across Manchester Road from the original Wildwood City Hall, and is now the site of an interior design store was known as the Wetterer Smith Shop and later Wells and Company. This long building was constructed in 1865, with additional portions added later. Freidlien Wetterer came to St. Louis from Baden Baden, Germany in 1854 and worked as a wagon maker in St. Louis before opening a wagon making shop in Ballwin. Following the Civil War, he moved to this location in Grover, had four sons, and also acquired a farm of 84 acres. The town also boasted of a blacksmith shop

and a saloon owned by Christian Von Gruben. Additionally, Judge Frederick W. Steines, who was 'the best known man living in Meramec Township', lived in Grover. He was the son of Herman Steines, and both men served as justice of the peace (*Sources: Beck, Jo 2009 Wildwood, Reedy Press; Thomas, William L. 1911 History of St. Louis County – A Story That Attracts; and 1920 History of St. Louis County*).

Esley Hamilton, St. Louis County's past historian, noted the following about this dwelling and property in his 1989 survey of it: "*The typical bungalow style of this house is modified by the left side of the porch being enclosed, apparently as part of the original construction of the house (has been removed). A triple window fills this façade, with paired windows on the site and to the right of the door. All have four vertical panes over one. Above the door is broad fabled dormer with three (3) windows. A brick chimney stands on the west side of the house to the front of the rood ridge.*"

Additionally, Mr. Hamilton notes the following about the family that resided there: "*John Edward and Ida Schnarr, who had bought the lot to the west in 1916 (now 16942 Manchester Road, bought this addition acre from Gustave and Lulu Goedeke of Franklin County in 1920. They built this house in 1929 to accommodate a growing family and rented the older house for several years. Ida Schnarr died a widow in 1964 at the age of 73, leaving this property to her son J. Harold Schnarr and her grandson Ronald L. Pfeiffer. Pfeiffer sold his interest to Harold and his wife Audrey in 1965.*" Thereafter, Mr. Butler purchased the lot in 2010.

CURRENT REQUEST:

The petitioner, Robert H. Butler Trust, C/O John Butler, is requesting the Historic Preservation Commission's favorable consideration of his request to place this single-family dwelling and the property, where it is located (the Second John E. Schnarr House), on the City's Historic Registry. It is important to note the petitioner is seeking a land use incentive package from the City of Wildwood's Historic Preservation Commission, which is twofold in nature. Specifically, the petitioner is requesting the nominal requirement for public space be waived (1,162 square feet), while also seeking relief to the escrow requirement for the streetscape costs for Manchester Road along the property's respective frontage that would exceed thirty thousand dollars ($30,000.00). Additionally, the purpose of this request is to make the City aware of this historic element that is being restored for preservation purposes and ensure it is protected and maintained so future generations can enjoy its role in the history of this area.

ANALYSIS:

Age of Structure and/or Building >>> The Historic Preservation Commission would note the first test in the consideration if an element located in the City of Wildwood is historically significant is its overall age. The regulation in this regard, as noted in the Historic Preservation and Restoration Code, is no less than seventy-five (75) years of age. This dwelling, according to St. Louis County Department of Revenue records, indicates the building was built in 1929, which exceeds the seventy-five (75) year threshold for consideration as a historically significant element of the City.

Thirteen (13) Criteria of the Code >>> With this first test met, the next consideration involves the thirteen (13) criteria set forth by the United States Department of Interior – National Park Service for historically significant properties. These thirteen (13) criteria are part of the City's ordinance and serve the same purpose in determinations relative to historical significance. However, in the case of the City's ordinance for historic preservation, only one (1) of these thirteen (13) criteria must be met for the element to be

considered historic in nature. Accordingly, the thirteen (13) criteria are identified below and their applicability to this particular element:

Criteria for Use	Compliance Level
1. Its character, interest or value is part of the development, heritage, or cultural characteristics of the community, County, State, or country;	**Yes** – This dwelling remains one (1) of the last examples of the bungalow type of housing that was very prevalent in St. Louis County in the 1930's, but to a much more limited extent in this area of it. With the recent demolition of another bungalow, to the east of this location, but on Manchester Road, the number of these types of examples is decreasing, creating the need to protect what remains. With only a few tangible references remaining of this type of dwelling in far west St. Louis County, it has a value relating to the characteristics of Wildwood and St. Louis County.
2. Its overall setting is part of a collection of buildings, elements, or objects where the overall collection forms a unit;	**Yes**- as noted above, this dwelling remains an integral part of the Grover Community and is part of a collection that forms this unit.
3. It has the potential to be returned to an accurate historic appearance regardless of alterations or insensitive treatment that can be demonstrated to be reversible;	**Yes** – with the petitioner's intent, and already underway, to restore the bungalow to much of its previous appearance, this criterion is easily met.
4. Its location is the site of a significant local, County, State, or national event;	No – none has been recorded or discovered in the City's research upon it.
5. It is identified with a person or persons who significantly contributed to the development of the community, County, State, or country;	No – the City's search of records does not indicate that John E. Schnarr had a major role outside the construction of two (2) homes in this area of Wildwood.
6. It embodies distinguishing characteristics of an architectural type valuable for the study of period, type, method of construction or use of indigenous materials;	**Yes** – Dwelling, which is constructed of local materials, and limited examples of such are found in Wildwood at this time.
7. It is identified as the work of a master builder, designer, architect or landscape architect whose individual work has influenced the development of the community, State or country;	No – Information could not be determined.
8. It embodies design, detailing, materials or craftsmanship that renders it architecturally significant;	**Yes** – the simplicity of the original dwelling component reflects classic architecture that was prevalent across the United States in the 1920's and 1930's.
9. It embodies design that makes it structurally or architecturally innovative;	No – none determined.

Criteria for Use	Compliance Level
10. It has a unique location or singular physical characteristic that makes it an established or familiar visual feature of the neighborhood, community, or City;	**Yes** – as noted above, this dwelling is one (1) of a few remaining anchors of existing buildings that form the core of the Grover community, both now and throughout much of its history, along historic Manchester Road.
11. Its character is a particularly fine or unique example of a utilitarian structure, including, but not limited to, farmhouses, gas stations, or other commercial structures, with a high level of integrity, or architectural significance	**Yes** – bungalow structure.
12. It is suitable for preservation or restoration; and	**Yes** – given, with restoration work already underway, this element has already proven its suitability for such.
13. It has potential to yield information important to history or prehistory.	No – none determined.

In the Commission's analysis of these thirteen (13) criteria, at least eight (8) of them are met. Given only one (1) of these thirteen (13) must be met to be considered historically significant by the City's code on the same, this dwelling and property easily meets that standard and should be considered such by the members of the Commission.

Rationales for Support for this Registry Nomination >>> In considering this request, the Historic Preservation Commission would also state the dwelling and property is appropriate for nomination and inclusion on the City's Historic Registry for a number of reasons. These reasons included the following:

1. This asset and property is located in a historic community (Grover);
2. The requirements of the City's Historic Preservation Ordinance are met by this dwelling and property;
3. The preservation of the dwelling and property would guarantee its reuse and provide a mechanism for the City to create a partnership for their long-term protection;
4. The approval of this request for the dwelling and property's placement on the City's Historic Registry is further evidence of the growing support and importance these types of preservation activities hold in Wildwood; and
5. The inclusion of this property onto the registry benefits all parties.

Areas for Certificate of Appropriateness >>> The Historic Preservation Commission is recommending multiple levels of review according to the relative importance of this historic dwelling and the property within the community, when designs, plans, and construction of any new building/structures, along with improvements that are proposed (not including interior modifications). These levels of reviews include the following:

1. Plot plan submittals, including, but not limited to, the placement of new buildings and structures on the property, along with the location of pasture areas and associated fencing.
2. Any demolition, in whole or part, requiring a permit from the City.
3. Any additions or modifications to the site or its improvements altering its function and/or character.

Specific Items Initiating Review >>>

- ✓ Roof Repairs or Replacements
- ✓ Painting of Exteriors of the Buildings
- ✓ Repair or Replacement of Exterior Fascia Boards
- ✓ Installation or Removal of Windows
- ✓ Repair or Replacement of Doors
- ✓ Structural Modifications to Porches and Additions
- ✓ Additions or Modifications of a Non-Structural Nature, such as replacement or repair of gutters, downspouts, trim boards, or other key architectural elements of the exteriors
- ✓ Site Modifications governed by the C-8 Planned Commercial District, including, but not limited to, parking and drive aisles, fences, and other structures

Design Criteria to be applied to Certificate of Appropriateness Review Process >>> In considering an application for a Certificate of Appropriateness, the Historic Preservation Commission shall be guided in principal by the Secretary of the Interior's standards as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and exterior spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding non-authentic or architectural features of other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
9. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Standards for Review Process >>> Design guidelines for applying the criteria for review of Certificate of Appropriateness shall, at minimum, consider the following architectural criteria:

1. *Height.* The height of any proposed alteration or construction should be compatible with the style and character of the historic property.
2. *Proportions of windows and doors.* The proportions and relationships between doors and windows should be compatible with the architectural style and character of the historic property.
3. *Relationship of building masses and spaces.* The setback and relationship of the historic property to the open space between it and adjoining structures should be compatible.
4. *Roof shape.* The design of the roof should be compatible with the architectural style and character of the historic property.
5. *Landscaping.* Landscaping should be compatible with the architectural character and appeal of the historic properties.
6. *Scale.* The scale of the structure after alteration, construction, or partial demolition should be compatible with its architectural style and character and with surrounding historic properties.
7. *Directional expression.* Facades of historic properties should blend with other structures with regard to directional expression. Historic properties should be compatible with the dominant horizontal or vertical expression of surrounding structures. The directional expression of a historic property after alteration, construction or partial demolition should be compatible with its original architectural style and character.
8. *Architectural details.* Architectural details including materials, colors and textures should be treated so as to make a historic property compatible with its original architectural style and character and to preserve and enhance the architectural style or character of a historic property.
9. *Signage.* The character of signs should be in keeping with the historic architectural character of a historic property. Character of a sign includes the number, size, area, location, type, (e.g., off-site advertising signs and on-site business signs), letter size or style, and intensity and type of illumination.
10. *Minimum maintenance.* Significant exterior architectural features should be kept in a condition of good repair and maintenance. All structural and mechanical systems should be maintained in a condition and state of repair that will prevent decay, deterioration or damage to significant architectural features or otherwise adversely affect the historic property.

Incentives and Related Matters >>> The Historic Preservation Commission has reviewed the requested incentives (waivers to the City's Public Space Requirements and escrow obligations for frontage improvements on Manchester Road (Phase III of its streetscape) and believes each of them to be a reasonable application of this allowance. The incentive would allow the owner of the building and lot to proceed forward with its restoration to completion and establish a reuse in the historic bungalow that will keep activity there for many years to come. By granting these incentives, the Commission believes it is necessary for the following conditions to be met:

1. The demolition of the building would require the owner, regardless if it is the current petitioner or not, to reimburse the City the amount of the forgiven escrow. This amount would be $30,755.74. The mechanism for this recovery would be a deed restriction placed on the property, before occupancy of the restored building is authorized by the City.
2. The alteration of the building by an amount of more than fifty (50) percent of its current total square footage, which is determined by the Historic Preservation Commission and the City Council not consistent with its historic character, would cause the owner of it, whether the current

petitioner or not, to reimburse the City the amount of $30,755.74, the total of the escrow that was waived for the Manchester Road streetscape project.

3. The current petitioner agree to complete the historic registry process with the City of Wildwood and meet all of the conditions associated with such.

The Commission would note again the granting of these two (2) incentives is significant in terms of their costs to the City, but such has been granted in the past for a similar project on Manchester Road for another bungalow that was never restored and placed into reuse. In this first case, the petitioner wanted to open a nursery upon the property and use the historic bungalow as a showroom and office area. The request from the petitioner was to waive the Traffic Generation Assessment fees and the Manchester Road improvements, which totaled, in this case, almost eighty-two thousand dollars ($82,000.00). Although the City Council granted this wavier amount, it was never used, since the petitioner could not complete the purchase of the property from the owner. However, this example does assist in placing this request in past context.

The provision of incentives is always a difficult process, given the City's need to balance a fair application policy relating to its development requirements, with its stated desire in the Master Plan to promote the preservation of its history through the restoration, rehabilitation, and/or the reuse of historic properties, buildings, and/or structures. **More so, than in most locations in Wildwood, the Commission is recommending these incentives (relief to an escrow of $30,755.74 for roadway improvements on Manchester Road and public space credits), as part of its action in this regard, given such an approach is consistent with the City's new direction on economic development and promoting this area of Grover as a hub for business activities that accentuate its historic character, which includes The Porch, Imogene's Tea Room, Alder Dry Goods, The Black Sheep, and Three French Hens (see Houseal Lavigne Report – Action Item #5 – Pages 57 and 58).**

RECOMMENDATION AND SUMMARY:

The Historic Preservation Commission has determined the subject dwelling and property complies with the minimum level of items from the City's enabling legislation to be considered for its acceptance onto its Historic Registry and, with their addition, will allow for it to be retained. The items triggering the Certificate of Appropriateness review by the City's Historic Preservation Commission are reasonable and allow for the protection of the building, property, and area. In conclusion, the Commission appreciates and supports the inclusion of this dwelling and property in terms of an illustrative example of its history and the value of historic preservation, as a way to enrich a community's character.

A copy of the legal description for this property is on file in the City Clerk's Office.

Respectfully submitted,
CITY OF WILDWOOD HISTORIC PRESERVATION COMMISSION

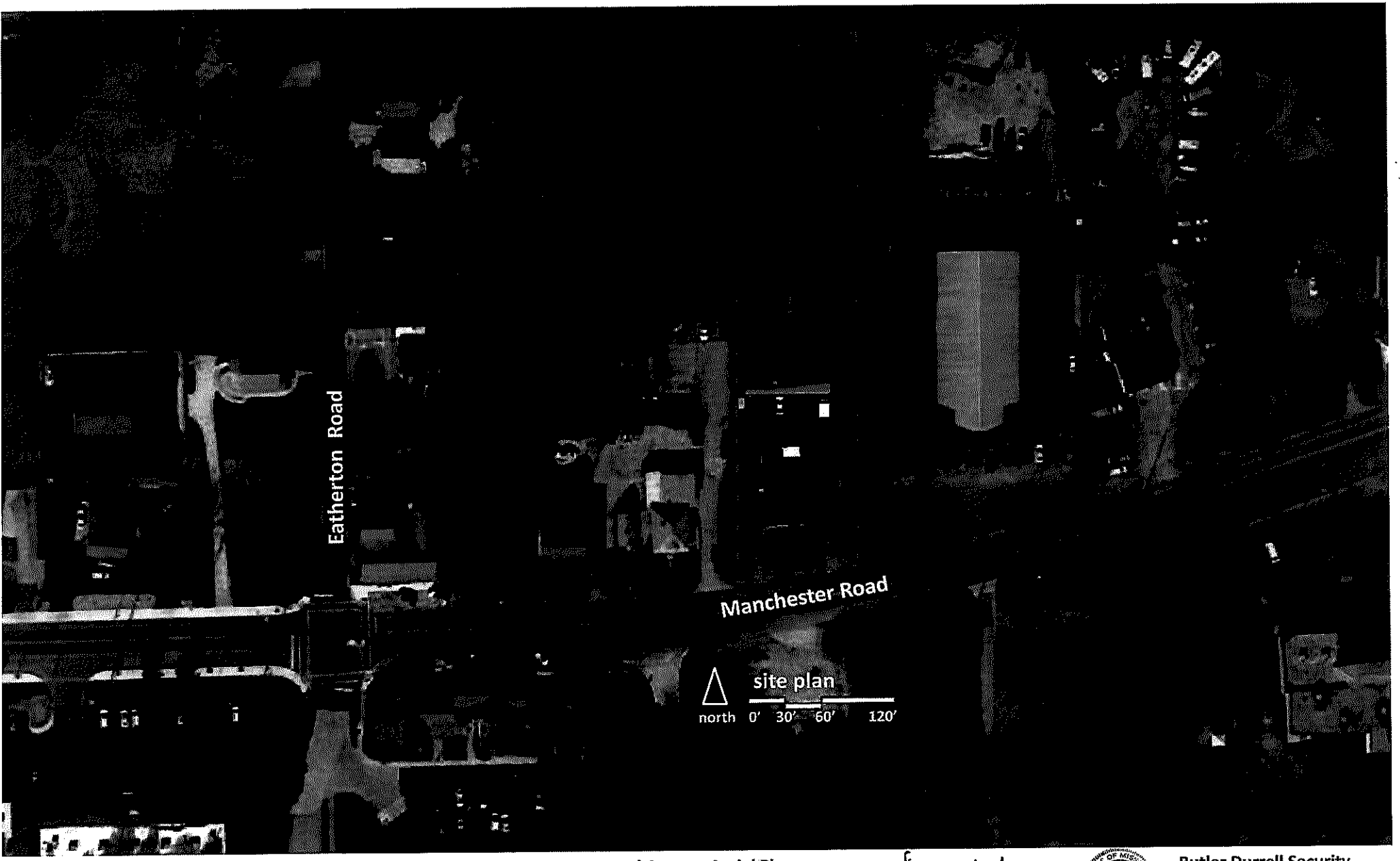
Greg Barth, Acting Chair

ATTEST:

Joe Vujnich, Director
Department of Planning

Cc: The Honorable Timothy Woerther, Mayor
The Honorable City Council of the City of Wildwood
Ryan S. Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Terri L. Gaston, Senior Planner
Jon Butler, Property Owner
Dennis Tacchi and John Guenther, Design Team Members

ATTACHMENT B
Site Photographs



Proposed Offices for Butler Durrell Security
Dennis Tacchi & Associates Architects + John C. Guenther Architect LLC
November 13, 2014

General Context Aerial Plan

October 31, 2014

Butler Durrell Security
16941 Manchester Road
Grover, Missouri 63040

view of south façade from Manchester Road

view of south façade from Manchester Road

view of east façade

view of west façade

view of north façade

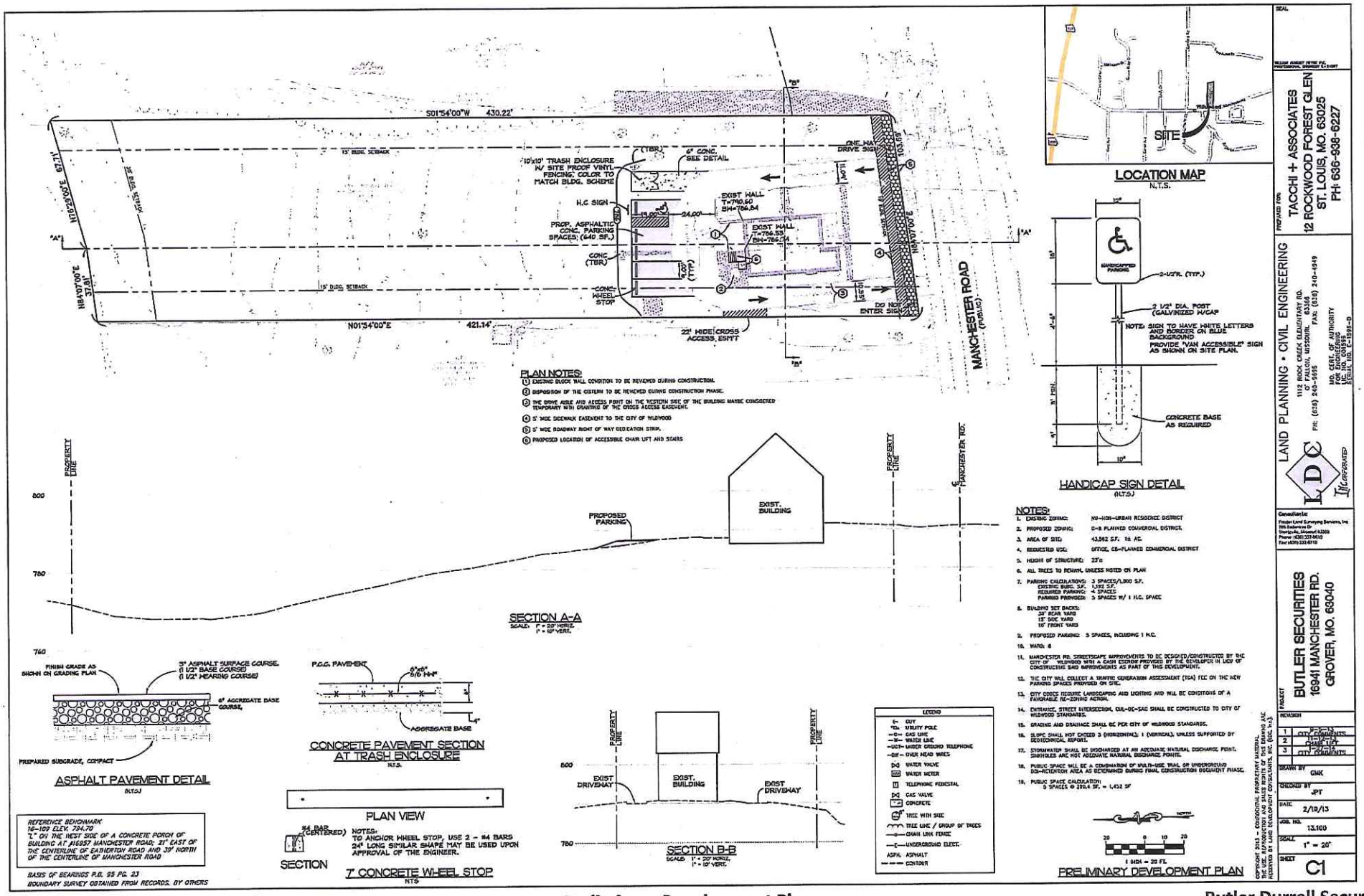
Proposed Offices for Butler Durrell Security
Dennis Tacchi & Associates Architects + John C. Guenther Architect LLC
November 13, 2014

Existing Conditions

October 31, 2014

STATE OF MISSOURI
DENNIS GERARD TACCHI
NUMBER A-4234
REGISTERED ARCHITECT

Butler Durrell Security
16941 Manchester Road
Grover, Missouri 63040



Proposed Offices for Butler Durrell Security

Dennis Tacchi & Associates Architects + John C. Guenther Architect LLC

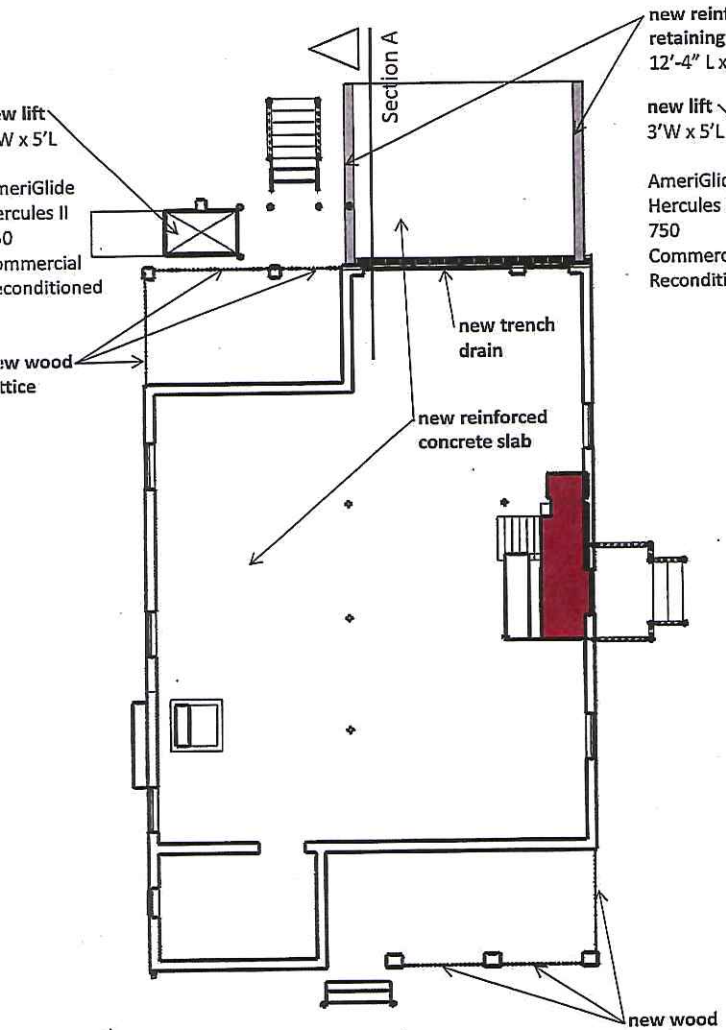
November 13, 2014

Preliminary Development Plan

Butler Durrell Security

16941 Manchester Road

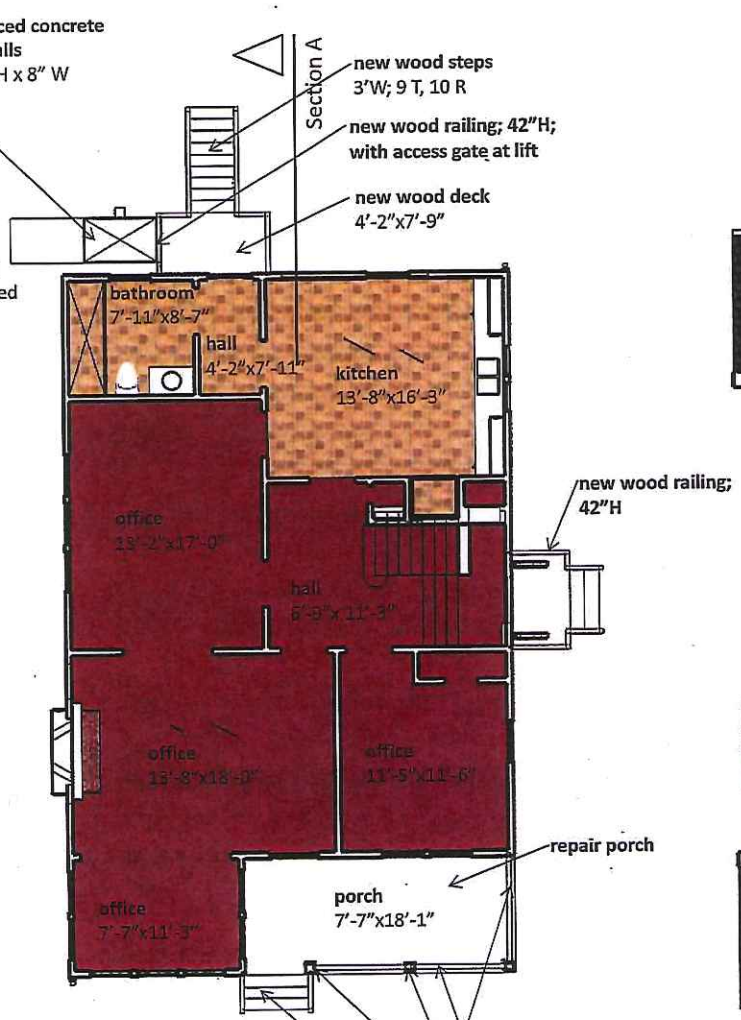
Grover, Missouri 63040



lower level plan

north 0' 4' 8' 16'

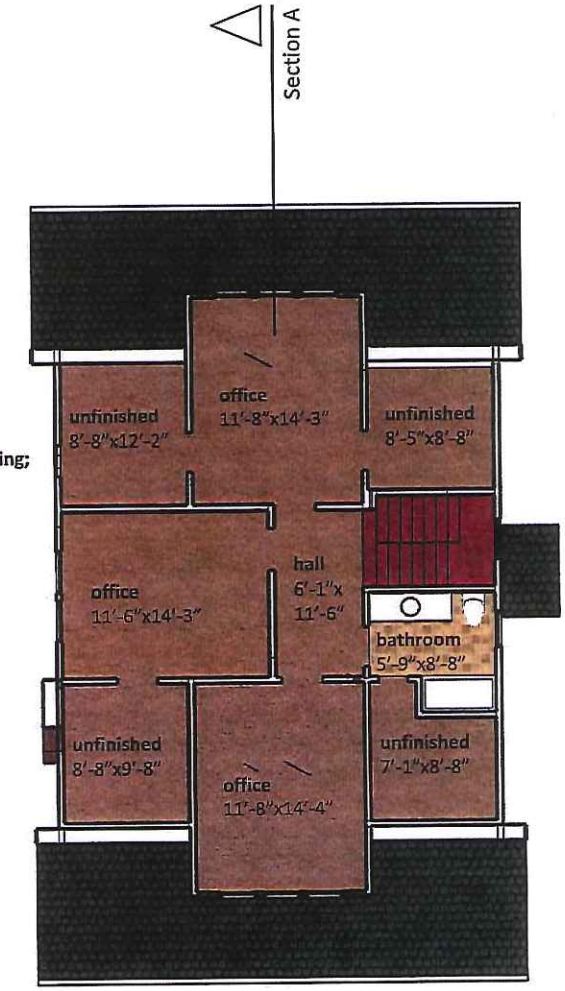
1,110 nsf of 3,335 nsf



main level plan

north 0' 4' 8' 16'

1,215 nsf of 3,335 nsf



upper level plan

north 0' 4' 8' 16'

1,010 nsf of 3,335 nsf

Proposed Offices for Butler Durrell Security

Dennis Tacchi & Associates Architects + John C. Guenther Architect LLC

November 13, 2014

Building Plans

October 31, 2014

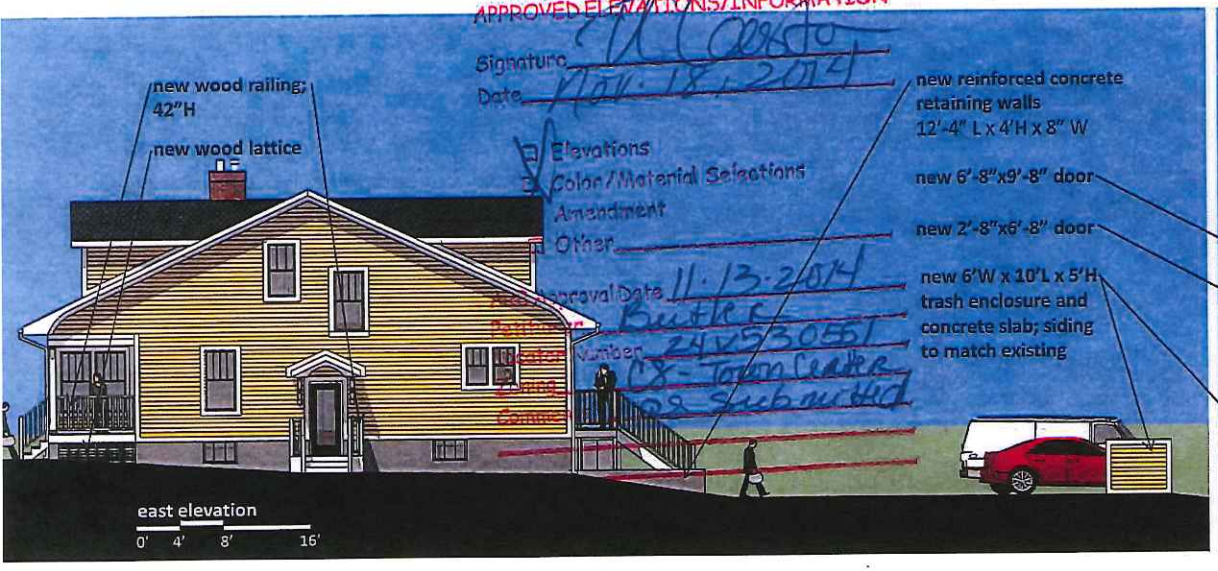
STATE OF MISSOURI DENNIS GERARD TACCHI NUMBER A-4234 REGISTERED ARCHITECT

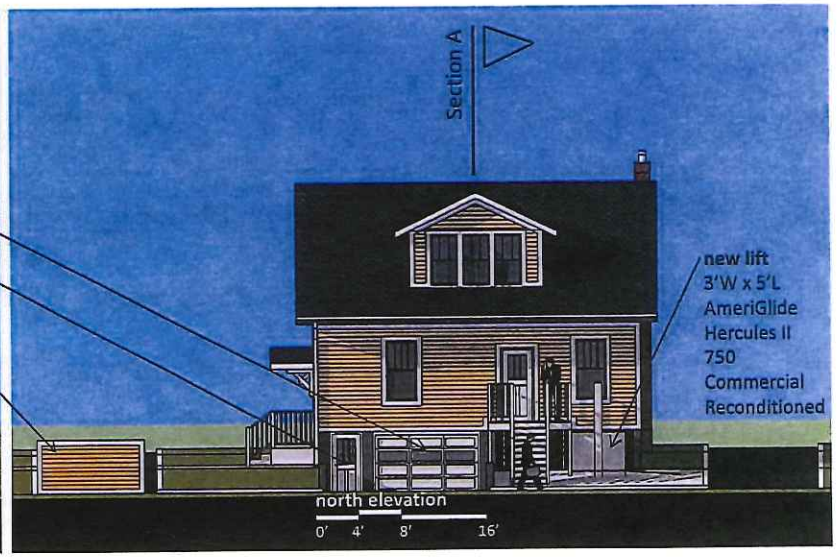
Butler Durrell Security

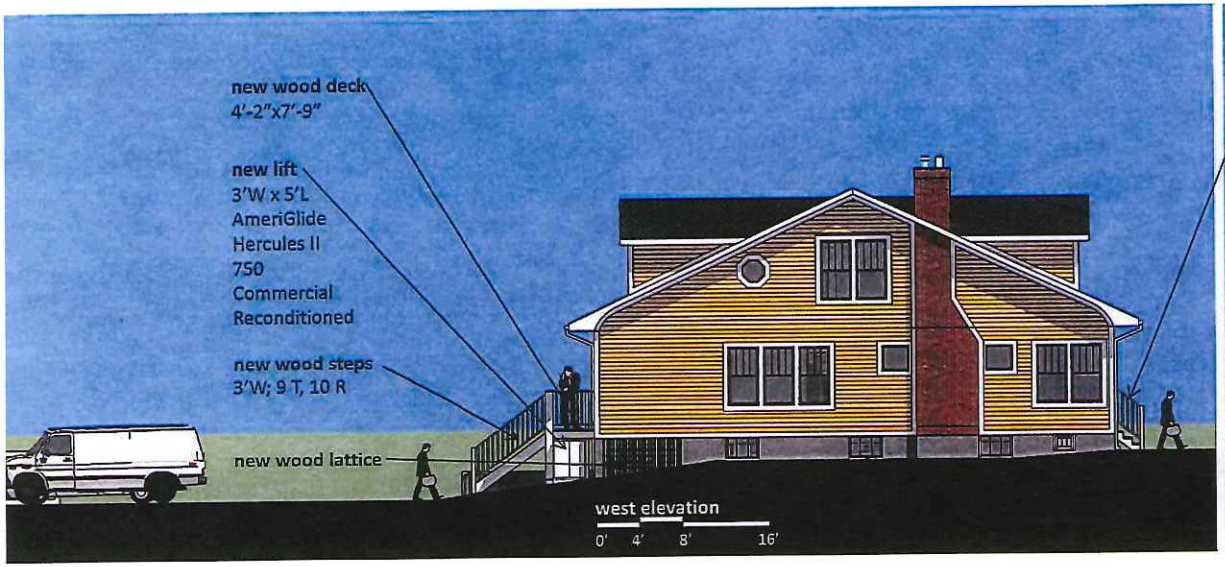
16941 Manchester Road

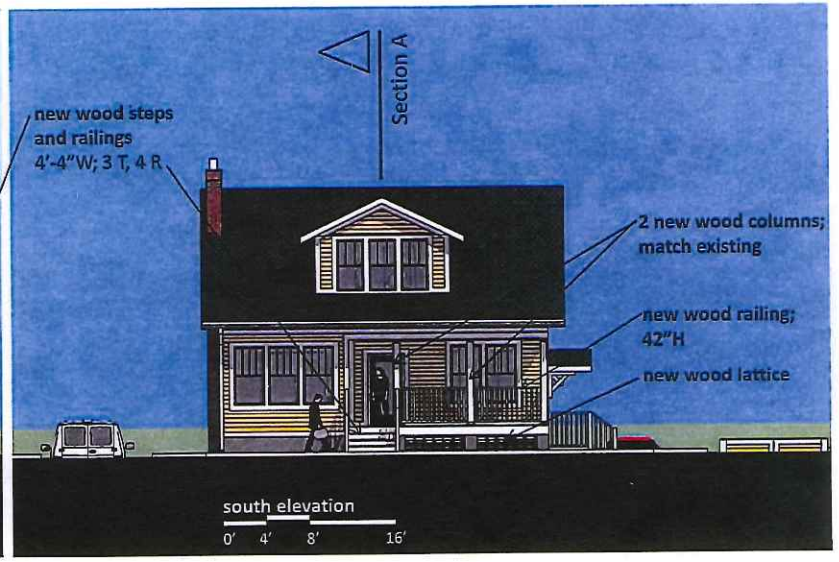
Grover, Missouri 63040

CITY OF WILDWOOD
ARCHITECTURAL REVIEW BOARD
APPROVED ELEVATIONS/INFORMATION
Signature
Date Nov. 18, 2014
Elevations
Color/Material Selections
Amendment
Other
Approval Date 11.13.2014
Petitioner Butler
Locator Number 24X530551
Zoning C8 - Town Center
Comments 02 submitted









Proposed Offices for Butler Durrell Security
Dennis Tacchi & Associates Architects + John C. Guenther Architect LLC
November 13, 2014

Building Elevations

October 31, 2014

STATE OF MISSOURI
DENNIS GERARD TACCHI
NUMBER A-4234
REGISTERED ARCHITECT

Butler Durrell Security
16941 Manchester Road
Grover, Missouri 63040

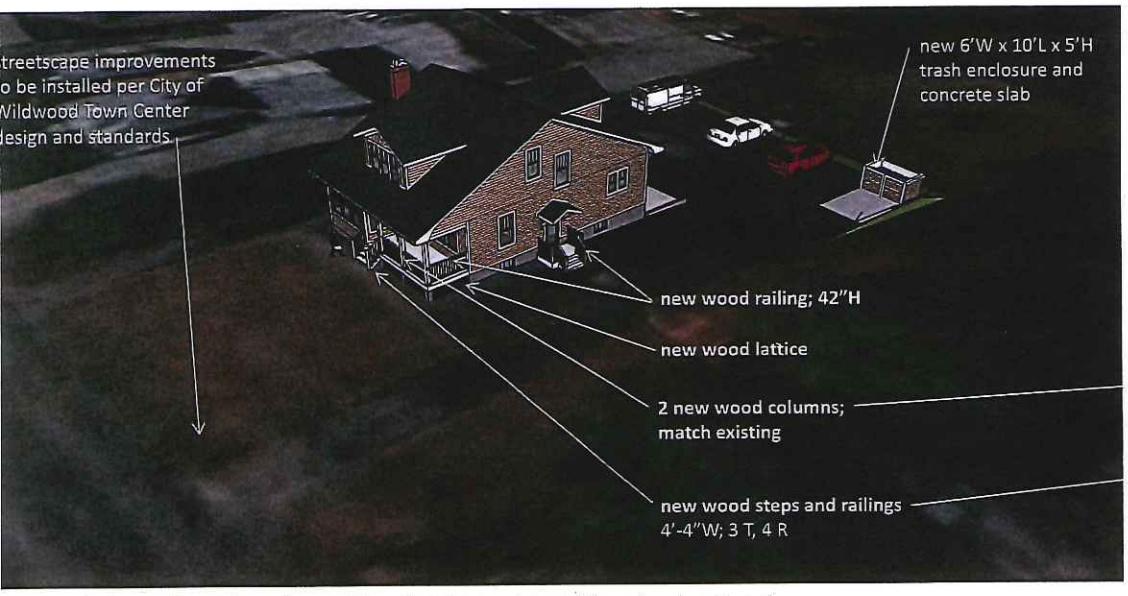
Proposed Offices for Butler Durrell Security
Dennis Tacchi & Associates Architects + John C. Guenther Architect LLC
November 13, 2014

Building Section

October 31, 2014

STATE OF MISSOURI
DENNIS GERARD TACCHI
NUMBER A-4234
REGISTERED ARCHITECT

Butler Durrell Security
16941 Manchester Road
Grover, Missouri 63040



aerial view of south and east façades from above Manchester Road

view of south and east façades from Manchester Road

aerial view of north and west façades looking towards Manchester Road

view of north and west façades

Proposed Offices for Butler Durrell Security
Dennis Tacchi & Associates Architects + John C. Guenther Architect LLC
November 13, 2014

Perspective Views

October 31, 2014

STATE OF MISSOURI
DENNIS GERARD TACCHI
NUMBER A-4234
REGISTERED ARCHITECT

Butler Durrell Security
16941 Manchester Road
Grover, Missouri 63040

ATTACHMENT C
Background Information

Public Notice posted in accordance with
610 RSMO 1994, as amended,
by Elizabeth Weiss
City Clerk

NOTICE OF PUBLIC HEARING
before the
CITY OF WILDWOOD
HISTORIC PRESERVAITON COMMISISON
December 1, 2015 (Tuesday), at 7:00 p.m.

The Historic Preservation Commission of the City of Wildwood will conduct a public hearing on **Tuesday, December 1, 2015, in the City Hall Community Room, 16860 Main Street, Wildwood, Missouri 63040** for the purposes of obtaining testimony regarding a proposal to place certain structures, buildings, and/or properties (historic elements) on the City's Historic Registry, which will then be considered for action. This hearing is open to all interested parties to comment upon this request, whether in favor or opposition, or provide additional input for consideration. If you do not have comments regarding this request, no action is required on your part. Written comments are requested to be submitted prior to the hearing and addressed to the Historic Preservation Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040 or via the City's website at **www.cityofwildwood.com/comment**. The following request will be considered at this time:

H.R. 2-15 Robert H. Butler Trust, c/o John Butler, 16941 Manchester Road, Wildwood, Missouri - A request to place the single-family dwelling, which is located at 16941 Manchester Road (Locator Number 24V530551), known as the 'Second John E. Schnarr House', according to Esley Hamilton's 1989 Historic Inventory Survey, on the City of Wildwood's Historic Register. This tract of land is zoned C-8 Planned Commercial District Ordinance. This ordinance allows the property owner to reuse the historic element for office type activities. A condition of the ordinance stipulated the owner was required to submit an application to place the building (c. 1929 per St. Louis County Tax Records) onto the City's Historic Register. **(Ward Eight)**

By Order of the Historic Preservation Commission
On November 16, 2015
by Elizabeth Weiss
City Clerk

The City of Wildwood is working to comply with the American with Disabilities Act mandates. Individuals who require accommodation to attend a meeting should contact City Hall, (636) 458-0440, at least 48 hours in advance.

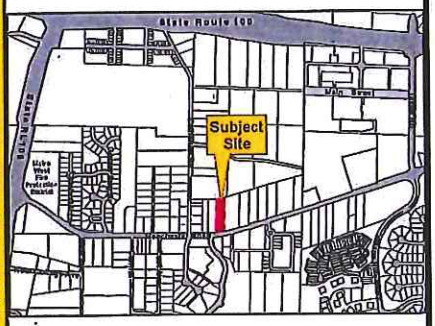
WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC HEARING
before the Historic Preservation Commission
Tuesday, December 1, 2015, at 7:00 p.m.

AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 1,500 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING OR MEETING. THIS ITEM IS SCHEDULED FOR DISCUSSION AND ITS OUTCOME MAY IMPACT YOUR HOME, NEIGHBORHOOD, OR AREA, SO PLEASE CAREFULLY READ THE DESCRIPTION AND PARTICIPATE AT YOUR DISCRETION. THE CITY OF WILDWOOD ENCOURAGES CITIZEN INPUT AT ALL OF ITS HEARINGS OR MEETINGS AND YOUR INVOLVEMENT WILL ASSIST IT IN REACHING THE BEST DECISION POSSIBLE FOR ALL PARTIES.

* PLEASE SEE YELLOW BOX ON OPPOSITE SIDE OF THIS MAILER FOR A LIST OF WAYS TO EITHER COMMENT ON AND/OR TRACK THIS ITEM.



Street Addresses of Subject Site:
16941 Manchester Road
Wildwood, MO 63040

THE CITY WELCOMES AND ENCOURAGES YOUR COMMENTS AND PARTICIPATION IN ITS PUBLIC PROCESSES.

The Historic Preservation Commission of the City of Wildwood will conduct a public hearing on **Tuesday, December 1, 2015, at 7:00 p.m.** **in the City Hall Community Room, 16860 Main Street, Wildwood, Missouri 63040** for the purposes of obtaining testimony regarding a proposal to place certain structures, buildings, and/or properties (historic elements) on the City's Historic Registry, which will then be considered for action. This hearing is open to all interested parties to comment upon this request, whether in favor or opposition, or provide additional input for consideration. If you do not have comments regarding this request, no action is required on your part. Written comments are requested to be submitted prior to the hearing and addressed to the Historic Preservation Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040 or via the City's website at **www.cityofwildwood.com/comment**. The following request will be considered at this time:

H.R. 2-15 Robert H. Butler Trust, c/o John Butler, 16941 Manchester Road, Wildwood, Missouri - A request to place the single-family dwelling, which is located at 16941 Manchester Road (Locator Number 24V530551), known as the 'Second John E. Schnarr House', according to Esley Hamilton's 1989 Historic Inventory Survey, on the City of Wildwood's Historic Register. This tract of land is zoned C-8 Planned Commercial District Ordinance. This ordinance allows the property owner to reuse the historic element for office type activities. A condition of the ordinance stipulated the owner was required to submit an application to place the building (c. 1929 per St. Louis County Tax Records) onto the City's Historic Register. **(Ward Eight)**

***RESIDENT OR PROPERTY OWNER - PLEASE COMMENT ON AND/OR TRACK THIS REQUEST BY:**

1) Submitting a comment online by visiting: **http://www.cityofwildwood.com/comment.**
2) Submitting a written comment prior to the hearing and addressed to the Historic Preservation Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040.
3) Viewing the Historic Preservation Commission's agenda, which is available on the City's website at: **www.cityofwildwood.com**, the Friday before the aforementioned meeting date.

If you should have any questions regarding this information, please feel free to contact the Department of Planning at (636) 458-0440. Thank you in advance for your interest in this matter.

WILDWOOD

September 24, 2015

MEMORANDUM

To: City of Wildwood Historic Preservation Commission Members

From: Department of Planning and Parks – Liz Weiss and Joe Vujnich

Re: Historic Register Application by the Robert H. Butler Trust – Second John E. Schnarr House

Cc: The Honorable Timothy Woerther, Mayor
Ryan S. Thomas, P.E., City Administrator
Kathy Arnett, Senior Planner I
John Butler, Petitioner and Property Owner
Dennis Tacchi, Architect

On tonight's agenda, a pre-application conference is scheduled to discuss the placement of a historic bungalow onto the City's Historic Register. This bungalow is located on Manchester Road (the original Route 66) and was constructed in 1929. Additionally, the element is also 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 and reports, was the center of commerce and community and many of the historical elements still remain today. Over the decades, much of its history revolved around this area, where this bungalow is located.

For the majority of the bungalow's history, it has been used for residential purposes and been an anchor along this portion of Manchester Road, since its construction. More recently, the petitioner purchased it and wanted to convert it into an office facility to house his business. Since the City's Town Center Plan's Regulating Plan designated the property for future "Workplace" District activities, such a conversion is supported by such. Therefore, with the submittal of an application and action by the City upon it, the Town Center Plan would support a change in its use.

Given the Town Center Plan's support for the use of this property for commercial activities, the owner sought the change in its zoning from NU Non-Urban Residence District to the C-8 Planned Commercial District. The change in zoning was presented to the Planning and Zoning Commission and City Council. The Planning and Zoning Commission did consider the change in zoning and the new use of the bungalow and agreed it was suitable for the type of activity – an office. The City Council also agreed with the recommendation of the Planning and Zoning Commission and

approved the site-specific ordinance for the activity. One (1) of the key conditions of the site-specific ordinance, which allows for the reuse of this historic bungalow, was the owner was required to submit an application to the Historic Preservation Commission for its consideration of being placed on the Wildwood's Historic Registry. The specific condition in this regard is as follows:

> 4.(t). *The petitioner/owner, within one (1) year of the approval of this zoning district designation change upon the property, must submit an application to place the building onto the City's Historic Registry. If the building is determined to be suitable for said listing on the City's registry by the Historic Preservation Commission (HPC), the owner shall agree to its placement thereon. Removal from the registry of this building shall follow the requirements set forth in Chapter 440 Historic Preservation and Restoration Code of the City of Wildwood's Municipal Code thereafter.*

To comply with this requirement, the petitioner has submitted the information necessary for the registry request process to begin. The first step in this registry request process is the pre-application conference. The pre-application process allows the Commission and petitioner to discuss the information that has been provided and request any additional data/history that will assist in developing a final recommendation in this regard. A public hearing is usually then scheduled shortly thereafter.

If any of the Commission Members should have questions or comments regarding this property/element or the process, please feel free to contact the Department of Planning at (636) 458-0440. The Department will provide a brief overview of this element and process at the start of tonight's meeting. Thank you for your consideration of this information and input on the same.

HISTORIC REGISTER APPLICATION FORM

WILDWOOD

NAME OF ELEMENT/PROPERY

Historic Name: The Cottage (what we call it) The Butlers

Other Known Names: house belonging to Audrey M. Schnarr previous owner. Always in her family

CITY OF WILDWOOD

LOCATION

Street Address: 16941 Manchester Road

JUL 27 2015

City: Wildwood

DEPT. OF PLANNING & PARKS

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

OWNERSHIP INFORMATION

Name of Owner: Robert N. Butler Trust

Owner's Address: 405 Steeple Lane

~~636~~

Telephone: 314 488 7278 E-mail: johnbat butler@sbcglobal.net

bat

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: Residence

Present Use: Being converted to office of Butler Durrell Security Inc

ADDITIONAL INFORMATION RELEVANT TO APPLICATION (you many attach additional sheets, pictures, newspaper articles, etc., as you would like):

Please submit completed form to the City of Wildwood, Attn: HPC Register, 16860 Main Street, Wildwood, MO 63040

Locator Number: 24V53055

Township: _____ Range: _____

Section: _____

Element/Property Name: The Cottage

CITY OF WILDWOOD
HISTORIC ELEMENT/PROPERTY INVENTORY AND SURVEY

Name of Historic Element: The Cottage - Home of offices Butler Durrell & Security Inc

Other Names: _____

Address of Element/Property: 16941 Manchester

Name of Element/Property Owner: Robert N. Butler Trust

Address of Element/Property Owner: 405 Steeple Lane

Age of Structure/Element(s): Born 10/14/28 - Age 87

Acreage of Property: 1 Acre Eligible for National Register? Yes ✓ No ____

Within established Historic District? Yes ____ No ____ Name of District: _____

Past use: Residential Home

Present use: Offices

Style or Design: Craftsman Home

Roof type/material: Shingle / _____

Number of bays: Front 0 Side 0

Wall treatment: Drywall interior

Floor Plan Shape: _____ No. of stories: 2

Wall Construction: Exterior California Redwood

Foundation Material: Concrete Basement? Yes ✓ No ____

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

Information pertaining to additions, alterations, etc.: We replaced wood siding with preprimed California Redwood, replaced doors + windows with new to match period designs + well drywall + all new plumbing, HVAC, Electric.

Element/Property Name: The Cottage

Description of Important Features: Nice Original house, Original Floor plan, We Removed All materials covered with lead

History and Significance: An early house on 1 Acre Now 80 years old on old original highway 66

Description of Outbuildings and Environment: Outbuildings were Removed as were All lead covered siding, windows, doors plaster & flooring materials

Element/Property Name: The Cottage

Recorder of Deeds Search Information: Locator 24 V 530 461

Probate Records Search:

Verbal History: Told to have been in previous owner Marlene Dickmann's family since built 10/14/1928. Mrs Dickmann died 2010 at time of sale to Robert H. Butler Trust FBO R. John Butler.

Element/Property Name: The Cottage

Text History:

Miscellaneous Documentation Information:

Other Information: See Recorder of Deeds Paperwork

Survey Prepared by: R. John Bullock **Date:** 7/16/2015

Book: 19044 - Page: 850

[redacted]

201008040 0503

JANICE M. HAMMONDS, RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 SOUTH CENTRAL, CLAYTON, MO 63105

TYPE OF INSTRUMENT	GRANTOR	TO	GRANTEE
WD	DICKMANN MARLENE TR ET AL		BUTLER ROBERT H TRUST FBO BUTLER JOHN R

PROPERTY DESCRIPTION: SEC: 1 TWP: 44 RNG: 3

Lien Number	Notation	Locator
		24V530461

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certification Sheet as to the **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
00503

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 4 pages, (this page inclusive), was filed for record in my office on the 4 day of August 2010 at 01:36PM 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.

MY
Deputy Recorder

Janice M. Hammonds
St. Louis County, Missouri

Mail to:

Destination code: 5 P

RECORDING FEE 30.00
(Paid at the time of Recording)

3

GENERAL WARRANTY DEED
(TRUST - COUNTY)

THIS DEED, Made and entered into this **29th day of July, 2010**, by and between

Marlene Dielmann and John H. Schnarr, co-tlustees of the Audrey M. Schnarr 1991 Trust, dated March 1, 1991 (Grantor)

a trust, organized and existing under the laws of the State of **Missouri**, with its principal office in the county of **St. Louis**, State of **Missouri** party of the First Part, and

Robert H. Butler Trust FBO R. John Butler UAD 7/28/97 (Grantee)

Address: **405 Steeple Lane, Chesterfield, MO 63005**

WITNESSETH, that the said 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 Wildwood, and State of Missouri, to-wit:

A tract of land in the Southeast 1/4 of the Southwest 1/4 of Section 1, Township 44 North, Range 3 East in St. Louis County, Missouri and described as: Beginning at a point in the North line of Manchester Road, being the Southeast corner of a tract of land conveyed to John Edward Schnarr and wife, by deed recorded in Book 380 page 298, thence along the East line of property so conveyed to Schnarr, aforesaid, North 1 degree 54 minutes East 421.20 feet to the Northeast corner of said Schnarr tract, thence North 84 degrees 7 minutes East 37.81 feet to a point, thence North 76 degrees 29 minutes East 67.71 feet to a point, thence South and parallel to the East line of property conveyed to Schnarr by deed recorded in Book 380 page 298, South 1 degree 54 minutes East 430.22 feet to the North line of Manchester Road, and thence along the North line of Manchester Road, South 84 degrees 7 minutes West 103.68 feet to the place of beginning.

Property Address: **16941 Manchester Road**
Wildwood, MO 63040

Locator Number: **24V 530 461 Not Split**

#5 1005059 W

Subject to easements, conditions, restrictions, building lines and zoning regulations, if any.

Grantor hereby represents:

1. The Trustees are the duly acting and qualified Trustee under said Trust
2. The Trust has not been amended, revoked, or cancelled and is in full force and effect
3. The Trustees have the full and complete powers and authority to execute this deed

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 of the First Part hereby covenanting that it and its successors, shall and will **WARRANT AND DEFEND** the title to the premises unto 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 2010 and thereafter, and special taxes becoming a lien after the date of this deed.

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

Marlene Diekmann, Co-Trustee

Marlene Diekmann, Co-Trustee

STATE OF MISSOURI
County OF St. Louis

On this July 29, 2010, before me personally appeared Marlene Diekmann, co-trustee of the Audrey M. Schnarr 1991 Trust, dated March 1, 1991

to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her their free act and deed, as the party or parties of the First Part.

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.

Annemarie C. Tubbe

Notary Public

Annemarie C. Tubbe

My term expires:

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

ANNEMARIE C. TUBBE
My Commission Expires
January 20, 2011
St. Charles County
Commission #07440844

John H. Schnarr, Co-Trustee

John H. Schnarr, Co-Trustee

STATE OF Illinois
County of Carroll

On this July 28, 2010, before me personally appeared John H. Schnarr, co-trustee of the Audrey M. Schnarr 1991 Trust, dated March 1, 1991

to me known to be the person or person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed, as the party or parties of the First Part.

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.

OFFICIAL SEAL
MARLIS M. KAPFENSTEIN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 11-22-2010

Marlis M. Kapfenstein

Notary Public Marlis M. Kapfenstein
11-22-10

OFFICIAL SEAL
MARLIS M. KAPFENSTEIN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 11-22-2010

Saint Louis COUNTY

Real Estate Information

Printable Version

16941 MANCHESTER RD, GROVER, MO 63040

Ownership and Legal Information: 24V530551 - 2015

Locator No.	Tax Year	Tax District	City Code	Site Code	Destination Code
24V530551	2015	110WE	107	1626	

Owner's Name:	Butler Robert H Trustee		
Taxing Address:	16941 Manchester Rd Grover, MO 63040		
Care-Of Name:			
Mailing Address:	405 Steeple Ln Chesterfield, MO 63005		
Subdivision Book - Page:			
Assessor's Book - Page:	10 - 0911		
City Name:	Wildwood		
Subdivision Name:			
Legal Description:	Section 1-44-3 Loc 312.94 Ft West Of Intersection **Important:** This is a brief legal description and is not meant for use in recorded legal documents.		
Lot Number:		**Block Number:**	
Lot Dimensions:	0104 / IRR - 0430 / 0421	**Total Acres:**	1.00
Tax Code - Description:	A - Taxable	**Land Use Code:**	110
Deed Document Number:		**Deed Type:**	
Deed Book and Page:	**Book:** 19044 **Page:** 850	**Trash District:**	Not Applicable
Deed Index List:	View Deed Index Information Recorded With Locator Number 24V530551		
School District:	Rockwood	**County Council District:**	7

Assessment Information: 24V530551 - All Available Years

	Year	Property Class	Appraised Values Land	Appraised Values Improv.	Appraised Values Total	%	Assessed Values Land	Assessed Values Improv.	Assessed Values Total
-	2015	Residential:	60,000	83,900	143,900	19%	11,400	15,940	27,340
		Agriculture:				12%			
		Commercial:				32%			
		Total:	60,000	83,900	143,900		11,400	15,940	27,340
-	2014	Residential:	34,700	132,300	167,000	19%	6,590	25,140	31,730
		Agriculture:				12%			
		Commercial:				32%			
		Total:	34,700	132,300	167,000		6,590	25,140	31,730
+	2013	Total:	34,700	132,300	167,000		6,590	25,140	31,730
+	2012	Total:	34,700	113,300	148,000		6,590	21,530	28,120
+	2011	Total:	34,700	113,300	148,000		6,590	21,530	28,120
+	2010	Total:	21,200	112,700	133,900		4,030	21,410	25,440

Dwelling Information: 24V530551 - 2015 - Card 1

Locator Number	Tax Year	Card Number	Total Living Units
24V530551	2015	1	1

Stories:	1	External Wall Type:	Frame
Style:	Bungalow	Year Built:	1929
Effective Year:		Remodeled Year:	
Rooms (total):	6	Bedrooms (total):	3
Full / Half Baths (total):	1 / 0	Fixtures (total):	5
Remodeled Kitchen:		Remodeled Bath:	
Basement:	Full	Heat:	Central With AC
Basement Garage:	Yes - 1 Car Garage		
Fuel Type:	Gas	Heat System Type:	Warm Air
Attic:	Full Finished With Wall Height	Interior / Exterior Condition:	Same
Recreation Room Area:		Finished Basement Area	
Wood Fireplaces / Stacks:	1 / 1	Metal Fire Places (total)	
Ground Floor Area:	1,192 ft^2	Total Living Area:	1,848 ft^2
Grade:	C	C.D.U. Code - Name:	AV - Average

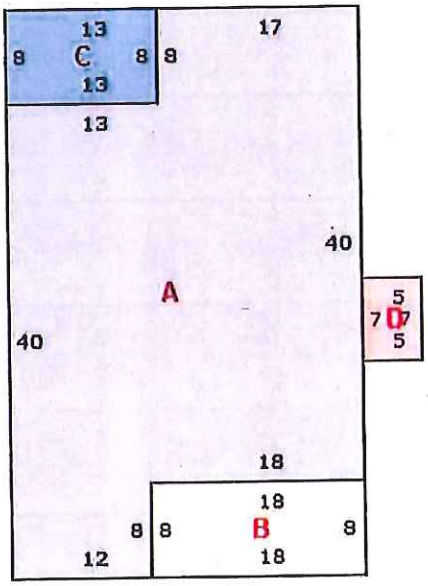
Sales Information: 24V530551 - All Available Years

Sale Date	Sale Price	Sale Type	Sale Validity Code - Name	Book - Page
08/04/2010	$170,000	Land And Building	X - Valid Sale	19044 - 850

Other Buildings and Yard Information: 24V530551 - 2015

Description	Year Built	Units	Total Area	Grade	Condition
Con Paving	1929	1	10 x 12 = 120 ft^2	D.	Fair
Frame Utility Shed	1929	1	10 x 10 = 100 ft^2	D	Fair
Frame Utility Shed	1929	1	16 x 10 = 160 ft^2	D	Fair

Property Sketch Image: 24V530551 - 2015 - Card 1



Property Sketch Information: 24V530551 - 2015 - Card 1

Key	Area	Description	Floor
A	1,192 ft^2	**Main Dwelling -** Frame **Stories -** 1 **Basement -** Full	
B	144 ft^2	Open Frame Porch	First
C	104 ft^2	Enclosed Frame Porch	First
D	35 ft^2	Open Frame Porch	First
		Total Living Area - 1,848 ft^2	

Listed below are all the available online documents for this parcel.

Documents: 24V530551 - All Available Years

Tax Year	Document Title	Date	View
2015	Change Of Assessment Notice - Front	06/26/2015	View
2015	Change Of Assessment Notice - Back	06/26/2015	View

2015	Projected Tax Liability Notice - Back	06/26/2015	View
2015	Projected Tax Liability Notice - Front	06/26/2015	View
2013	Change Of Assessment Notice - Front	05/29/2013	View
2013	Change Of Assessment Notice - Back	05/29/2013	View
2013	Value Change Letter	05/21/2013	View
2013	Projected Tax Liability Notice - Back	05/29/2013	View
2013	Projected Tax Liability Notice - Front	05/29/2013	View
2011	Change Of Assessment Notice - Front	05/13/2011	View
2011	Change Of Assessment Notice - Back	05/13/2011	View
2011	Projected Tax Liability Notice - Back	05/13/2011	View
2011	Projected Tax Liability Notice - Front	05/13/2011	View

Information on this page is current as of Monday, August 17, 2015.

City of Wildwood Historic Building Survey 2014-15

16941 MANCHESTER RD

Locator#24V530551

Town or village: Grover

location:

Ownership information (2014):
BUTLER ROBERT H TRUSTEE
405 STEEPLE LN
CHESTERFIEL MO 63005

Date: 1929

Historic Name: Schnarr, John and Ida, House (se

Other Name:

Architect: unknown

Builder: unknown

Style: Craftsman

Vernacular Type: Bungalow

Stories: 1.5

Structure: Frame

Wall material: vinyl or aluminum

Roof Shape: Side Gable

Roof Material: Composition Shingle

Foundation: Concrete

Historic Use: Residential: Single dwelling

Integrity: Good to Fair

Condition: Excellent

Ancillary Blgs: 0

Environment/Outbuildings:
There are no outbuildings on this level town lot.

Description:
This bungaloid house has a side gabled roof with an inset front porch at the right two bays of the façade. At the left bay is a triple set of 4/1 windows; the front door appears new, and the right bay has a pair of 4/1 windows. The corner post supporting the roof at the right end of the façade is squared and tapered wood. The porch appears to have a wood deck supported on concrete piers. The gabled dormer facing the street has a triple set of 3/1 windows. There is an exterior chimney in the left elevation just forward of the roof ridge. A bracketed hood faces east covering a door at grade in the right (east) elevation.

History/Significance:
Per the attached survey, John and Ida Schnarr built this house in 1929 and moved here from their previous home immediately to the west. It is an excellent example of a vernacular bungalow and is one of the most intact in the survey.

Sources:

Previous Survey/Historic Designation:
Pond & Grover survey, 1989

Photo date: 4/29/2014

Surveyed by: Lynn Josse, Preservation Research Office

Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101

HISTORIC INVENTORY

1 No. 530076

2 County: St. Louis

3 Location of Negatives: 32908-14

4 Present Name(s): Second John E. Schnarr House

5 Other Name(s): 16941 or 16853 Manchester Road

6 Specific Location: 1 acre Section 1, Township 44, Range 3, 313.06 ft. east of Eatherton Road

7 City or Town: If Rural, Township & Vicinity: Meramec Township, Grover

8 Site Plan with North Arrow

9 Coordinates: UTM
Lat
Long

Site [ ] Building [X] Structure [ ] Object [ ]

11. On National Register? Yes [ ] No [X]

12. Is it Eligible? Yes [ ] No [ ]

13. Part of Estab Hist Dist.? Yes [ ] No [X]

14. District Potent'l? Yes [X] No [ ]

15. Name of Established District

16. Thematic Category

17. Date(s) or Period: constructed 1929

18. Style or Design: bungalow

19. Architect or Engineer

20. Contractor or Builder

21. Original Use, if apparent: residence

22. Present Use: residence

23. Ownership: Public [ ] Private [X]

24. Owner's Name & Address, if known: Harold & Audrey Schnarr, P.O. Box 7, Grover, MO 63040

25. Open to Public? Yes [ ] No [X]

26. Local Contact Person or Organization

27. Other Surveys in Which Included

28. No. of Stories: 1½

29. Basement? Yes [X] No [ ]

30. Foundation Material: concrete

31. Wall Construction: frame

32. Roof Type & Material: gable, comp.

33. No. of Bays: Front 3 Side 3

34. Wall Treatment: aluminum siding

35. Plan Shape: rectangular

36. Changes (Explain in #42): Addition [ ] Altered [ ] Moved [ ]

37. Condition: Interior ____ Exterior excellent

38. Preservation Underway? Yes [ ] No [X]

39. Endangered? By What? Yes [ ] No [X]

40. Visible from Public Road? Yes [X] No [ ]

41. Distance from and Frontage on Road: /104'

42. Further Description of Important Features: The typical bungalow style of this house is modified by the left side of the porch being enclosed, apparently as part of the original construction of the house. A triple window fills this facade, with paired windows on the side and to the right of the door. All have four vertical panes over one. Above the door is a broad gabled dormer with three windows. A brick chimney stands on the west side of the house to the front of the roof ridge.

Photo

43. History and Significance: John Edward and Ida Schnarr, who had bought the lot to the west in 1916 (now 16943 Manchester Road), bought this additional acre from Gustave and Lulu Goedeke of Franklin County in 1920. They built this house in 1929 to accomodate a growing family and rented the older house for several years. Ida Schnarr died a widow in 1964 at the age of 73, leaving this property to her son J. Harold Schnarr and her grandson Ronald L Pfeiffer. Pfeiffer sold his interest to Harold and his wife Audrey in 1965.

44. Description of Environment and Outbuildings

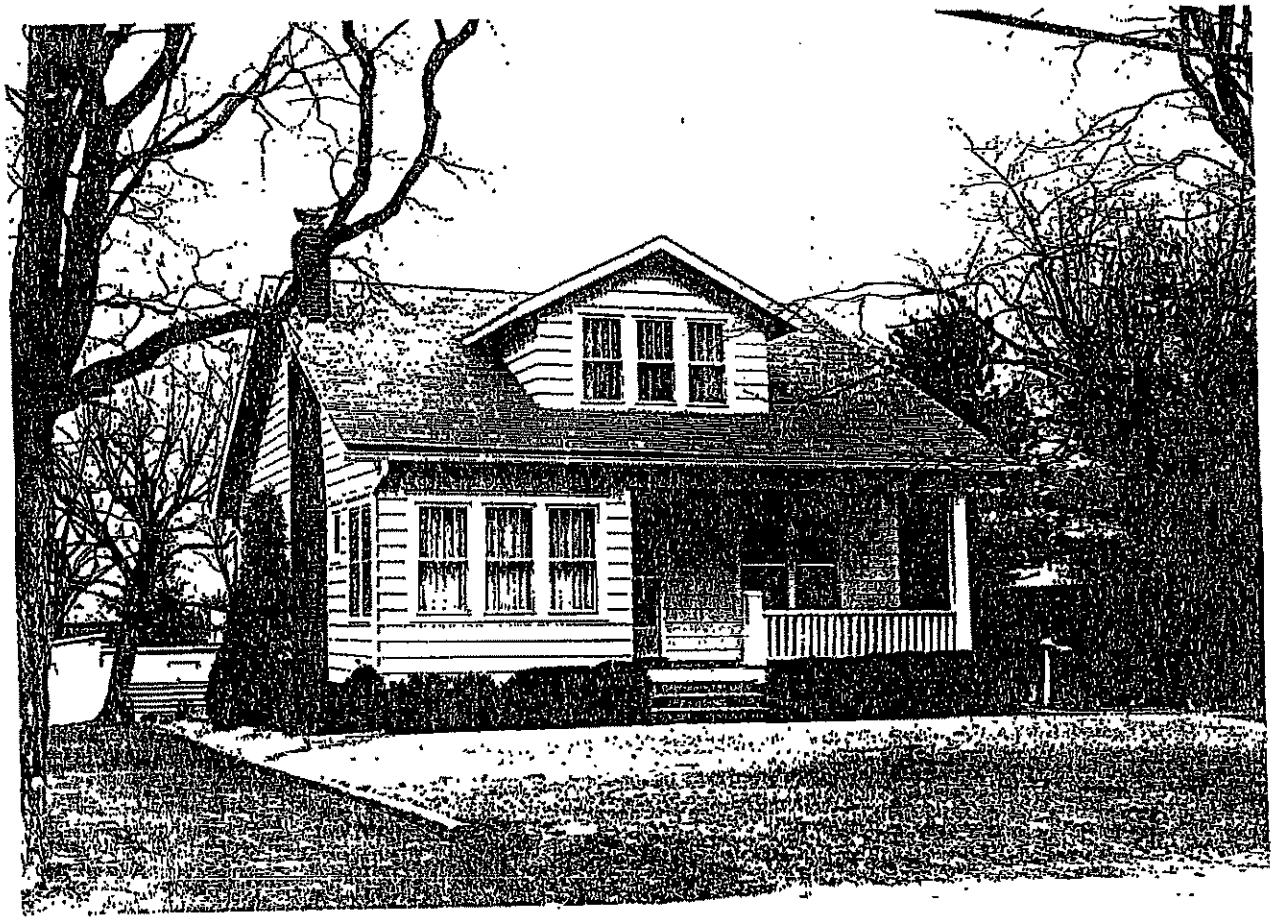
Sources of Information
St. Louis County Recorder of Deeds, Book 380, p. 298; 474, 144; 5643, 566.
St. Louis County Probate Court, #34622.
Interview with Audrey Schnarr

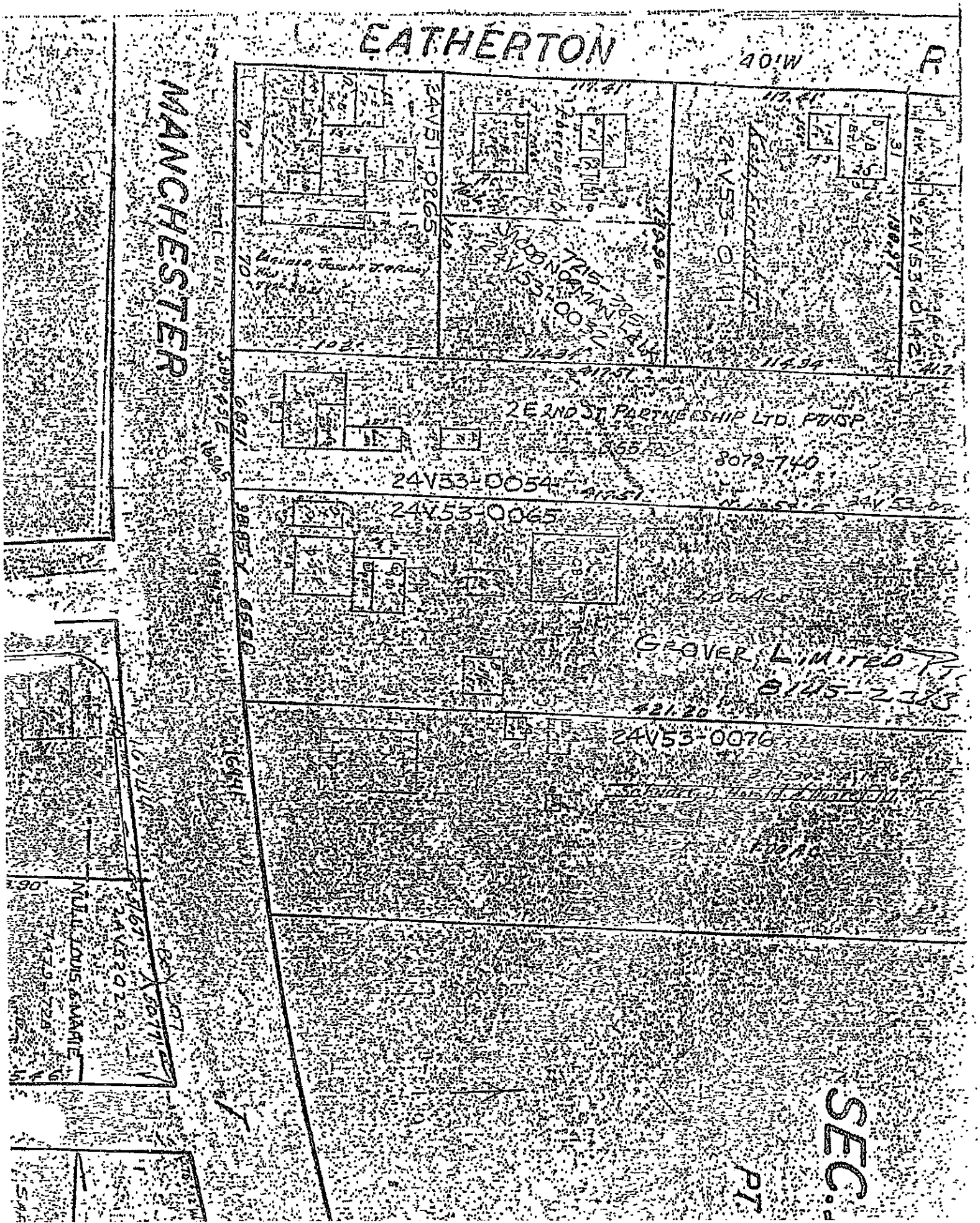
46. Prepared by: E. Hamilton

47. Organization: St. Louis County Parks

48. Date

49. Revision Date(s)




EATHERTON
40'W
MANCHESTER
24V53-0142
24V53-0265
24V53-0032
7215-
24V53-0054
24V53-0065
24V53-0076
2E 2ND ST PARTNERSHIP LTD. PTNSP
8072-740
GROVER LIMITED
8145-2383
SEC.
PT.

City of Wildwood Historic Building Survey 2014-15

16941 MANCHESTER RD

ocator#24V530551

Town or village: Grover

Ownership information (2014):
BUTLER ROBERT H TRUSTEE
405 STEEPLE LN
CHESTERFIEL MO 63005

Date: 1929

Historic Name: Schnarr, John and Ida, House (second)

Other Name:

Architect: unknown

Builder:

Style: Craftsman

Vernacular Type: Bungalow

Historic Use/sub-use: Residential / Single dwelling

Integrity: Good to Fair

Condition: Excellent

No. Stories: 1.5

Structural system: Frame

Wall material: vinyl or aluminum

Roof Shape: Side Gable

Roof Material: Composition Shingle

Foundation: Concrete

Ancil. Bldgs: 0

Environment/Outbuildings:

Description:

This bungaloid house has a side gabled roof with an inset front porch at the right two bays of the façade. At the left bay is a triple set of 4/1 windows; the front door appears new, and the right bay has a pair of 4/1 windows. The corner post supporting the roof at the right end of the façade is squared and tapered wood. The porch appears to have a wood deck supported on concrete piers. The gabled dormer facing the street has a triple set of 3/1 windows. There is an exterior chimney in the left elevation just forward of the roof ridge. A bracketed hood faces east covering a door at grade in the right (east) elevation.

History/Significance

Per the attached survey, John and Ida Schnarr built this house in 1929 and moved here from their previous home immediately to the west. It is an excellent example of a vernacular bungalow and is one of the most intact in the survey.

Sources:

Previous Survey/Historic Designation:

Pond & Grover survey, 1989

Photo date: 4/29/2014

Surveyed by: Lynn Josse, Preservation Research Office

BILL #2117 ORDINANCE #2117

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING AN AMENDMENT TO EXISTING C-8 PLANNED COMMERCIAL DISTRICT ORDINANCE #2017, WHICH GOVERNS THE REUSE OF A HISTORIC BUILDING FOR FUTURE OFFICE ACTIVITIES AND RELATED USES, BY ALLOWING A TWELVE (12) MONTH EXTENSION OF TIME FOR THE SUBMITTAL AND ACTION UPON THE SITE DEVELOPMENT PLAN, ALL IN KEEPING WITH THE PLANNING AND ZONING COMMISSION'S LETTER OF RECOMMENDATION BEING DATED JUNE 15, 2015. (Ward Eight)

WHEREAS, the owner of this property sought a change in its zoning district designation to allow for it to be used for a business – Butler Security, which is currently housed in a nearby office building on Manchester Road, two (2) properties removed from the current petitioned site; and

WHEREAS, the past use of this building had been for a single family dwelling, but is located along Manchester Road, a major arterial roadway in Wildwood, and designated by the Town Center's Regulating Plan as 'Workplace' District, a commercial designation consistent with many of the other land uses in its vicinity; and

WHEREAS, the house, now requested to be an office building, had been determined to be historically significant and worthy of preservation, which was also a condition associated with its rezoning and one (1) of the main rationales for the City Council's support of the rezoning of the property from a residential category to the C-8 Planned Commercial District; and

WHEREAS, the property's zoning district classification was changed by the City, after the Planning and Zoning Commission had held a hearing on the matter, along with completing its Letter of Recommendation, which was received by the City Council on July 13, 2015 and supported by it as well; and

WHEREAS, with the adoption of the C-8 Planned Commercial District by the City Council, a number of conditions were placed on the property relative to its increased use and these included roadway improvements, parking area additions, and extension of certain utilities to serve the site; and

WHEREAS, one (1) additional condition that was developed and included in the site-specific ordinance for this Town Center site was the requirement for the submittal of Site Development Plan (SDP) to the Planning and Zoning Commission for its review and action within one (1) year of the City Council's approval of the project's legislation; and

WHEREAS, the submittal of the Site Development Plan (SDP) has occurred, but additional time was needed to complete the process, so the one (1) year timeframe could not be met, which led to the request for an extension of time in this regard; and

WHEREAS, the Planning and Zoning Commission considered this request at its June 15, 2015 meeting and agreed to allow for an additional one (1) year of time for this plan process to be completed, given the appropriateness of the project for this area; and

WHEREAS, the City Council held a public hearing on this matter at its meeting on July 13, 2015, where it accepted comments on the Planning and Zoning Commission's recommendation on this proposal and, with its conclusion, authorized the preparation of legislation to accommodate this change to the governing ordinance for this location; and

WHEREAS, with this legislation, the petitioner would have to June 23, 2016 to complete the Site Development Plan (SDP) process with the City's Planning and Zoning Commission; and

WHEREAS, the City of Wildwood, on September 1, 1995 and now thereafter, has adopted regulations, laws, and requirements relating to development and use of land located within its boundaries, which are intended to protect the public's health, safety, and general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:

Section One. The City of Wildwood Zoning Ordinances and Official Zoning District Maps, which are made a part hereof, are hereby amended by approving changes to existing C-8 Planned Commercial District Ordinance #2017 (Town Center Workplace District) regulations, which are set forth therein for the following described tract of land:

A tract of land in the Southeast ¼ of the Southwest ¼ of Section 1, Township 44 North, Range 3 East in St. Louis County, Missouri and described as: Beginning at a point in the North line of Manchester Road, being the Southeast corner of a tract of land conveyed to John Edward Schnarr and wife, by deed recorded in Book 380 page 298, thence along the East line of property so conveyed to Schnarr, aforesaid, North 1 degree 54 minutes East 421.20 feet to the Northeast corner of said Schnarr tract, thence North 84 degrees 7 minutes East 37.81 feet to a point, thence North 76 degrees 29 minutes East 67.71 feet to a point, thence South and parallel to the East line of property conveyed to Schnarr by deed recorded in Book 380 page 298, South 1 degree 54 minutes East 430.22 feet to the North line of Manchester Road, and thence along the North line of Manchester Road, South 84 degrees 7 minutes West 103.68 feet to the place of beginning.

Section Two: The zoning authority and approval embodied in this ordinance is granted subject to compliance with the Subdivision and Development Regulations, Zoning Ordinance, and all other City of Wildwood ordinances, rules, and regulations and the conditions of this ordinance, except as, may be modified herein, upon the requirement the development and approved Site Development Plan are carried out in accordance with the recommendation forwarded to the City Council by the Planning and Zoning Commission within the communication dated June 15, 2015 which is incorporated herein by reference as if fully set forth in this ordinance. The zoning authority granted herein is further subject to the following conditions:

1. **PERMITTED USES**

The uses permitted in this C-8 Planned Commercial District (Town Center Workplace District) shall be limited to all general and professional office uses as defined in the Town Center Plan (as amended March 1, 2010), with associated parking. No medical or dental uses shall be authorized within the confines of this C-8 Planned Commercial District.

2. **FLOOR AREA, HEIGHT, AND BUILDING REQUIREMENTS**

a. The uses permitted in this C-8 Planned Commercial District shall be contained in one (1) building and the useable space for the permitted use shall not exceed one thousand eight hundred fifty (1,850) square feet in gross floor area. Given the age of this building and its unique architecture for this area, it may not be demolished, unless the required permit for such action is supported by no less than a super-majority of the City Council members.

b. No new structure or building shall exceed two (2) stories in height, as measured from final finish grade and the adjoining street elevation.

c. The area of this C-8 Planned Commercial District shall be a minimum of 43,562 square feet in overall size, excepting any public land dedications, which might reduce its size.

d. The proposed architectural design, character, and style of all new buildings and any expansions constituting the addition of more than one-half (1/2) of the permitted useable space (925 square feet) shall adhere to the City of Wildwood's Town Center Architectural Guidelines, Neighborhood Design Standards, and any other applicable requirements of the Town Center Plan. Consideration and action relative to the required design shall be by the Architectural Review Board. Minimally, all

buildings shall maintain a consistent theme throughout the boundaries of this C-8 Planned Commercial District in terms of material, color, and style.

3. **SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS**

Within ~~twelve (12)~~ twenty-four (24) months of the date of approval of the preliminary development plan by the City Council and prior to any site disturbance, the developer shall submit to the Planning and Zoning Commission for its review and approval a Site Development Plan. Where due cause is shown by the petitioner, this time interval may be extended through appeal to and approval by the Planning and Zoning Commission. The Site Development Plan shall include, but not be limited to, the following:

a. Outboundary and legal description of the property.
b. Location map of generalized nature, north arrow, and plan scale.
c. Location and size of all proposed structures, including canopies, arcades, business signage, and any garden or retaining walls.
d. Location and size of all parking areas and corresponding parking calculations.
e. Existing and proposed contours at two (2) foot intervals.
f. Roadways and driveways on and adjacent to the property in question including required right-of-way dedication, pavement widening, and cross access easement areas.
g. The design, location, and size of all proposed lighting, fences, and trash areas.
h. A landscape plan including, but not limited to, the location, size, and general type of all plant and other materials to be used. (See Landscape Requirements Section of this Ordinance).
i. The approximate location of all stormwater and sanitary sewer facilities.
j. Parking and structure setbacks from adjacent property lines.
k. Location of all existing and proposed easements.
l. Location and method of protecting existing tree stands to be preserved.
m. A description of the area's (all surrounding properties within four hundred (400) feet of the subject site) infrastructure and site improvements of a general nature. Principally, building locations on individual properties, curb cuts, and driveway locations along the right-of-way, as well as other natural and man-made features must be shown.
n. All other information not mentioned above, but required on a preliminary plat in accord with Chapter 415.060 of the City of Wildwood Subdivision and Development Regulations.

4. **SITE DEVELOPMENT PLAN DESIGN CRITERIA**

The above Site Development Plan shall adhere to the following specific design criteria:

Building Setbacks

a. Any new building or structure, excluding boundary, garden and/or retaining walls, or fences, shall adhere to the setbacks therein established by the City of Wildwood's Town Center Neighborhood Design Standards for the 'Workplace' District. Any expansion of an existing structure or building shall comply with these build-to requirements as well.

Parking Setbacks

b. All parking stalls, loading spaces, internal drives or roadways, excluding points of ingress and egress, shall adhere to the City of Wildwood's Town Center Neighborhood Design Standards for the 'Workplace' District.

Minimum Parking Requirements

c. Minimum parking requirements shall be set forth in the City of Wildwood's Town Center Neighborhood Design Standards for the 'Workplace' District and Chapter 415.290 Parking Regulations of the City of Wildwood's Zoning Ordinance. All parking spaces and access drives shall be paved.

Access and Roadway Improvements, Including Sidewalks

d. Improvements to Manchester Road shall conform to the requirements of the City of Wildwood's Street Specifications of the Town Center Plan and be as directed and approved by the Department of Public Works. These improvements shall only be required for one-half (1/2) of the right-of-way along petitioner's frontage. All streetscape requirements (street trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed as required by the City of Wildwood's Town Center Plan within the right-of-way of Manchester Road and be approved by the Department of Public Works. In lieu of the installation of roadway improvements, as required by the Town Center Plan for Manchester Road, the owner may submit an escrow in the amount determined sufficient by the Department of Public Works to meet the costs associated with its future installation by others.

e. Access to this development from Manchester Road shall be limited to two (2) commercial entrances/exits designed in accordance with the City of Wildwood's Street Specifications of the Town Center and as directed by the Department of Public Works. The easternmost commercial entrance shall be the access point into the property, while the westernmost commercial entrance shall be the exit from the property, both of which being served by a one (1) way drive aisle.

f. Provide a sidewalk conforming to City of Wildwood ADA standards along Manchester Road as directed by the Department of Public Works. Said walk shall conform to the City of Wildwood's Street Specifications of the Town Center Plan. In lieu of the installation of the sidewalk, as required by the Town Center Plan for Manchester Road, the owner may submit an escrow in the amount determined sufficient by the Department of Public Works to meet the costs associated with its future installation by others.

Miscellaneous Roadway Requirements

g. Provide a cross access easement and temporary slope construction license, or other appropriate legal instrument or agreement guaranteeing permanent access between this site and the adjoining property to the west, as directed by the Departments of Planning and Public Works.

h. Installation of identification signage and landscaping shall be reviewed by the Department of Public Works for sight distance considerations and approved prior to installation.

i. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements. All utilities within the district and on rights-of-way otherwise constructed pursuant to this authorization shall be installed and placed underground in locations as approved by the Director of Public Works.

Landscape Requirements – Specific

j. Building and parking setbacks shall be landscaped in accord with Chapter 410 of the City of Wildwood's Codified Ordinances and its accompanying Tree Manual. The frontage area, where the parking spaces are shown, shall be landscaped and planted in accord with this same code.

k. All stormwater facilities, if installed, shall be appropriately landscaped and comply with Chapter 410 of the City of Wildwood's Codified Ordinances and its accompanying Tree Manual. Wetlands plantings must be used at appropriate locations within the basins themselves as directed by the Department of Public Works.

l. All new landscaping materials shall meet the following criteria: Deciduous Trees – three (3) inch minimum caliper; Evergreen Trees – Eight (8) feet minimum height; and Shrubs- twenty-four (24) inch minimum height.

Lighting Requirements

m. Light standards shall not exceed sixteen (16) feet in height. No on-site illumination source shall be so situated that light is cast directly on adjoining properties or public roadways. Illumination levels shall comply with the provisions of the City of Wildwood's Zoning Code Chapter 415.450 "Outdoor Lighting Requirements." A Lighting Study shall be submitted in conjunction with the Site Development Plan indicating compliance to these requirements. The Planning and Zoning Commission on the Site Development Plan shall approve the location of all light standards and their design and appearance.

Sign Regulations

n. All signage shall be in accord with requirements of the City of Wildwood's Town Center Architectural Guidelines, subject to the following:

1. All wall signs shall comply with the Chapter 415.420 Sign Regulations for the C-1 Neighborhood Business District, except all signage shall be externally illuminated according to the Town Center Plan's Architectural Guidelines.
2. No advertising, temporary, or portable signs shall be authorized in this C-8 District development. No other signs shall be authorized, except as may comply with the C-1 Neighborhood Business District Regulations of the City of Wildwood Zoning Code and the Town Center Plan's Architectural Guidelines.

Miscellaneous Conditions

o. All trash areas shall be enclosed with a six (6) foot high sight-proof wall (with gate) and be appropriately landscaped around its perimeter, if applicable. The Planning and Zoning Commission on the Site Development Plan shall approve the location and design of the enclosure. The design of this enclosure shall reflect the appearance, character, and style, in terms of its color, material, and composition, of the approved architecture of the main building.

o. Handicap parking and access requirements shall comply with Section 512.4 of the City of Wildwood Building Code.

q. No rooftop mechanical equipment shall be allowed within this C-8 Planned Commercial District.

r. Improvements associated with public infrastructure, such as roadways, sidewalks, and access points, shall comply with general design principles that will provide for safe and efficient movement of traffic in and around these sites and improve overall circulation in the area. These improvements shall be reviewed and approved by the Department of Public Works.

s. The owner or developer shall be required to obtain public sanitary sewer service from the Metropolitan St. Louis Sewer District (MSD) for the treatment of wastewater effluent from this site, prior to occupancy of the building and property.

t. The petitioner/owner, within one (1) year of the approval of this zoning district designation change upon the property, must submit an application to place the building onto the City's Historic Registry. If the building is determined to be suitable for said listing on the City's registry by the Historic Preservation Commission (HPC), the owner shall agree to its placement thereon. Removal from the registry of this building shall follow the requirements set forth in Chapter 440 Historic Preservation and Restoration Code of the City of Wildwood's Municipal Code thereafter.

5. TRAFFIC GENERATION ASSESSMENT

The developer shall contribute to the East Area Corridor Traffic Generation Assessment Road Trust Fund established by Chapter 140 of the City's Codified Ordinances. This contribution shall not exceed an amount established by multiplying the new parking spaces by the following rate schedule.

Type of Development	Required Contribution
General Office	$644.74/Parking Space
Professional Office	$644.74/Parking Space
Loading Space	$3,165.27/Loading Space

(Parking space as required by Chapter 415.280 of the City of Wildwood Zoning Ordinance.)

If types of development proposed differ from those listed, rates shall be provided by the Department of Planning.

As this development is located within a trust fund area established by the City of Wildwood, any portion of the traffic generation assessment contribution, which remains, following completion of road improvements required by the development shall be retained in the appropriate trust fund.

The amount of this required contribution, if not submitted by January 1, 2016, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the City of Wildwood Department of Public Works.

5. VERIFICATION PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

Prior to the approval of the Site Development Plan, the petitioner shall:

Stormwater

a. Submit to the Planning and Zoning Commission an engineering plan approved by the Department of Public Works and the Metropolitan St. Louis Sewer District showing that adequate handling of the stormwater drainage of the site is provided.

   1. The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood and Metropolitan St. Louis Sewer District Standards.
   2. All stormwater shall be discharged at an adequate natural discharge point.
   3. Detention or differential runoff of stormwater is at the discretion of Metropolitan St. Louis Sewer District. If required by Metropolitan St. Louis Sewer District and the Department of Public Works, it shall be provided in permanent detention facilities, such as: dry reservoirs, ponds, or another acceptable alternative. The detention facilities shall be completed and in operation prior to paving of any driveways or parking areas.

Geotechnical Report

b. Provide a Geotechnical Report covering development and grading required by improvements involved with this site, as directed by the Department of Public Works. Said report shall verify the adaptability of grading and improvements with soil and geologic conditions, which are susceptible to rapid erosion, landslide, and/or creep. A statement of compliance with this study, signed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans. The development and construction plans shall be designed to conform to the requirements and conditions of the Geotechnical Report. **This requirement will only be required, if a new building is constructed on the subject property.**

6. RECORDING

Within sixty (60) days of approval of the Site Development Plan by the Planning and Zoning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

7. VERIFICATION PRIOR TO BUILDING PERMITS

Subsequent to approval of a Site Development Plan, and prior to issuance of any building permit, the following requirements shall be met:

Landscape Bonds or Escrows

a. If the estimated cost of new landscaping required by the Planning and Zoning Commission on the Site Development Plan exceeds one thousand ($1,000) dollars, as determined by a plant nursery, the

petitioner shall furnish a two (2) year deposit bond or escrow sufficient in amount to guarantee the installation and maintenance of said landscaping in a form determined by the Director of Planning.

Notification of Public Works

b. Prior to issuance of foundation or building permits, all approvals from the Department of Public Works, the Missouri Department of Natural Resources, and the Metropolitan St. Louis Sewer District must be received by the Department of Planning.

Traffic Generation Assessment Contribution

c. Traffic generation assessment contribution shall be deposited with the City of Wildwood in the form of a cash escrow prior to the issuance of building permits.

Certification of Plans

d. Provide verification that construction plans are designed to conform to the requirements and conditions of the Geotechnical Report. This requirement will only be required if a new building is constructed on the subject property.

8. VERIFICATION PRIOR TO OCCUPANCY PERMITS

Subsequent to approval of a Site Development Plan, and prior to issuance of any occupancy permits, the following requirements shall be met:

Roadway Improvements

a. Road improvements shall be completed, or the appropriate escrow established, prior to the issuance of an occupancy permit, unless otherwise noted in this ordinance. As previously noted, delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

9. GENERAL DEVELOPMENT CONDITIONS

a. A grading permit is required prior to any grading on the site. No change in watersheds shall be permitted. Interim stormwater drainage control in the form of siltation control measures is required.

b. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

c. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual, such as Rye or Sudan Grasses, shall be utilized to retard erosion.

d. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City Departments or Commissions.

e. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with the Site Development Plan approved by the City of Wildwood Planning and Zoning Commission.

f. Any other applicable zoning, subdivision, or other regulations or requirements of the City, whether in effect at the adoption of this ordinance or as may be hereinafter adopted, shall further apply to the development of this property as authorized by this C-8 Planned Commercial District Ordinance, except as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning or other development regulations of the City whether by implication or reference.

g. This zoning approval is conditioned on compliance with the Zoning Code, Subdivision Code, and all applicable laws of the City. Such additional regulations are supplemental to the requirements herein and no modification of any applicable regulations shall result from this C-8 Planned Commercial District ordinance, except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

11. PUBLIC SPACE REQUIREMENTS

a. Developer shall construct improved public space in conformance with or otherwise satisfying the requirements of the City's Public Space Ordinance, Chapter 415.260 and 415.270 of the City of Wildwood's Zoning Ordinance. The City Council accepts the findings of the Public Space Study adopted therein and determines the compliance with the Public Space Ordinance provisions will address the impact of this specific development on public space needs in a manner and amount that is equal to less than an amount that is roughly proportional to the actual or anticipated impact. The installation of required public space improvements shall be as required by the applicable ordinances, but shall be completed prior to issuance of any occupancy (temporary or final) permit for the main building authorized by this ordinance. Unless otherwise approved pursuant to the procedures set forth in the Public Space Ordinance, the public space attributable to this development, based upon the number of new parking spaces provided in conjunction with any permitted use, shall be at a rate of two hundred ninety point four (290.4) square feet per parking space.

Section Three. This ordinance shall be in full force and effect on and after its passage and approval.

This Bill was passed and approved this 10 day of August, 2015 by the Council of the City of Wildwood, Missouri after having been read by title, or in full, two (2) times prior to its passage.

Presiding Officer

Timothy Woerther, Mayor

ATTEST:

City Clerk

City Clerk

BILL #1693 **ORDINANCE #1693**

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE PLACEMENT OF A ONE (1) ACRE PROPERTY AND THE BUNGALOW LOCATED UPON IT, WHICH IS KNOWN AS THE ANNE RICKARD HOUSE, ON THE WILDWOOD HISTORIC REGISTRY, THEREBY SETTING FORTH PARAMETERS FOR ITS PRESERVATION AND POTENTIAL REUSE. (Ward Eight)

WHEREAS, the petitioner, who is the owner under contract of the subject lot and two (2) other properties adjacent to it, is requesting the site and building be placed on the City's Historic Registry to facilitate their future use for a new business activity; and

WHEREAS, the building located on this lot is a traditional bungalow that was constructed in the early 1930's by Annie Rickard in an area of Grover that has traditionally been the hub of commerce, since the 1850's; and

WHEREAS, this property, which is approximately one (1) acre in size, is also located along Historic Route 66 – the Mother Road – which has been a major transportation corridor from the 1830's, when the Missouri Legislature authorized funding for its construction at that time; and

WHEREAS, this bungalow was first identified as having historic significance by the historian for the St. Louis County Department of Parks and Recreation in 1988, as part of the Pond-Grover Community Area Study; and

WHEREAS, the Historic Preservation Commission conducted a public hearing on this matter at its September 23, 2009 meeting, where it heard testimony on the request from the petitioner about the bungalow, the property, and her plans to convert this residential lot into a garden center similar to the facility she owns and operates in the City of Kirkwood, with plans to use the bungalow as part of this business; and

WHEREAS, with the property located in the City's Town Center Area, the use is currently permitted by the 'Neighborhood Center' designation, but the petitioner is seeking the placement of the one (1) acre site and building on the registry to obtain potential incentives relating to the Traffic Generation Assessment Fee and a waiver to the requirement to construct the streetscape on Manchester Road; and

WHEREAS, with the conclusion of the public hearing, the Department of Planning prepared a report, including its recommendation on the matter, and presented it to the Historic Preservation Commission for their consideration and action; and

WHEREAS, the Historic Preservation Commission reviewed the Department's favorable recommendation for the placement of the property and building on the City's Historic Registry, along with granting the requested incentives to the Traffic Generation Assessment Fee and the streetscape requirements of the Town Center, and supported it, given a number of reasons set forth therein; and

WHEREAS, these reasons include the following: the requirements of the City's Historic Preservation Ordinance are met by this dwelling and property; the preservation of the bungalow will guarantee its retention and improve the area where it is located; the approval of this request for this building and property's placement on the City's Historic Registry is further evidence of the growing support and importance these types of preservation activities hold in Wildwood; the inclusion of this asset onto the registry benefits all parties; the property has been identified by the City's Master Plan as having historic significance since 1996; and the offering of incentives allows the City to demand a higher standard for this development in terms of its design, architecture, and function; and

WHEREAS, with the Historic Preservation Commission's unanimous support, a Letter of Recommendation was prepared for forwarding to the City Council for its consideration, which was scheduled to occur at a public hearing before it on January 11, 2010; and

WHEREAS, the City Council did conduct a public hearing on this item and heard presentations from the Department of Planning and the petitioner on the matter and sought details relating to the proposed reuse of the bungalow and property and the costs associated with the incentives, which would exceed some eighty thousand dollars ($80,000.00) and, after deliberation, agreed to allow the preparation of legislation to place this property and building on the City's Historic Registry for the reasons noted in the Historic Preservation Commission's Letter of Recommendation issued on this request; and

WHEREAS, this action is consistent with the requirements of Chapter 440 -Historic Preservation Commission of the City of Wildwood Municipal Code – that relates to the consideration of requests for the registry and the offering of incentives and has also been determined by the City Council to be an appropriate exercise of its authority to benefit the public's health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AS FOLLOWS:

Section One. The City Council of the City of Wildwood, Missouri hereby determines that, based upon the information and recommendation provided to it by the Historic Preservation Commission, said property and bungalow identified as being located on 17011 Manchester Road (St. Louis County Locator Number 24V510715), is appropriate for placement on the City's Historic Registry, since this parcel of ground has been determined to be historically significant in nature due to the following considerations: (1.) its character, interest or value is part of the development, heritage, or cultural characteristics of the community, County, State or country; (2.) its overall setting is part of a collection of buildings, structures or objects where the overall collection forms a unit; (3.) it has the potential to be returned to an accurate historic appearance regardless of alterations or insensitive treatment that can be demonstrated to be reversible; (4.) it embodies distinguishing characteristics of an architectural type valuable for the study of period, type, method of construction or use of indigenous materials; and (5.) it is suitable for preservation or restoration.

Section Two. The City Council hereby adopts, for the purposes of this action, the Historic Preservation Commission's Letter of Recommendation on this matter, which establishes the parameters and rationales for the designating ordinance, under the requirements and regulations of Chapter 440.040 of the Wildwood Municipal Code – **Historic Preservation and Restoration Code**, *but hereby does not yet endorse the set of incentives also contained in this report that was acted upon by said body.*

Section Three. The City Council hereby directs the Department of Planning to complete the necessary steps to finalize the nomination process of this property onto the Historic Registry and make all notifications and modifications to the owners and City documents regarding the same.

Section Four. This Ordinance shall be in full force and effect on and after its passage and approval.

This Bill was passed and approved this 8 day of FEBRUARY, 2010 by the Council of the City of Wildwood, Missouri after having been read by title, or in full, two (2) times prior to passage.

Presiding Officer

Timothy Woerther, Mayor

ATTEST:

City Clerk

City Clerk

NEW BUSINESS AGENDA ITEM

CITY OF WILDWOOD

HISTORIC PRESERVATION COMMISSION

FINAL RECOMMENDATION REPORT for HISTORIC REGISTRY

October 28, 2009

"Planning Tomorrow Today"

Petition No.:	H.R. 3-09
Petitioners:	Ann Lapides, Sugar Creek Gardens
Request:	Add "Annie Rickard House" to the City's Historic Registry
Location:	17011 Manchester Road
Tract Size:	0.90 acres
Locator No.:	24V510715
Public Hearing Date:	September 23, 2009
Report:	Attachment A
Background Information, including photographs:	Attachment B
School District:	Rockwood
Fire District:	Metro West
Ward:	Eight
Date and Vote:	October 13, 2009 - 5 to 0 for approval
Date and Final Vote:	October 28, 2009 - 4 to 0 for approval

Background on the Annie Rickard House

The subject property is known as the "Annie Rickard House" and its name is reflective of Annie Rickard, who constructed the home around 1930. Ms. Rickard purchased the subject property from one (1) of her surviving parents, Caroline Paubel. The Paubel's purchased the subject lot and the surrounding 19.74 acres in 1912 from Louise Kemper and Isaac Fridley for $3,000. Caroline and Albert Paubel were married in 1877 and inhabited and farmed the land until their deaths. Albert Paubel died in 1923 and his wife, Caroline, died in 1942. At the time of Mrs. Caroline Paubel's death, all that was left of their 19.74 acres was a 4.6 acre tract of land, with a four (4) room, story-and-a-half house, a two-room outhouse, a chicken house, a wood shed, and an outdoor toilet, collectively valued at $1,500. This description does not match the present-day level of structures located on the property, which is now just the bungalow itself.

The Paubel's started selling off parcels of ground from their original 19.74 acres in 1919, mostly along Eatherton Road, then along Lindy Lane in 1927. In 1930, Mrs. Caroline Paubel sold the two-hundred (200) square foot lot at the northeast corner of Manchester Road and Lindy Lane to her daughter, Annie Rickard for $1,250. The present-day home was most likely built by Annie Rickard and is a typical bungalow associated with that era.

The approximately one (1) acre tract of land, where the single-family dwelling is situated, is a level site, with several mature trees located in the yard area to the west of the dwelling. The dwelling has a rectangular shape, with a concrete block foundation, and is approximately 1,060 square feet in overall area (per St. Louis County Records). The seventy-nine (79) year old home was originally made from clapboard material, but has since been replaced with vinyl siding. The dwelling also has an obelisk-like porch (with posts) on red brick pedestals that highlight the 3-over-1 windows. A brick chimney is also located on the eastern side of the dwelling. Along Manchester Road, the property is served by a single access point/driveway from this City-maintained roadway.

Manchester Road itself has a lengthy history as one (1) of the first State roadways commissioned by the Missouri Legislature for access from the City of St. Louis to the capital in Jefferson City. This roadway was first commissioned in approximately 1830 and has continuously been in use since that time. More recently, Manchester Road, during the 1930's, was designated as part of the original Route 66 corridor that stretches from Chicago, Illinois to Los Angeles, California, and the Pacific Ocean. During these glory years as part of the "Mother Road," many of the area's current buildings and structures were prominent landmarks along the route.

Current Request

The petitioner, Ann Lapides - Sugar Creek Gardens, is requesting the Commission's favorable consideration of her request to place this single-family dwelling and related property on the City's Historic Registry. The petitioner is proposing to utilize this property for a specialty garden center. The existing dwelling is proposed to be utilized as part of the operation and the petitioner plans on constructing additional buildings to complement the character of the existing historic structure. The petitioner is aware this property will need to be restored to accommodate the proposed use and is not seeking any type of land use change as an incentive, but is requesting waivers to the Traffic Generation Assessment Fee (approximately $36,230.00, based upon twenty-one (21) parking spaces shown on a Concept Plan submitted in support of this request) and the installation, or escrow of costs, for the Manchester Road streetscape improvements (the installation of vertical curb with a gutter, parallel parking lane, and sidewalk, including street trees, grates, lights, and pedestrian furniture). The cost of this level of public improvements along Manchester Road has been approximated at an amount of $45,504.00. The property has approximately two hundred (200) feet of frontage along Manchester Road, which is how the cost of Manchester Road Streetscape Requirements was calculated.

Thirteen (13) Criteria for Consideration of Building/Property

The City's Historic Preservation Ordinance establishes thirteen (13) items that are to be utilized in determining the appropriateness of a nomination under criteria created by the United States Department of Interior's National Park Service. Only one (1) of these thirteen (13) items must be met for favorable consideration of a requested nomination to the registry. In

the case of the Annie Rickard House, the Commission has determined that Items #1, #2, #3, #6, and #12 meet this required compliance.

1. **Its character, interest or value is part of the development, heritage, or cultural characteristics of the community, County, State or country;**
2. **Its overall setting is part of a collection of buildings, structures or objects where the overall collection forms a unit;**
3. **It has the potential to be returned to an accurate historic appearance regardless of alterations or insensitive treatment that can be demonstrated to be reversible;**
4. Its location is the site of a significant local, County, State or national event;
5. It is identified with a person or persons who significantly contributed to the development of the community, County, State or country;
6. **It embodies distinguishing characteristics of an architectural type valuable for the study of period, type, method of construction or use of indigenous materials;**
7. It is identified as the work of a master builder, designer, architect or landscape architect whose individual work has influenced the development of the community, State or country;
8. It embodies design, detailing, materials or craftsmanship that render it architecturally significant;
9. It embodies design that makes it structurally or architecturally innovative;
10. It has a unique location or singular physical characteristic that makes it an established or familiar visual feature of the neighborhood, community or City;
11. Its character is a particularly fine or unique example of a utilitarian structure including, but not limited to, farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance;
12. **It is suitable for preservation or restoration;** and
13. It has potential to yield information important to history or prehistory.

Rationales for Support for this Registry Nomination:

In considering this action, the Historic Preservation Commission agrees the area is appropriate for consideration to the City's Historic Registry for a number of reasons. These reasons include the following:

1. The requirements of the City's Historic Preservation Ordinance are met by this dwelling and property;
2. The preservation of the bungalow will guarantee its retention and improve the area where it is located;
3. The approval of this request for this building and property's placement on the City's Historic Registry is further evidence of the growing support and importance these types of preservation activities hold in Wildwood;
4. The inclusion of this asset onto the registry benefits all parties;

5. The property has been identified by the City's Master Plan as having historic significance since 1996.
6. The offering of incentives allows the City to demand a higher standard for this development in terms of its design, architecture, and function.

Figure 1. - South Elevation

Figure 2. - North Elevation

Figure 3. - East Elevation

Figure 4. - West Elevation

Areas for Certificate of Appropriateness:

The Historic Preservation Commission is recommending multiple levels of review according to the relative importance of this historic building and property within the community, when designs, plans, and construction of new buildings/structures and improvements are proposed (not including any interior types). The levels of review include the following:

1. **Site Development Plan design and function, including but not limited to, placement of buildings, heights of buildings, location of parking, infrastructure levels and design, lighting, signage, and landscaping.**
2. **Architectural Elevations, including all materials, colors, massing, proportion, and character/design.**
3. **Construction Drawings (Improvement Plans).**
4. **Any and all alterations to approved plans and elevations.**

5. **Any and all modifications to constructed buildings, structures, infrastructure, and other improvements located within the boundaries of the designated historic area.**

With the asset's placement on the City's Historic Registry, and allowing the Commission's review authority to include all of the items referenced above, those activities requiring a Certificate of Appropriateness include:

1. Any construction, alteration or removal affecting the bungalow that requires a building permit from the City;
2. Any demolition, in whole or part, of the bungalow requiring a permit from the City;
3. Any construction, alteration, demolition or removal affecting a significant exterior architectural feature or appearance, as specified in the ordinance designating the historic asset; and
4. Any construction, alteration or removal involving earth-disturbing activities that might affect archeological resources; and
5. Any addition or modification to the site or its improvements altering its function and/or character.

Specific Items Initiating Review:

- ✓ Repairs or replacements to any improvement located upon the property, specifically any building, structure, parking lot, lighting, signage, etc.
- ✓ Painting of exterior of the buildings, structures, and other improvements
- ✓ Repair or replacement of exterior building materials
- ✓ Installation or removal of windows
- ✓ Installation, repair, or replacement of doors
- ✓ Structural modifications to building, structures, or other improvements
- ✓ Additions or modifications of a non-structural nature to any building, structure, or improvement
- ✓ Site modifications governed by the property's current zoning district designation, including, but not limited to, land disturbance, tree removal, erection of fences or other barriers, and landscaping.

Design Criteria to be applied to Certificate of Appropriateness Review Process:

In considering an application for a Certificate of Appropriateness under the requirements noted above, the Historic Preservation Commission shall be guided in principal by the Secretary of the Interior's standards as follows:

1. The use of the property shall be designed to require minimal change to the defining characteristics of structures, buildings, and environment.
2. The historic character of the building shall be retained and preserved. The use of inappropriate historic materials or alteration

of features and exterior spaces that have previously characterized the property shall be avoided.

3. Each building shall be recognized as a physical record of its time, place and use.
4. Most buildings change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic period shall be applied to the new construction.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. Additions, exterior alterations, and new construction shall not destroy historic materials that characterize the area. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
10. Additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic area and its environment would be unimpaired. (Ordinance No. 547 §1, 8-9-99)

Standards for Review Process:

Design guidelines for applying the criteria for review of Certificate of Appropriateness shall, at minimum, consider the following architectural criteria:

1. *Height.* The height of any proposed alteration or construction should be compatible with the style and character of the historic building.
2. *Proportions of windows and doors.* The proportions and relationships between doors and windows should be compatible with the architectural style and character of the historic building.
3. *Relationship of building masses and spaces.* The setback and relationship of the historic building to the open space between it and adjoining structures should be compatible.
4. *Roof shape.* The design of roofs should be compatible with the architectural style and character of the historic building.
5. *Landscaping.* Landscaping should be compatible with the architectural character and appeal of the historic building.

6. *Scale.* The scale of the structure after alteration, construction, or partial demolition should be compatible with its architectural style and character and with surrounding historic building.
7. *Directional expression.* Facades of historic buildings should blend with other structures with regard to directional expression. Historic properties should be compatible with the dominant horizontal or vertical expression of surrounding structures. The directional expression of a historic property after alteration, construction, or partial demolition should be compatible with its original architectural style and character.
8. *Architectural details.* Architectural details including materials, colors and textures should be treated so as to make a historic building compatible with its original architectural style and character and to preserve and enhance the architectural style or character of a historic building.
9. *Signage.* The character of signs should be in keeping with the historic architectural character of a historic building. Character of a sign includes the number, size, area, location, type, (e.g., off-site advertising signs and on-site business signs), letter size or style, and intensity and type of illumination.
10. *Minimum maintenance.* Significant exterior architectural features should be kept in a condition of good repair and maintenance. All structural and mechanical systems should be maintained in a condition and state of repair that will prevent decay, deterioration or damage to significant architectural features or otherwise adversely affect the historic building. (Ordinance No. 547 §1, 8-9-99)

Incentive Proposal

The placement of this property and dwelling on the City's Historic Registry would be an appropriate action on the part of the community, given the information indicating the bungalow's relative significance from an architectural standpoint alone. This type of bungalow does not exist in many locations in west St. Louis County anymore, since they are often removed to obtain the land for more modern types of housing. Along with the value of the building, its retention would also provide a western anchor to the old development pattern centered in the Grover Area of Wildwood, at or near the intersection of Manchester Road and Eatherton Road. This building, along with the surrounding property, provides a very visible location to show its unique and simple architecture to travelers and others alike.

The Historic Preservation Commission is recommending a set of incentives for this project based upon the restoration opportunity that would preserve the bungalow located on the site. This restoration opportunity would add value to the area, maintain an accurate link to the past history of the Grover Area, and allow the bungalow to continue to serve a useful purpose to a larger community of users. The value of this project to the City is the petitioner is willing to provide a well-planned design that will add new buildings, structures, and plantings, all creating a unique and beautiful setting in the heart of Town Center. The intended result will allow for

Grover's revitalization, while again linking the design, materials, colors, improvements to the history of the area.

Based upon this information, the incentives the Historic Preservation Commission is recommending are as follows:

1. Endorse the waiver of the Traffic Generation Assessment Fees for the planned parking spaces to be constructed on the site to serve the new use.
2. Support the waiver of the streetscape improvements along Manchester Road (not, however, the Eatherton Road frontage, since those properties are vacant and not part of the Historic Registry request).

The Commission would note the property is already located in the City's Town Center and designated for this type of use under that planning document that has been established for it. As part of the Town Center Area, the applicant cannot use, nor needs, the Master Plan's 5th Land Use Category - Historic - for the purposes of this request. Although the property and building have been determined as being historically significant, the Town Center Plan's requirements retain precedence and would continue to apply here, which is the reason the streetscape waiver request has been filed by the petitioner. It is important to note, as part of the Commission's support of the waiver request, the petitioner's site is part of the City's planned Phase II Manchester Road Streetscape Improvement Project, and has already been programmed for completion by Wildwood, as part of its on-going Five (5) Year Capital Improvements Program, regardless of the timing associated with development proposals along its length.

These incentives are substantial, as mentioned earlier, but appropriate, if the project's design, layout, and details justify these allowances by maintaining this bungalow, as part of the past history of the area, providing educational opportunities for learning about it, and planning it by utilizing generally accepted principles for its future development, which, in this case, shall minimally include the following considerations and requirements:

1. All selected materials for existing and new buildings and structures shall complement the bungalow's previous clapboard siding, unless otherwise authorized by the Historic Preservation Commission and the Architectural Review Board.
2. All colors used on the bungalow or any new building or structure shall be appropriate for the historic period noted above (1930's).
3. All openings and glazing shall be of the period of time of the bungalow's original construction and meet the criteria to be considered as a restoration project, not a rehabilitation effort.
4. All building and structure alterations shall be approved by the Historic Preservation Commission and the City's Architectural Review Board for consistency with historic character of the area.
5. All buildings and structures shall maintain the current front building line currently established on the lot and be approved by the Historic Preservation Commission and the Planning and Zoning Commission, along with the placement of all parking to the rear or side of the

buildings, with adequate screening of these improvements, if visible from any street.

6. All public and private infrastructures shall provide a character that matches the design elements of the buildings and structures' planned architecture.
7. All lighting, landscaping, and signage shall be appropriate for the period of architecture, compliant to City codes, and consistent with the character of the area and surrounding residential homesites. For signage, all signs should be consistent with the types authorized in the City's Town Center Area in terms of sizes, lighting sources, and locations.
8. All utilities shall be placed underground and stormwater and sanitary sewer improvements must meet City of Wildwood, Metropolitan St. Louis Sewer District, and the Missouri Department of Natural Resources standards.
9. All applications submitted by the petitioner to the City shall meet all standards and requirements contained therein for reviews by the Planning and Zoning Commission and City Council.

With these considerations and requirements set forth, the Historic Preservation Commission is confident the project will meet the conditions of the Historic Preservation Ordinance and encourage the redevelopment of this property and the preservation of this historic bungalow. The Historic Preservation Commission is also confident the City's Master Plan and zoning processes will also deliver an appropriate and safe development to the Grover Area and the City of Wildwood.

Summary and Recommendation:

The Historic Preservation Commission has determined the subject building and property complies with the minimum level of items from the enabling legislation to be considered for its acceptance onto the City's Historic Registry and, with its addition, will allow for it to be developed and restored once again as an integral part of the Grover Community. The items triggering the Certificate of Appropriateness review by the Historic Preservation Commission are reasonable and allow for the protection of the building, property, and area. The petitioner, as part of the presentation seeking historic status, has noted they are requesting substantial incentives for placing this bungalow and property on the City's Registry. In conclusion, the Commission appreciates and supports the redevelopment of this property and the retention of the bungalow in the Grover Area in terms of an illustrative example of its history and the value of historic preservation as a way to enrich a community's character.

Respectfully submitted,
CITY OF WILDWOOD HISTORIC PRESERVATION COMMISSION

Lynne Martin, Chair

ATTEST:

Joe Vujnich, Director
Department of Planning

Cc: The Honorable Timothy Woerther, Mayor
Daniel E. Dubruiel, City Administrator
Rob Golterman, City Attorney
Liz Montalbano, Planner

Figure 6. - Generalized Site Map

Editor's Note - Modifications to original report are indicated as follows: additions are shown as underlined, bolded and red type, with deletions by strike-through line.

WILDWOOD

January 28, 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. **Phelan Property in Centaur –** The Department had scheduled the revocation of the Landmarks and Preservation Area Overlay District (LPA) that was granted to the property on Centaur Road for the Planning and Zoning Commission's scheduled meeting of February 1, 2016. This revocation is required under the Zoning Ordinance, when timelines associated with the overlay district are not met. The hearing was posted and advertised, but will be postponed on February 1, 2016, given the Planning and Zoning Commission's meeting scheduled for January 19, 2016 had to be canceled due to snow. This cancelation required the scheduled items from the January meeting to be carried over to the February meeting, which caused the agenda to have too many items for a single setting. The request has now been scheduled for February 16, 2016.

B. **Celebrate Wildwood 2016 Version**- The two (2) groups of volunteers (Art Festival and Founders Day components) have been meeting on the upcoming 2016 Version of the Celebrate Wildwood Event, since December 2015. The event will again be held in August and retain the three (3) day format– Friday, August 26, 2016 to Sunday, August 28, 2016. Again, this year, the City will host several concerts, a parade, an Art Festival, a car show, and many other family activities suitable for all ages. Saturday, August 27, 2016, will be the kickoff day of the event, where vendors, not-for-profits, and other government agencies that provide services to Wildwood residents will be asked to attend and promote their facilities and activities in Wildwood to all attendees.

   Last year, the Historic Preservation Commission played a major role in this event by preparing much of the 20th Anniversary Booklet, which included the histories of the eleven

(11) communities in Wildwood and the incorporation effort, starting with ***Stop the Outerbelt, Save the Greenbelt.*** Also, in the City's tent, on Saturday, the Historic Preservation Commission had a table to provide information about its programs, talk to owners of historic properties, and distribute materials about the City and its rich heritage. Accordingly, the Department is seeking the input of the members about the role the Commission would like to undertake this year, as part of the 21st Celebration of the City.

C. **Historic Marker Programs** – The next seven (7) markers have been delivered to the City, which brings the total to ten (10) in number. The eleventh marker not yet completed is the Kelpe Community. The Historic Preservation Commission just approved the wording for this marker at the end of 2015. Two (2) of the ten (10) markers have been installed, with the other eight (8) planned for this Spring.

The Department would note that staff met this week with the City's park designer and visited the next seven (7), recently identified marker sites and plans for several of them will need to be developed to comply with the City's construction requirements and permitting processes. With the completion of these plans by the City's consultant, they will be presented to the Commission for review, before the installation is begun at their respective locations in February. The Department will start with the Orrville location and then Stovall's Grove.

D. **Final Summary on Inventory Effort** – The consultants charged with this project have completed the Executive Summary of their collective efforts to survey over three hundred (300) properties that were determined to be historically significant, under the City's *Historic Preservation and Restoration Code*. This summary is attached to this report and available for discussion at tonight's meeting.

E. **Flooding and Historic Glencoe –** With the flooding caused by the Meramec River overtopping its banks during the week of December 28, 2015, several properties in the Glencoe Area where impacted by such. At least five (5) occupied dwellings were damaged, along with a church. All of these properties are being assessed for repairs and/or reoccupancy by the federal, State, and local governments, given the regulations relating to substantial improvements relative to substantial damage in flood-prone areas. Several of these dwellings are over seventy-five (75) years of age and, given such, are on the City's Survey.

F. **Others – Old Slave Cemetery Site, Belleview Farms Property, the Essen Log Cabin, and Pond Inn Update –** No changes to these items from the update the Department provided at the December 22, 2015 Commission meeting.

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 Timothy Woerther, Mayor
The Honorable City Council of the City of Wildwood, Missouri
Ryan S. Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Terri Gaston, Senior Planner
Lisa Kelpe, President – Wildwood Historical Society

Final Report
Wildwood Historic Survey 2014-2015

Submitted to the
Wildwood Historic Preservation Commission
December 2015

Prepared by

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Introduction

This survey commenced in July of 2013, when the Wildwood City Council approved a resolution to hire the consultants to complete a cultural resources survey of 250 buildings in accordance with Wildwood's Chapter 440 Historic Preservation and Restoration Code. Section 440.030 directs the Historic Preservation Commission (HPC) to maintain and regularly update a survey of all historic properties and elements within the city. In the early stages of the project, it was determined that more than 250 properties would have to be included to comply with the Code. Merging the original list with an additional list supplied by the HPC, Planning staff were able to create a master list of 334 addresses for consideration. With the updated list, work began in 2014 and was completed in November 2015.

Project Objectives

The objective of the survey was to provide basic descriptive and historical information on individual properties based on a list of 334 possible addresses supplied by the City of Wildwood. This information is designed to be used to inform planning efforts and to identify potentially significant historic properties which may be eligible for listing in the National Register of Historic Places and/or Wildwood's Historic Register.

Geographical Description

The inventory of historic properties was designed to cover all of Wildwood, Missouri. It also contains sheets on two buildings which are not within the Wildwood corporate limits:

- 18332 Wild Horse Creek Road (the south side of Wild Horse Creek Road between Highway 109 and Eatherton Road). This parcel is split between Wildwood and Chesterfield; the house itself is in Chesterfield. It was picked up in the initial list of properties because part of the parcel is in Wildwood.
- 145 Strecker Road. This parcel is just east of the city limits and is located in Ellisville. It was included because it appears on the Historic Preservation Commission's 2002 list of historic buildings in Wildwood.

Methodology

Summary of Identification Methods

City staff began by delving into County assessment data and preparing a list of all of the parcels which showed a building date of 1939 or earlier. To the original 279 parcels on this list, City staff added 54 more addresses which had been identified as significant properties by the Wildwood Historic Preservation Commission in the year 2000. After eliminating duplicates and the addresses of demolished buildings, the final list of properties to be surveyed included 297 resources.

Photography

Each property which was visible from the public right-of-way was photographed in 2014-2015. During initial photography, several owners invited the photographers onto the property for a closer look. If buildings were not visible from the public right-of-way, the City of Wildwood sent letters requesting permission. The response rate was fairly low, but nine additional properties were documented in the second half of 2015 as a result of this process.

Archival Research

Each property in the survey was compared to the 1909 St. Louis County atlas and other maps where applicable. Platted subdivisions (such as Glencoe Cliffs, Poertner's Subdivision, and Acacia) were obtained from the St. Louis County Recorder of Deeds. Supplemental research on individual properties included archival work and photo comparison at the Wildwood Historical Society, deed research at St. Louis County, and scanning the St. Louis Daily Record issue-by-issue for recorded building permits (St. Louis County required building permits beginning in 1907).

Public Engagement

City of Wildwood staff contacted each property owner at least two times during the survey process. At the beginning of the project, each property owner received a letter with a description of the process and its objectives. During survey activity, the consultants informally discussed the goals of the project and individual property histories with several Wildwood residents. Near the end of the survey, each property owner received a second letter with a copy of the draft inventory form and an invitation to an open house at Wildwood City Hall. The open house was held on October 29, 2015. Attendance at the event was very good, and many property owners were able to supply additional information which was then added into the survey database.

Survey Results

All in all, 297 properties were included in the final inventory. Of these,

- five are previously listed in the National Register of Historic Places;
- ten are already Wildwood designated landmarks;
- one (at 17034 Church Rd.) is within a designated local historic district (the Westland Acres district);
- 38 were surveyed by St. Louis County in 1988-1990;
- Approximately 82 were included in the Historic Preservation Commission's list of significant properties (2000);
- 203 had never appeared on any previous list of historic buildings.

Of the 297 properties surveyed, approximately 62 could not be seen (or seen well) from the public right-of-way, and could not be described or evaluated.

Wildwood's settlement history dates to the early 19th century, and extant buildings date to the 1830s. From the 1850s onward, buildings of every decade are well represented in Wildwood. Dates of construction (in most cases, approximate dates) break down as follows:

Decade	Number of examples
1830s	2
1850s	9
1860s	9
1870s	13
1880s	3
1890s	17
1900s	13
1910s	42
1920s	70
1930s	48

In addition, there were 11 buildings judged to date from c. 1940, one from c. 1950, and one which was constructed in 2001. In addition, 58 buildings were not assigned a date (in most cases, these were buildings that were not visible from the road and could not be evaluated).

Resources that were not surveyed

Some Wildwood properties that are 75 years or older were not identified in this survey. This group is comprised of resources that are not given dates in the St. Louis County Real Estate database and were therefore not included in the original list. The group includes dwellings that are not considered the primary dwelling on a property, some religious properties, as well as properties with incorrect dates. There are also numerous outbuildings throughout Wildwood that may be historically or architecturally significant but were not included in the list of properties to be surveyed.

Wildwood Historic Register Eligibility

Eligibility for the Wildwood Historic Register is determined using a list of thirteen criteria. A nominated property need only meet one of the thirteen criteria to be considered eligible for listing, although most Wildwood registered landmarks meet at least several. This system allows for a wide range of resources to be considered. Some of the criteria mirror the National Register's criteria (associations with significant persons and events, architectural merit, or archeological potential). Other criteria allow for the listing of cherished visual landmarks and sites of historic events. Wildwood's criteria emphasize the potential for restoration rather than the strict architectural integrity requirements of the National Register.

To summarize, Wildwood's flexible criteria allows for an inclusive set of potential landmarks which represent all facets of local history. The majority of the resources surveyed meet one or more of the criteria. The 32 properties listed as having "poor" integrity may no longer have the potential to convey their historic appearance; even so, those which are exceptionally significant (such as Smith School and Ruwwe School) may still be eligible under the criteria.

National Register Eligibility

Twelve of the sites surveyed are believed to have the potential to be individually listed in the National Register of Historic Places. These properties range from the clearly eligible to several which would require additional research to establish their significance. These properties are:

Hardt Farm, 18721 St. Albans Road

This historic farmstead includes an intact 1867 timber-framed house with eleven outbuildings, most of which date to the 19th century. Outbuildings include a rebuilt log cabin and a working blacksmith shop. The farm is still owned by descendants of Charles Julius Hardt, who purchased the property in 1860.

Krueger Farm, 18152 Manchester Road

This farmstead includes an exceptionally intact farmhouse and a collection of nine outbuildings which are not visible from the public right-of-way. It appears to be the same house shown on the 1878 atlas as the property of David Walcott; the 2000

Historic Preservation Commission report called this property the Krueger Farmstead. It is not possible to assess the integrity of the farmstead without access to the property, but the intact house and outbuildings may have the potential for an individual listing in the National Register of Historic Places.

Wetzel Store/Seabaugh Upholstery, 17322 Manchester Road
This is one of the most intact commercial properties in the community of Pond, consisting of a storefront added to a 19th century two-story house. The building is probably eligible for listing in the National Register because it is such an intact example of an early 20th century store, but additional research will be required to establish a date of construction and its uses over the years.

American Order of United Workmen Hall, 18056 Manchester Road
This former lodge hall may be eligible for National Register listing as a rare example of this property type in St. Louis County. County data gives a date of 1859 for the building, but initial research has not found any source to corroborate such an early date. Additional research could help determine if the property's rarity and significance is enough to overcome problems with integrity such as modern siding and (probably) changes in fenestration.

Tyler House, 337 Highway 109
The Tyler House (c. 1837) is a rare and intact example of a vernacular house in the Southern Tidewater tradition. It appears to be eligible for National Register listing in the area of architecture. Because it is also one of the oldest buildings in Wildwood, it is a significant representation of the early settlement period.

17034 Church Road
This c. 1930 house is the only pre-1939 property that surfaced in the Westland Acres local historic district. If additional research shows a historic association with the early founders of Westland Acres, it is possible that the historic significance of the building may overcome some of the integrity issues, most notably its modern siding.

Herman Steines Farm and old Bethel Church, 1223 Wild Horse Creek Road
This property includes the 1859 Old Bethel church, the oldest religious building in Wildwood, and the adjacent Herman Steines farmstead. The Steines house is an intact example of a brick-clad tile house (permitted in 1915), and three farm buildings are intact behind the house.

Bethel Methodist Church
This is the second oldest church building in Wildwood (1875) and the oldest that is still in use. The building is culturally significant and is probably architecturally significant despite many alterations and additions.

Connell House, 18410 St. Albans Road
This stucco-covered tile house (1913) is one of the finest early 20th century houses in Wildwood. It may be significant as the home of J. P. Connell, a pioneer in the clay mining industry in what is now Rockwoods Reservation. It is almost certainly eligible for National Register listing for its architecture.

229 Woolsey Lane
This tantalizingly unusual Glencoe residence (date unknown) is a former church; oral history relates that it was originally built as Thomas Allen's Grange hall, the first Grange to be organized west of the Mississippi. The building is exceptionally intact; additional research may uncover grounds for listing in the National Register of Historic Places.

LaSalle Institute, 2101 Rue de La Salle
This extensive complex includes the original 1886 building, although in altered form; 19th and 20th century additions, outbuildings, grottos, a cemetery, and other landscape features. The main building was originally a three-story brick building, but its upper stories were removed in the 1960s and replaced with a Tudor-inspired roofing system. The extensive and intact landscape appears likely to be eligible for National Register listing, although it is uncertain if the main building itself would be considered a contributing resource.

Overbrook (Frederick W. Steines Farm), 1333 Pond Road
Although the survey team was unable to gain access to this property, the previous survey notes it as one of the most extensive and intact farmsteads in St. Louis County. Some of the buildings may date to the 1830s, placing them among the earliest extant resources in Wildwood. The current condition of the buildings is unknown.

Recommendations

Wildwood's City Code provides for the ongoing survey of potentially historic buildings, elements, and districts within the city limits. This 2014-2015 survey could be considered the first phase of an ongoing process. Future phases may include:

- survey of additional properties as they reach the 75-year threshold;
- re-survey of the 62 identified properties that were not accessible during the 2014-2015 project;
- a windshield survey to identify pre-1940 resources that were not included in this inventory (due to the methodology described above).

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Appendix: previously listed resources

Resources listed in the National Register of Historic Places

Full nominations for the listed buildings and districts are available online at http://dnr.mo.gov/shpo/stlouis.htm .

Ball-Essen Historic District, 12/28/2001 (749 Babler Park Drive)

Big Chief Restaurant, 4/02/2003 (17352 Manchester Road)

Krienkamp Store, 5/5/2000 (19160 Melrose Road)

Orrville Historic District, 10/18/2003 (526-538 Eatherton Road)

Pond School, 11/6/2012 (17123 Manchester Road)

Resources listed as Wildwood Historic Sites:

Andrew J. Kern House (2541 Pond Road)

Kern Service Station (17301 Manchester Road)

Glencoe School - Post Office (2167 Old State Road)

Jaeger Farm Log Cabin (2525 Ossenfort Road)

St. Onge - Gimble Log Cabin (2165 Timberline Valley Drive)

Stovall's Grove (18720 Stovall Lane)

Annie Rickard House (17011 Manchester Road)

Hencken Place (Wildwood Historical Society, 18750 Highway 100)

Old Pond School (17123 Manchester Road)

Ben Baumer House (1537 Clayton Woods Court)

Westland Acres Historic District

WILDWOOD

Date: January 13, 2016

MEMORANDUM

To: Joe Vujnich, Director of Planning and Parks

From: Gary Crews, Superintendent of Parks and Recreation

Re: 2015 Flood Information

Attached are numerous photographs of important/critical areas impacting the City of Wildwood during the December 2015 Flood. These areas would include:

Old State Road and State Route 109
State Route 109 and Radcliffe Place
State Route 109 and Alt Road
State Route 109 and Rue De LaSalle
Grand and 3rd Street
Grand and Washington Avenue
Whitsetts Fork and State Route 109 (no photographs)

While a variety of photographs are most likely available, tagging photographs with flood levels may prove helpful.

The flooding of the aforementioned areas isolates several large populated areas, prevents residents from leaving their homes, prevents emergency services (makes services extremely difficult), disrupts travel within and through the City of Wildwood and, increases emergency service response time to very large sections of the City (police, fire, ambulance, etc).

The photographs are labeled with flood levels to provide an idea of actions needed in future high water/flooding occurrences. It should be noted the flood levels reflected on

each photograph are relatively accurate, but the water levels rose/fell so quickly, it could literally be watched as it happened.

Isolated areas of Wildwood due to flooding:

All residents living off of State Route 109 between Alt Road and Eureka High School –
No one, no vehicle, could access this area –
Metro West Fire Protection and the St. Louis County Police placed emergency equipment in the area and were shuttled to/from the area by boat.

All residents living off of State Route 109 in the Radcliffe Place Subdivision –
No one, no vehicle, could access this area –
Metro West Fire Protection and the St. Louis County Police placed emergency equipment in the area and were shuttled to/from the area by boat.

All residents living in the Glencoe area of Wildwood off of Grand Avenue –
Ultimately, residents in this area were able to move about and, emergency services/equipment had access to residents, due to the emergency roadway constructed when Glencoe City Park was built.

All residents living off of State Route 109 in the Whitsetts Fork and Remington Heights area –
No one, no vehicle, could access this area –
The entrance to this area flooded late, but not unexpectedly –
Emergency equipment was not placed in this area, but plans were in place in the event of a needed emergency response.

Roadway Closures:

State Route 109 –
Impact is obvious, no access to Interstate 44 …. No access to the City of Wildwood from Interstate 44. This, in turn, affects numerous other roadways.

Alt Road –
This closure, for practical and important reasons, cuts a portion of Wildwood out of the loop-
Emergency response times for police services to homes/residents off of Alt Road, if needed, are drastically increased.

303

THIRD STREET
NO
OUTLET