HISTORIC PRESERVATION COMMISSION
AGENDA

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

Wildwood City Hall – Community Room
16860 Main Street - Wildwood, Missouri
THURSDAY, APRIL 7, 2016

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

REGULAR MEETING (7:00 p.m.)

I. Welcome And Roll Call

II. Opening Remarks And Chair Comments

III. Approval Of The January 28, 2016 Meeting Minutes Of The Historic Preservation Commission And February 25, 2016 Meetings' Minutes Of The Historic Preservation Commission And Work Session

IV. New Business – No Items

V. Old Business

a. Ready For Action - One (1) Item

b. Not Ready For Action – No Items

VI. Review Of Proposed Zoning/Plats/Site Development Plans/Demolition Requests – One (1) Item

a. Demolition Request

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

Documents: DEMOLITION REQUEST_17715 MUELLER ROAD.PDF

b. 4734 Fox Creek Demolition – Site Visit Summary

Documents: 4734 FOX CREEK_SITE VISIT SUMMARY.PDF

VII. Projects-Initiatives-Efforts Updates

Documents: HPC UPDATE REPORT 4-7-2016.PDF, ESSEN LOG CABIN DONATION_REQUIRED CONTRIBUTIONS INFO.PDF, POND INN NUISANCE ABATEMENT NOTICE.PDF

a. Michael Phelan's Centaur Properties

Documents: PHELAN LPA REVOCATION_BACKGROUND INFORMATION.PDF

b. Celebrate Wildwood Event

c. Historic Marker Program

d. Historic Preservation: Training Opportunities – Report From Acting Chair Barth

e. Other

Documents: OTHER 1_ST. LOUIS REGIONAL HISTORICAL SOCIETIES BI-ANNUAL MEETING.PDF, OTHER 2_NATIONAL HISTORIC PRESERVATION MONTH - MAY 2016.PDF, OTHER 3_2016 MO CLG FORUM.PDF

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.

Authorization # 160123

MUNICIPAL ZONING APPROVAL FOR PERMIT APPLICATION

WILDWOOD

SUBMIT THIS APPROVED/COMPLETED FORM TO:
Department of Public Works, Permit Division
St. Louis County Government Center (6th Floor)
41 South Central Avenue, Clayton, Missouri 63105

NOTE: With the City of Wildwood's approval, applicants for building permits must submit this form, together with four (4) copies of the plot plan approved, signed, and dated by the Municipal Official, to St. Louis County Department of Public Works, in order to obtain the authorization for construction to commence.

Address of Property: 17715 MUELLER RD., WILDWOOD, MO. 63038

Subdivision Name: _____ Lot #: _____

Property Owner's Name and Address:
SANDY & ROGER SCHWARTZ
2060 WAKEFIELD FARM RD,
WILDWOOD, MO. 63038

Applicant's Name and Address:
JAME

Contact Person (if different than applicant): _____ Daytime Phone: (636) 458-2214

Cell: (636) 346-4037 Email: _____

Type of Work (Check all applicable items):

- ____ New Residence: Septic Approval? Yes ___ No ___ or Treatment Plant Connection ___
- ____ New Commercial Construction
- ____ Commercial Re-Occupancy
- ____ Accessory Structure: size _____
- ____ Addition: type _____
- ____ Deck/Porch
- ✓ Demolition
- ____ Generator
- ____ Interior Finish Level: Lower ___ Main ___ 2nd ___
- ____ Private Stable
- ____ Propane Tank: In-ground ___ Above-ground ___
- ____ Retaining Wall
- ____ Septic: Repair ___ Replacement ___
- ____ Sign: Temporary ___ Permanent ___ Business ___ Residential ___
- ____ Solar: Roof ___ Ground ___
- ____ Sports Court: requires approved CUP PZC approval date: _____
- ____ Swimming Pool: In-ground ___ Above-ground ___
- ____ Telecommunication Equipment
- ____ Temporary Trailer: Sales ___ Construction ___
- ____ Tree Removal

OTHER: _____

— MUNICIPAL OFFICE USE ONLY —

Entry Date: 3/17/16 By: SV Locator Number: 23W430105.

Fire District: Metro West Municipal Zoning: NU

Fire Permit Required: Yes ✓ No ___ Per County Permit Process ___ Project Located in Flood Plain: Yes ___ No ✓

Additional Notes: _____

Special Use Permit required: Yes ____ No ____ SUP #: _____ Notes: _____

Grading Permit required: Yes ____ No ____ GP #: _____ Notes: _____

Grading Approval: _____ ***Date:*** _____ ***Final Approval by:*** _____

Inspection Approval: _____ ***Date:*** _____ ***Date Approved:*** _____

Type of Fee: _____	Received By (sign): _____
Amount: $ _____ Date Collected: _____	Received By (print): _____
Receipt Number: _____	Date Received: _____

CALL BEFORE YOU DIG VERIFICATION

811

Ticket Number: 160761193

Location: 17715 MUELLER RD WILDWOOD, MO

As of **3/15/16 9:56 CDT**, participating facility owners have responded to Ticket Check as follows:

District Code
Status

AMEREN MISSOURI ELECTRIC
Clear/No conflict

ATT DISTRIBUTION
Clear/No conflict

LACLEDE GAS COMPANY
Clear/No conflict

MISSOURI AMERICAN WATER CO
Clear/No conflict

17715
17719
17715
17709
MUELLER RD
Garage
To be demolished

Real Estate Information

Property Sketch

23W430105 - 2016 - Card 1

Ownership and Legal Information: 23W430105 - 2016

Locator No.	Tax Year	Tax District	City Code	Site Code	Destination Code
23W430105	2016	110WF	107	1626	

Owner's Name:	Schwartz Roger A Sandra M H/W		
Taxing Address:	17715 Mueller Rd Glencoe, MO 63038		
Care-Of Name:			
Mailing Address:	2060 Wakefield Farm Rd Glencoe, MO 63038		
Subdivision Book - Page:			
Assessor's Book - Page:	10 - 0946		
City Name:	Wildwood		
Subdivision Name:	J R Frazier Estate Lot Pt 1 Bdy Adj		
Legal Description:	An Adjusted Lot 23W430051 3 23 83 **Important:** This is a brief legal description and is not meant for use in recorded legal documents.		
Lot Number:		**Block Number:**	
Lot Dimensions:	0220 / 0219 - 0587 / 0606	**Total Acres:**	3.00
Tax Code - Description:	A - Taxable	**Land Use Code:**	110
Deed Document Number:		**Deed Type:**	
Deed Book and Page:	**Book:** 07667 **Page:** 0170	**Trash District:**	Not Applicable
Deed Index List:	View Deed Index Information Recorded With Locator Number 23W430105		
School District:	Rockwood	**County Council District:**	7

Assessment Information: 23W430105 - All Available Years

	Year	Property Class	Appraised Values			%	Assessed Values		
			Land	Improv.	Total		Land	Improv.	Total
	2016	2016 assessment information for this parcel is currently not available.							
−	2015	Residential:	84,000	62,700	146,700	19%	15,960	11,910	27,870
		Agriculture:				12%			
		Commercial:				32%			
		Total:	84,000	62,700	146,700		15,960	11,910	27,870
+	2014	Total:	86,300	90,600	176,900		16,400	17,210	33,610
+	2013	Total:	86,300	90,600	176,900		16,400	17,210	33,610
+	2012	Total:	86,300	149,400	235,700		16,400	28,390	44,790
+	2011	Total:	86,300	149,400	235,700		16,400	28,390	44,790
+	2010	Total:	86,300	193,300	279,600		16,400	36,730	53,130
+	2009	Total:	86,300	193,300	279,600		16,400	36,730	53,130
+	2008	Total:	86,300	173,000	259,300		16,400	32,870	49,270
+	2007	Total:	86,300	173,000	259,300		16,400	32,870	49,270
+	2006	Total:	86,300	112,300	198,600		16,400	21,340	37,740
+	2005	Total:	86,300	112,300	198,600		16,400	21,340	37,740

Dwelling Information: 23W430105 - 2016 - Card 1

Locator Number	Tax Year	Card Number	Total Living Units
23W430105	2016	1	1

Stories:	1	**External Wall Type:**	Brick
Style:	Old Style	**Year Built:**	1939
Effective Year:		**Remodeled Year:**	
Rooms (total):	5	**Bedrooms (total):**	2
Full / Half Baths (total):	1 / 0	**Fixtures (total):**	5
Remodeled Kitchen:		**Remodeled Bath:**	
Basement:	Full	**Heat:**	Basic
Basement Garage:			
Fuel Type:	Oil	**Heat System Type:**	Warm Air
Attic:	Full Finished	**Interior / Exterior Condition:**	Same
Recreation Room Area:		**Finished Basement Area**	
Wood Fireplaces / Stacks:	1 / 1	**Metal Fire Places (total)**	
Ground Floor Area:	780 ft^2	**Total Living Area:**	1,456 ft^2
Grade:	C-	**C.D.U. Code - Name:**	AV - Average

Sales Information: 23W430105 - All Available Years

Sale Date	Sale Price	Sale Type	Sale Validity Code - Name	Book - Page

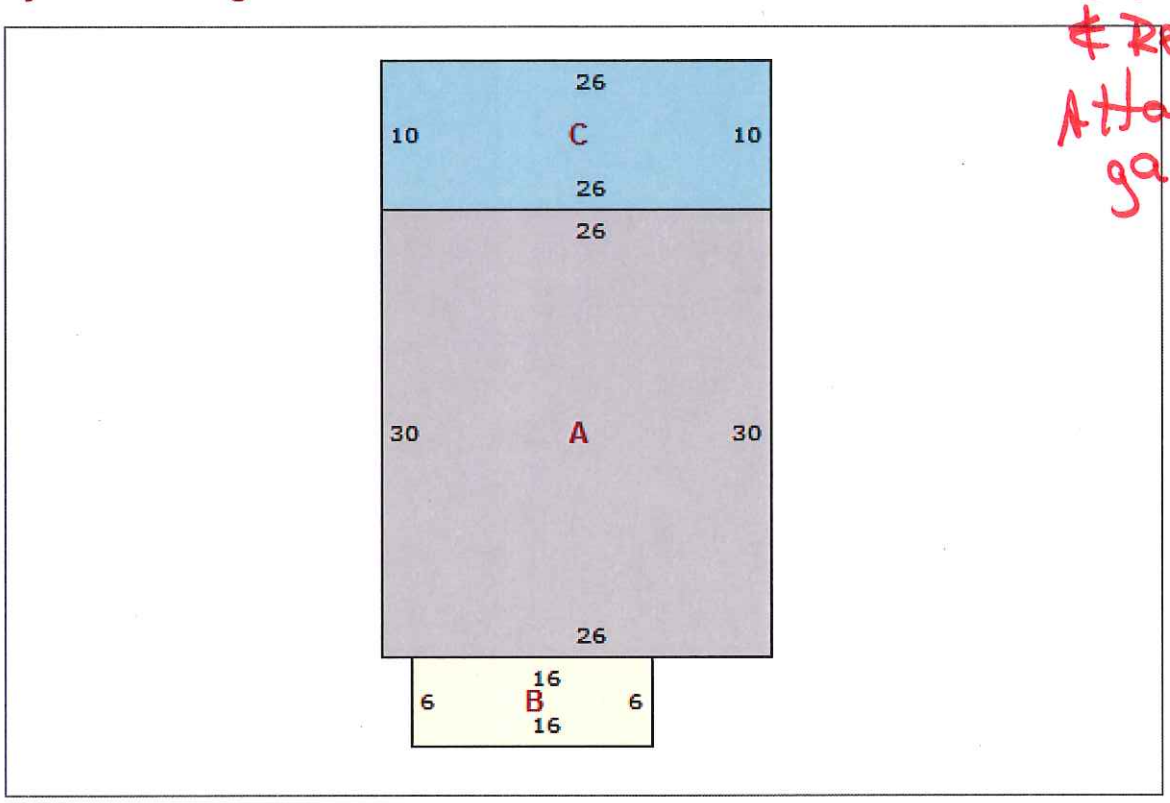
There is no sales information available for this parcel.

Other Buildings and Yard Information: 23W430105 - 2016

Description	Year Built	Units	Total Area	Grade	Condition
Detached Frame Garage	1939	1	18 x 24 = 432 ft^2	D	Fair

To be demolished & Rebuild Attached garage.

Property Sketch Image: 23W430105 - 2016 - Card 1



Property Sketch Information: 23W430105 - 2016 - Card 1

Key	Area	Description	Floor
A	780 ft^2	**Main Dwelling -** Brick **Stories -** 1 **Basement -** Full	
B	96 ft^2	Enclosed Frame Porch	First
C	260 ft^2	One Story Frame Finished Attic	First Second
Total Living Area - 1,456 ft^2			

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

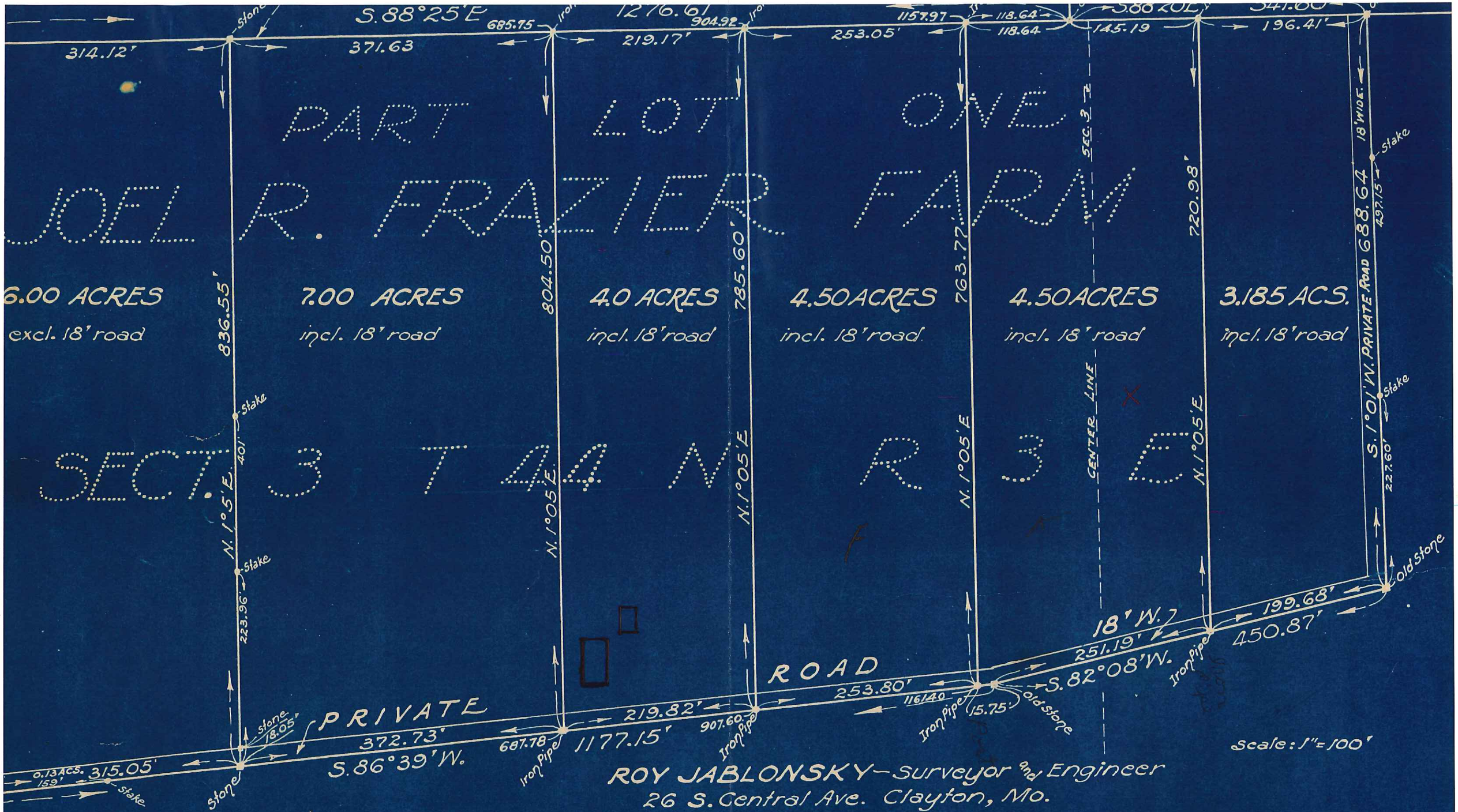
Documents: 23W430105 - All Available Years

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	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
2009	Change Of Assessment Notice	05/18/2009	View
2009	Projected Tax Liability Notice	05/18/2009	View
2007	Value Change Letter	05/12/2007	View

Information on this page is current as of Wednesday, March 16, 2016.

Close Window



ROY JABLONSKY—Surveyor and Engineer
26 S. Central Ave. Clayton, Mo.

This is to certify that I have on June 28 and 29th, 1938, by order of Mr. Mueller, made a survey of and subdivided a tract of land partly in the northeast quarter of the northwest quarter and partly in the northwest quarter of the northeast quarter of Section 3, Township 44 North; Range 3 East, being part of Lot 1 of the Joel R. Frazier Farm, and that the result of said survey and subdivision is correctly represented on this plat.

Demolition Request Site Visit - Summary

Date: February 25, 2016; 4:00 p.m.

Location: 4734 Fox Creek Road (Locator Number 28Y220121)

Ward: Six

Commission Attendance: Acting Chair Barth [Vice Chair], Commissioner Rosener, Commissioner Wojciechowski, Alternate Thompson, and Planning and Zoning Commission Liaison Gragnani.

Staff Attendance: Director Vujnich and Senior Planner Gaston

Discussion: The property owner, Wayne Cunningham, owner of Southtown Dodge c/o Southtown Investments, Inc., hired Mr. Donohoo as his General Contractor to oversee the demolition of the c.-1935 dwelling, which has been unoccupied for approximately three (3) years and left in neglect. He explained he was chosen by the owner due to him being the adjacent property owner to the south and recently constructed a new home there.

Mr. Donohoo welcomed the Commission, Liaisons, and staff to the site and gave a tour of the dwelling, noting that there were no materials significant enough for repurposing, based upon a recent assessment he had with an inspector. He pointed out some other structures on the site, such as the well house; an exposed concrete foundation, presumed to be the location of a prior building that appeared to have been damaged by fire; several dry-stacked, stone knee walls that are scattered about the property; and pond, which is dammed on its western extent, in close proximity to the east side of Fox Creek Road.

The site visit ended with Mr. Donohoo being advised the Commission would act on this demolition request at their next meeting, being held at 7:00 p.m., this evening. Upon favorable action, the Department of Planning would follow up with Zoning Authorization approval of the demolition. No new construction is being sought at this time.

WILDWOOD

March 1, 2016

Larry Gustafson
Commonwealth Construction
3807 Natural Bridge Road
St. Louis, Missouri 63121

Re: Demolition Request for 4734 Fox Creek Road, City of Wildwood

Dear Mr. Gustafson:

The Historic Preservation Commission would like to first thank you for meeting with its members this past week at the property located on Fox Creek Road. As you are aware, the members were visiting to determine if the dwelling, which is older than seventy-five years in age, could be removed. As required by the City's code in this regard, given the age of this structure, the Historic Preservation Commission must authorize the removal of this dwelling.

The Historic Preservation Commission considered this request and did agree with the removal of the building, per the owner's request in this regard. This action was conditioned on retaining the large, white oak tree that is located immediately to the east, or rear, of the house. Proper protection should be used in preserving this tree, when the demolition work is begun. The Department has attached an aerial photograph of the site, with this grand tree identified thereon. Also, along with this photograph, the Department has provided the proper steps that need to be employed on the site for this preservation effort.

If you should have any questions or comments regarding the Commission's decision and the condition associated with it, please feel free to contact the Department of Planning at (636) 458-0440. Thank you again for your cooperation in this regard and patience as well during this process.

Respectfully submitted,
CITY OF WILDWOOD

Joe Vujnich, Director
Department of Planning and Parks

Cc: The Honorable Timothy Woerther, Mayor
Jim Bowlin, City Council Member – Ward Six
The Historic Preservation Commission of the City of Wildwood, Missouri
Ryan S. Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Terri Gaston, Senior Planner

St. Louis County Parcel Map

TREE LOCATION

March 1, 2016

1:600

0 0.005 0.01 0.02 mi

0 0.0075 0.015 0.03 km

St. Louis County GIS Service Center

Created by: St. Louis County GIS Service Center
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Authorization # 160047

MUNICIPAL ZONING APPROVAL FOR PERMIT APPLICATION

WILDWOOD

SUBMIT THIS APPROVED/COMPLETED FORM TO:
Department of Public Works, Permit Division
St. Louis County Government Center (6th Floor)
41 South Central Avenue, Clayton, Missouri 63105

NOTE: With the City of Wildwood's approval, applicants for building permits must submit this form, together with four (4) copies of the plot plan approved, signed, and dated by the Municipal Official, to St. Louis County Department of Public Works, in order to obtain the authorization for construction to commence.

Address of Property: 4734 Fox Creek RD

Subdivision Name: Subdv 0001 Sec 32 Twn 44 Range 3 Lot #: _____

Property Owner's Name and Address:

Southtown Investments INC
7127 South Lindbergh Blvd
St Louis Mo 63126

Applicant's Name and Address:

Commonwealth Const
3807 Nat Bridge
St Louis Mo 63121

Contact Person (if different than applicant): Larry Cashion Daytime Phone: (314) 426-1700

Cell: (314) 941-2589 Email: Commonwealthcon@SBCglobal.net

Type of Work (Check all applicable items):

- ____ New Residence: Septic Approval? Yes ___ No___ or Treatment Plant Connection___
- ____ New Commercial Construction
- ____ Commercial Re-Occupancy
- ____ Accessory Structure: size _____
- ____ Addition: type _____
- ____ Deck/Porch
- X Demolition
- ____ Generator
- ____ Interior Finish Level: Lower ____ Main ____ 2nd ____
- ____ Private Stable
- ____ Propane Tank: In-ground ___ Above-ground ___
- ____ Retaining Wall
- ____ Septic: Repair ____ Replacement ____
- ____ Sign: Temporary ___ Permanent ___ Business ___ Residential ___
- ____ Solar: Roof ____ Ground ____
- ____ Sports Court: requires approved CUP PZC approval date: _____
- ____ Swimming Pool: In-ground ___ Above-ground ___
- ____ Telecommunication Equipment
- ____ Temporary Trailer: Sales ___ Construction ___
- ____ Tree Removal

OTHER: _____

— MUNICIPAL OFFICE USE ONLY —

Entry Date: 2/1/16 By: R. Walters Locator Number: 28Y220121

Fire District: Eureka Municipal Zoning: NU

Fire Permit Required: Yes __ No __ Per County Permit Process ✓ Project Located in Flood Plain: Yes ____ No ✓

Additional Notes: HP Dedication recorded 2/25/16; to proceed Excavation - Rough Grade

Special Use Permit required: Yes ____ No X SUP #: _____ Notes: _____

Grading Permit required: Yes ____ No X GP #: _____ Notes: N/A For Work in

Grading Approval: _____ ***Date:*** _____ ***Final Approval by:*** Joe Vaya

Inspection Approval: _____ ***Date:*** _____ ***Date Approved:*** 3-1-2016

Type of Fee: _____	Received By (sign): _____
Amount: $ _____ Date Collected: _____	Received By (print): _____
Receipt Number: _____	Date Received: _____

Steven V. Stenger
County Executive

Saint Louis
COUNTY
TRANSPORTATION
PUBLIC WORKS

Nichalos D. Gardner, Ph.D., P.E.
Director

Stephanie Leon Streeter, P.E.
Deputy Director

March 9, 2016

DEMOLITION PERMIT NO: 16DEM-00023

LOCATION: 4734 Fox Creek Road, Wildwood MO 63069

LOCATOR NO: 28Y220121

DESCRIPTION OF INVOLVED STRUCTURE(S):

Single family dwelling

APPLICANTS: Commonwealth Construction
Attn: Larry Gustafson
8807 Natural Bridge
St. Louis, MO 63121
314-426-1700

Permission is hereby granted to begin demolition of the structure(s) at the addresses listed above; effective **March 9, 2016**, demolition must begin within thirty (30) days of issuance of this permit, **April 8, 2016**, and must be completed within ninety (90) days of issuance, **June 9, 2016**. (SLCRO 1115, Sec. 105.5.1).

Demolition is not considered complete until the structure is demolished, the lot is cleared of debris and the site is properly graded.

Once the structure is down and clear, a final inspection must be scheduled using the automated system by calling 314-615-4677, so that a final inspection can be performed. Proper notification will then be forwarded to the Office of the St. Louis County Recorder so the structure can be removed from the tax records.

APPROVED

James Sieberg

Jim Sieberg,
Assistant Chief Building Inspector

JS:ks

cc: Eureka Fire Protection District
City of Wildwood
Doug Winkelman Commercial Building Inspector
File

WILDWOOD

April 7, 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 Planning and Zoning Commission acted upon the Department's Information Report at its March 21, 2016. The Commission members recommended the previously approved Landmark and Preservation Area (LPA) that was granted to this property be revoked for non-compliance to the requirements of the site-specific ordinance (vote of 7 to 0). This action was taken with great consideration and understanding, given the desire of the Planning and Zoning Commission to support the Historic Preservation Commission's desire to ensure this rich historical element is preserved and eventually included upon the City's Historic Register.

   The next step in this rezoning process will be a final action by the Planning and Zoning Commission to complete its recommendation and then forward it to the City Council for its review and action. This process will begin with a public hearing and conclude with an ordinance, if the City Council concurs with the recommendation of the Planning and Zoning Commission.

   The Department of Planning will then begin the sign enforcement action against the property owner thereafter, given until the zoning is changed, an allowance for these signs could have been considered, within the allowances offered by this special overlay district. The option for these signs, via the overlay district for historic purposes, was a possibility, but not within the FPNU Floodplain Non-Urban Residence District.

B. **Celebrate Wildwood 2016 Version** - As part of this month's activities, a Work Session was held before the regularly scheduled Commission meeting to discuss this event in greater detail and the role the members would like to have in it. Items that are/will to be discussed at the Work Session include the following:

   1. Modify the cover of the booklet to include a photograph of one (1) of the more historically significant buildings located in the City of Wildwood (i.e., what building?).
   2. Consider selecting a period of history of this area and develop it into the story for inclusion in the booklet, such as the *Civil War Years in Wildwood*.

3. Develop a new set of *Points of Interest*, including a corresponding map.
4. Include photographs of all of the historical properties on the City's Register in the booklet.
5. Change out photographs from 2015 booklet, so all are new for 2016.
6. Engage re-enactors to participate in the event and highlight the period of history emphasized in the booklet.
7. Engage storytellers to participate in the Saturday portion of the Celebrate Wildwood Event. These storytellers could highlight the selected timeframe from the area's history.
8. Highlight the Community Markers Program, with photographs of them and the text inscribed upon each of them to be included in the booklet as well. Other components associated with this program that were discussed by the Commission members included an automobile tour designed to highlight the eleven (11) communities and the markers located at each of them and hosting ribbon–cutting ceremonies at their newly-installed locations. Please refer to the detailed meeting minutes included in tonight's packet for the members.

Historic Marker Programs – The Department has been making the necessary plans for the installation of two (2) of the markers that can be accommodated at this time. These locations are Westland Acres and Monarch. The third planned location in the Centaur Community will not be ready, given the desire to add some additional amenities in association with this marker's installation. The ceremonies commemorating the installation of these two (2) markers will be on March 31, 2016, at 4:00 p.m., starting at Westland Acres (intersection of Church Road and Valley Road).

The Department presented the final version of text for the last marker to be located in the Fox Creek Community at tonight's meeting. This draft is the last of the eleven (11) scripts that have been presented to the Commission over the course of 2015 and 2016 and approved.

C. **Historic Preservation as an Economic Development Driver -** Acting Chair Barth attended this conference in Washington, Missouri on February 27, 2016 and will provide a summary of the proceedings to the members.

D. **Pond Inn Update** – A letter was sent by the Department of Planning to the current owner of this historic element noting the condition of the property has not changed over the last year and the buildings remain in an unattended state. The letter notes that a nuisance does exist at this location and steps must be taken to address the matter or the City will hold a hearing to determine how to abate this problem property. The letter is attached to this update. The intent of this letter is to avoid the situation that occurred with the former Pond Hotel property, where a wait-and-see approach by the City led to its deterioration to a point that demolition of it was the only remaining option.

E. **Essen Log Cabin** – The City Attorney has completed his review of the process for the Karst Family to donate the cabin to the City of Wildwood. This process is a little more complicated than had been hoped for by the Department of Planning, but it has begun work to complete such. The Department has attached the information from the City Attorney on this donation process for the Commission members review.

F. **Others – Old Slave Cemetery Site and Belleview Farms Property –** No changes to these items from the update the Department provided at the February 25, 2016 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

Terri Gaston

From: Terri Gaston
Sent: Thursday, March 17, 2016 1:58 PM
To: Steve Carman
Cc: Robert Golterman; Ryan Thomas; Joe Vujnich
Subject: RE: Wildwood
Attachments: FORM 8283_noncash charitable contributions.pdf; Instructions for FORM 8283.pdf

Good afternoon Steve,

Please provide the qualified appraisal and Form 8283, which is attached with instruction information.
Presuming the estimated value of the log cabin may exceed 5,000$, skip Section A and fill out Section B.
The City would complete Part IV of said form, as the donee, upon receipt of it.

Meanwhile, staff will continue to work on the other items outlined by the City Attorney.
Thank you and let us know if we can be of further assistance.

Happy St. Patrick's Day ☺
Terri

Terri L. Gaston, Senior Planner
Department of Planning & Parks
CITY OF WILDWOOD
16860 Main Street | Wildwood, Missouri 63040
(636) 458-0440 x118 | (636) 458-6969 fax

From: Joe Vujnich
Sent: Thursday, March 17, 2016 11:56 AM
To: Steve Carman
Cc: Robert Golterman; Ryan Thomas; Terri Gaston
Subject: Fwd: Wildwood

Mr. Carman:

I just received this information from the City Attorney today about the donation. I will begin working on the City's end of it.

The tools would be great and that is very generous of your father.

Sorry it has taken so long.

Joe Vujnich

Begin forwarded message:

From: "Golterman, Robert J." <rgolterman@lewisrice.com>
Subject: Wildwood

Date: March 17, 2016 at 10:24:40 AM CDT
To: 'Joe Vujnich' <JVujnich@cityofwildwood.com>
Cc: "Ryan Thomas (ryan@cityofwildwood.com)" <ryan@cityofwildwood.com>

Joe, here is what we have found regarding the tax issues involved with the donation of the Log Cabin. It is a bit more involved than I had anticipated. I guess that is typical when it comes to the IRS.

The documentation requirements will depend on the value of the contributed property. We have assumed that the value of the contributed property exceeds $5,000. Note that we have focused primarily on the information and documentation obligations of the donee (i.e., the City of Wildwood). The donor will have other requirements to satisfy. For example, if the donated property has a value in excess of $5,000, the donor must obtain a "qualified appraisal" and comply with additional reporting requirements.

1) Receipt: Wildwood should provide a receipt for the donation. This should include the following information:
   a) the name of the donee;
   b) the date and location of the contribution; and
   c) a description of the property in reasonably sufficient detail under the circumstances.

   There is no specific form for this receipt. A letter is commonly used.

   Note: The receipt and the contemporaneous written acknowledgement described in 2 below are often combined in a single letter.

2) Contemporaneous Written Acknowledgement: Wildwood should provide a contemporaneous written acknowledgement of the gift. These are generally provided on or before January 31 of the year following the donation, but at the very least must be provided by the earlier of the date on which the donor actually files his or her individual federal income tax return for the year of the contribution or the due date (including extensions) of the donor's return. The contemporaneous written acknowledgement should contain the following:
   a) the name of the donee;
   b) the date and location of the contribution;
   c) the amount of cash contributed and a description of any property other than cash contributed, including the agreed value of the contributed property;
   d) whether the donee organization provided any goods or services in consideration, in whole or in part, for any cash or other property contributed;
   e) if the donee organization provides any goods or services other than intangible religious benefits, a description and good-faith estimate of the value of the goods or services; and
   f) if the donee organization provides any intangible religious benefits, a statement to that effect.

Again, no specific form is required and a letter is often used.

3) Written Disclosure: There is no indication that Wildwood will provide any goods or services to the donor in connection with the donation of the property. If it did, and the value of those goods and services exceeded $75, then Wildwood would be required to provide a written disclosure to the donor no later than the time the gift is made. The statement would:
   a) inform the donor that the amount of the contribution that is deductible for federal income tax purposes is limited to the excess of money (and the fair market value of property other than money) contributed by the donor over the value of goods or services provided by the donee; and
   b) provide the donor with a good-faith estimate of the fair market value of the goods or services.

4) Form 8283: If the value of the contributed property exceeds $5,000, the donor will have to file Form 8283 with his or her return. Wildwood would have to execute Part IV of Form 8283. This form is prepared by the donor but Wildwood will have to review the information and sign the document.

5) Disclosure of Disposition of Donated Property: Finally, if Wildwood disposes of the property within 3 years of donation, it is required to notify the IRS by fling an information return on Form 8282.

Let me know if you have any questions or would like additional detail on any of these requirements. I have assumed that whatever cost the City incurs to move the Log Cabin to its ultimate location would not be off-set against the value of the donation because the relocation is entirely at the City's request and entirely for the benefit of the City. If that is not the case, please let me know.

Regards,

Rob

LEWISRICE

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Form **8283**
(Rev. December 2014)
Department of the Treasury
Internal Revenue Service

Noncash Charitable Contributions

▶ **Attach to your tax return if you claimed a total deduction of over $500 for all contributed property.**

▶ **Information about Form 8283 and its separate instructions is at *www.irs.gov/form8283*.**

OMB No. 1545-0908

Attachment Sequence No. **155**

Name(s) shown on your income tax return

Identifying number

Note. Figure the amount of your contribution deduction before completing this form. See your tax return instructions.

Section A. Donated Property of $5,000 or Less and Publicly Traded Securities—List in this section **only** items (or groups of similar items) for which you claimed a deduction of $5,000 or less. Also list publicly traded securities even if the deduction is more than $5,000 (see instructions).

Part I **Information on Donated Property**—If you need more space, attach a statement.

1	(a) Name and address of the donee organization	(b) If donated property is a vehicle (see instructions), check the box. Also enter the vehicle identification number (unless Form 1098-C is attached).	(c) Description of donated property (For a vehicle, enter the year, make, model, and mileage. For securities, enter the company name and the number of shares.)
A		☐	
B		☐	
C		☐	
D		☐	
E		☐	

Note. If the amount you claimed as a deduction for an item is $500 or less, you do not have to complete columns (e), (f), and (g).

	(d) Date of the contribution	(e) Date acquired by donor (mo., yr.)	(f) How acquired by donor	(g) Donor's cost or adjusted basis	(h) Fair market value (see instructions)	(i) Method used to determine the fair market value
A						
B						
C						
D						
E						

Part II **Partial Interests and Restricted Use Property**—Complete lines 2a through 2e if you gave less than an entire interest in a property listed in Part I. Complete lines 3a through 3c if conditions were placed on a contribution listed in Part I; also attach the required statement (see instructions).

2a Enter the letter from Part I that identifies the property for which you gave less than an entire interest ▶ _____
If Part II applies to more than one property, attach a separate statement.

b Total amount claimed as a deduction for the property listed in Part I: **(1)** For this tax year ▶ _____
(2) For any prior tax years ▶ _____

c Name and address of each organization to which any such contribution was made in a prior year (complete only if different from the donee organization above):

Name of charitable organization (donee)

Address (number, street, and room or suite no.)

City or town, state, and ZIP code

d For tangible property, enter the place where the property is located or kept ▶ _____

e Name of any person, other than the donee organization, having actual possession of the property ▶ _____

		Yes	No
3a	Is there a restriction, either temporary or permanent, on the donee's right to use or dispose of the donated property?		
b	Did you give to anyone (other than the donee organization or another organization participating with the donee organization in cooperative fundraising) the right to the income from the donated property or to the possession of the property, including the right to vote donated securities, to acquire the property by purchase or otherwise, or to designate the person having such income, possession, or right to acquire?		
c	Is there a restriction limiting the donated property for a particular use?		

Name(s) shown on your income tax return | Identifying number

Section B. Donated Property Over $5,000 (Except Publicly Traded Securities)—Complete this section for one item (or one group of similar items) for which you claimed a deduction of more than $5,000 per item or group (except contributions of publicly traded securities reported in Section A). Provide a separate form for each property donated unless it is part of a group of similar items. An appraisal is generally required for property listed in Section B. See instructions.

Part I Information on Donated Property—To be completed by the taxpayer and/or the appraiser.

4 Check the box that describes the type of property donated:

- a ☐ Art* (contribution of $20,000 or more)
- b ☐ Qualified Conservation Contribution
- c ☐ Equipment
- d ☐ Art* (contribution of less than $20,000)
- e ☐ Other Real Estate
- f ☐ Securities
- g ☐ Collectibles**
- h ☐ Intellectual Property
- i ☐ Vehicles
- j ☐ Other

*Art includes paintings, sculptures, watercolors, prints, drawings, ceramics, antiques, decorative arts, textiles, carpets, silver, rare manuscripts, historical memorabilia, and other similar objects.

**Collectibles include coins, stamps, books, gems, jewelry, sports memorabilia, dolls, etc., but not art as defined above.

Note. In certain cases, you must attach a qualified appraisal of the property. See instructions.

5	(a) Description of donated property (if you need more space, attach a separate statement)	(b) If tangible property was donated, give a brief summary of the overall physical condition of the property at the time of the gift	(c) Appraised fair market value
A			
B			
C			
D			

	(d) Date acquired by donor (mo., yr.)	(e) How acquired by donor	(f) Donor's cost or adjusted basis	(g) For bargain sales, enter amount received	See instructions (h) Amount claimed as a deduction	See instructions (i) Date of contribution
A						
B						
C						
D						

Part II Taxpayer (Donor) Statement—List each item included in Part I above that the appraisal identifies as having a value of $500 or less. See instructions.

I declare that the following item(s) included in Part I above has to the best of my knowledge and belief an appraised value of not more than $500 (per item). Enter identifying letter from Part I and describe the specific item. See instructions. ▶ _____

Signature of taxpayer (donor) ▶ Date ▶

Part III Declaration of Appraiser

I declare that I am not the donor, the donee, a party to the transaction in which the donor acquired the property, employed by, or related to any of the foregoing persons, or married to any person who is related to any of the foregoing persons. And, if regularly used by the donor, donee, or party to the transaction, I performed the majority of my appraisals during my tax year for other persons.

Also, I declare that I perform appraisals on a regular basis; and that because of my qualifications as described in the appraisal, I am qualified to make appraisals of the type of property being valued. I certify that the appraisal fees were not based on a percentage of the appraised property value. Furthermore, I understand that a false or fraudulent overstatement of the property value as described in the qualified appraisal or this Form 8283 may subject me to the penalty under section 6701(a) (aiding and abetting the understatement of tax liability). In addition, I understand that I may be subject to a penalty under section 6695A if I know, or reasonably should know, that my appraisal is to be used in connection with a return or claim for refund and a substantial or gross valuation misstatement results from my appraisal. I affirm that I have not been barred from presenting evidence or testimony by the Office of Professional Responsibility.

Sign Here Signature ▶ Title ▶ Date ▶

Business address (including room or suite no.) | Identifying number

City or town, state, and ZIP code

Part IV Donee Acknowledgment—To be completed by the charitable organization.

This charitable organization acknowledges that it is a qualified organization under section 170(c) and that it received the donated property as described in Section B, Part I, above on the following date ▶ _____

Furthermore, this organization affirms that in the event it sells, exchanges, or otherwise disposes of the property described in Section B, Part I (or any portion thereof) within 3 years after the date of receipt, it will file **Form 8282,** Donee Information Return, with the IRS and give the donor a copy of that form. This acknowledgment does not represent agreement with the claimed fair market value.

Does the organization intend to use the property for an unrelated use? . . . . . ▶ ☐ Yes ☐ No

Name of charitable organization (donee) | Employer identification number

Address (number, street, and room or suite no.) | City or town, state, and ZIP code

Authorized signature | Title | Date

Instructions for Form 8283

(Rev. December 2014)

Noncash Charitable Contributions

Department of the Treasury
Internal Revenue Service

Section references are to the Internal Revenue Code unless otherwise noted.

General Instructions

Future Developments

Information about any future developments affecting Form 8283 (such as legislation enacted after we release it) will be posted at *www.irs.gov/form8283*.

Purpose of Form

Use Form 8283 to report information about noncash charitable contributions.

Do not use Form 8283 to report out-of-pocket expenses for volunteer work or amounts you gave by check or credit card. Treat these items as cash contributions. Also, do not use Form 8283 to figure your charitable contribution deduction. For details on how to figure the amount of the deduction, see your tax return instructions and Pub. 526, Charitable Contributions.

Who Must File

You must file Form 8283 if the amount of your deduction for all noncash gifts is more than $500. For this purpose, "amount of your deduction" means your deduction before applying any income limits that could result in a carryover. The carryover rules are explained in Pub. 526. Make any required reductions to fair market value (FMV) before you determine if you must file Form 8283. See *Fair Market Value (FMV)*, later.

Form 8283 is filed by individuals, partnerships, and corporations.

C corporations. C corporations, other than personal service corporations and closely held corporations, must file Form 8283 only if the amount claimed as a deduction is more than $5,000.

Partnerships and S corporations. A partnership or S corporation that claims a deduction for noncash gifts of more than $500 must file Form 8283 with Form 1065, 1065-B, or 1120S.

If the total deduction for any item or group of similar items is more than $5,000, the partnership or S corporation must complete Section B of Form 8283 even if the amount allocated to each partner or shareholder is $5,000 or less.

The partnership or S corporation must give a completed copy of Form 8283 to each partner or shareholder receiving an allocation of the contribution deduction shown in Section B of the Form 8283 of the partnership or S corporation.

Partners and shareholders. The partnership or S corporation will provide information about your share of the contribution on your Schedule K-1 (Form 1065 or 1120S). If you received a copy of Form 8283 from the partnership or S corporation, attach a copy to your tax return. Use the amount shown on your Schedule K-1, not the amount shown on the Form 8283, to figure your deduction.

If the partnership or S corporation is not required to give you a copy of its Form 8283, combine the amount of noncash contributions shown on your Schedule K-1 with your other noncash contributions to see if you must file Form 8283. If you need to file Form 8283, you do not have to complete all the information requested in Section A for your share of the partnership's or S corporation's contributions. Complete only column (h) of line 1 with your share of the contribution and enter "From Schedule K-1 (Form 1065 or 1120S)" across columns (d)–(g).

When To File

File Form 8283 with your tax return for the year you contribute the property and first claim a deduction.

Which Sections To Complete

Form 8283 has two sections. If you must file Form 8283, you may have to complete Section A, Section B, or both, depending on the type of property donated and the amount claimed as a deduction.

Use Section A to report donations of property for which you claimed a deduction of $5,000 or less per item or group of similar items (defined later). Also use Section A to report donations of publicly traded securities. Use Section B to report donations of property for which you claimed a deduction of more than $5,000 per item or group of similar items.

In figuring whether your deduction for a group of similar items was more than $5,000, consider all items in the group, even if items in the group were donated to more than one donee organization. However, you must file a separate Form 8283, Section B, for each donee organization.

Example. You claimed a deduction of $2,000 for books you gave to College A, $2,500 for books you gave to College B, and $900 for books you gave to College C. You must report these donations in Section B because the total deduction was more than $5,000. You must file a separate Form 8283, Section B, for the donation to each of the three colleges.

Section A. Include in Section A only the following items.

1. Items (or groups of similar items as defined later) for which you claimed a deduction of $5,000 or less per item (or group of similar items).

2. The following publicly traded securities even if the deduction is more than $5,000:

a. Securities listed on an exchange in which quotations are published daily,

b. Securities regularly traded in national or regional over-the-counter markets for which published quotations are available, or

c. Securities that are shares of a mutual fund for which quotations are published on a daily basis in a newspaper of general circulation throughout the United States.

Section B. Include in Section B only items (or groups of similar items) for which you claimed a deduction of more than $5,000. Do not include publicly traded securities reportable in Section A. With certain exceptions, items reportable in Section B require a written appraisal by a qualified appraiser. You must file a separate Form 8283, Section B, for each donee organization and each item of property (or group of similar items).

Similar Items of Property

Similar items of property are items of the same generic category or type, such as coin collections, paintings, books, clothing, jewelry, nonpublicly traded stock, land, or buildings.

Example. You claimed a deduction of $400 for clothing, $7,000 for publicly traded securities (quotations published daily), and $6,000 for a collection of 15 books ($400 each). Report the clothing and securities in Section A and the books (a group of similar items) in Section B.

Special Rule for Certain C Corporations

A special rule applies for deductions taken by certain C corporations under section 170(e)(3) or (4) for certain contributions of inventory or scientific equipment.

To determine if you must file Form 8283 or which section to complete, use the difference between the amount you claimed as a deduction and the amount you would have claimed as cost of goods sold (COGS) had you sold the property instead. This rule is only for purposes of Form 8283. It does not change the amount or method of figuring your contribution deduction.

If you do not have to file Form 8283 because of this rule, you must attach a statement to your tax return (similar to the one in the example below). Also, attach a statement if you must complete Section A, instead of Section B, because of this rule.

Example. You donated clothing from your inventory for the care of the needy. The clothing cost you $5,000 and your claimed charitable deduction is $8,000. Complete Section A instead of Section B because the difference between the amount you claimed as a charitable deduction and the amount that would have been your COGS deduction is $3,000 ($8,000 – $5,000). Attach a statement to Form 8283 similar to the following:

Form 8283—Inventory

Contribution deduction	$8,000
COGS (if sold, not donated)	– 5,000
For Form 8283 filing purposes	=$3,000

Fair Market Value (FMV)

Although the amount of your deduction determines if you have to file Form 8283, you also need to have information about the FMV of your contribution to complete the form.

FMV is the price a willing, knowledgeable buyer would pay a willing, knowledgeable seller when neither has to buy or sell.

You may not always be able to deduct the FMV of your contribution. Depending on the type of property donated, you may have to reduce the FMV to figure the deductible amount, as explained next.

Reductions to FMV. The amount of the reduction (if any) depends on whether the property is ordinary income property or capital gain property. Attach a statement to your tax return showing how you figured the reduction.

Ordinary income property. Ordinary income property is property that would result in ordinary income or short-term capital gain if it were sold at its FMV on the date it was contributed. Examples of ordinary income property are inventory, works of art created by the donor, and capital assets held for 1 year or less. The deduction for a gift of ordinary income property is limited to the FMV minus the amount that would be ordinary income or short-term capital gain if the property were sold.

Capital gain property. Capital gain property is property that would result in long-term capital gain if it were sold at its FMV on the date it was contributed. For purposes of figuring your charitable contribution, capital gain property also includes certain real property and depreciable property used in your trade or business and, generally, held more than 1 year. However, to the extent of any gain from the property that must be recaptured as ordinary income under section 1245, section 1250, or any other Code provision, the property is treated as ordinary income property.

You usually may deduct gifts of capital gain property at their FMV. However, you must reduce the FMV by the amount of any appreciation if any of the following apply.

- The capital gain property is contributed to certain private nonoperating foundations. This rule does not apply to qualified appreciated stock.
- You choose the 50% limit instead of the special 30% limit for capital gain property.
- The contributed property is intellectual property (as defined later).
- The contributed property is certain taxidermy property.
- The contributed property is tangible personal property that is put to an unrelated use (as defined in Pub. 526) by the charity.
- The contributed property is certain tangible personal property with a claimed value of more than $5,000 and is sold, exchanged, or otherwise disposed of by the charity during the year in which you made the contribution, and the charity has not made the required certification of exempt use (such as on Form 8282, Part IV).

Qualified conservation contribution. A qualified conservation contribution is a donation of a qualified real property interest, such as an easement, exclusively for certain conservation purposes. The donee must be a qualified organization as defined in section 170(h)(3) and must have the resources to be able to monitor and

enforce the conservation easement or other conservation restrictions. To enable the organization to do this, you must give it documents, such as maps and photographs, that establish the condition of the property at the time of the gift.

If the donation has no material effect on the real property's FMV, or enhances rather than reduces its FMV, no deduction is allowable. For example, little or no deduction may be allowed if the property's use is already restricted, such as by zoning or other law or contract, and the donation does not further restrict how the property can be used.

The FMV of a conservation easement cannot be determined by applying a standard percentage to the FMV of the underlying property. The best evidence of the FMV of an easement is the sales price of a comparable easement. If there are no comparable sales, the before and after method may be used.

Attach a statement that:

- Identifies the conservation purposes furthered by your donation,
- Shows, if before and after valuation is used, the FMV of the underlying property before and after the gift,
- States whether you made the donation in order to get a permit or other approval from a local or other governing authority and whether the donation was required by a contract, and
- If you or a related person has any interest in other property nearby, describes that interest.

If an appraisal is required, it must include the method of valuation (such as the income approach or the market data approach) and the specific basis for the valuation (such as specific comparable sales transactions).

Easements on buildings in historic districts. You cannot claim a deduction for this type of contribution unless the contributed interest includes restrictions preserving the entire exterior of the building (including front, sides, rear, and height) and prohibiting any change to the exterior of the building inconsistent with its historical character. If you claim a deduction for this type of contribution, you must include with your return:

- A signed copy of a qualified appraisal,
- Photographs of the entire exterior of the building, and
- A description of all restrictions on the development of the building. The description of the restrictions can be made by attaching a copy of the easement deed.

If you donate this type of property and claim a deduction of more than $10,000, your deduction will not be allowed unless you pay a $500 filing fee. See Form 8283-V and its instructions.

For more information about qualified conservation contributions, see Pub. 526 and Pub. 561, Determining the Value of Donated Property. Also see section 170(h), Regulations section 1.170A-14, and Notice 2004-41. Notice 2004-41, 2004-28 I.R.B. 31, is available at www.irs.gov/irb/2004-28_IRB/ar09.html.

Intellectual property. The FMV of intellectual property must be reduced to figure the amount of your deduction, as explained earlier. Intellectual property means a patent, copyright (other than a copyright described in section 1221(a)(3) or 1231(b)(1)(C)), trademark, trade name, trade secret, know-how, software (other than software described in section 197(e)(3)(A)(i)), or similar property, or applications or registrations of such property.

However, you may be able to claim additional charitable contribution deductions in the year of the contribution and later years based on a percentage of the donee's net income, if any, from the property. The amount of the donee's net income from the property will be reported to you on Form 8899, Notice of Income From Donated Intellectual Property. See Pub. 526 for details.

Clothing and household items. The FMV of used household items and clothing is usually much lower than when new. A good measure of value might be the price that buyers of these used items actually pay in consignment or thrift shops. You can also review classified ads in the newspaper or on the Internet to see what similar products sell for.

You cannot claim a deduction for clothing or household items you donate unless the clothing or household items are in good used condition or better. However, you can claim a deduction for a contribution of an item of clothing or household item that is not in good used condition or better if you deduct more than $500 for it and include a qualified appraisal of it with your return.

Qualified Vehicle Donations

A qualified vehicle is any motor vehicle manufactured primarily for use on public streets, roads, and highways; a boat; or an airplane. However, property held by the donor primarily for sale to customers, such as inventory of a car dealer, is not a qualified vehicle.

If you donate a qualified vehicle with a claimed value of more than $500, you cannot claim a deduction unless you attach to your return a copy of the contemporaneous written acknowledgment you received from the donee organization. The donee organization may use Copy B of Form 1098-C as the acknowledgment. An acknowledgment is considered contemporaneous if the donee organization furnishes it to you no later than 30 days after the:

- Date of the sale, if the donee organization sold the vehicle in an arm's length transaction to an unrelated party, or
- Date of the contribution, if the donee organization will not sell the vehicle before completion of a material improvement or significant intervening use, or the donee organization will give or sell the vehicle to a needy individual for a price significantly below FMV to directly further the organization's charitable purpose of relieving the poor and distressed or underprivileged who need a means of transportation.

For a donated vehicle with a claimed value of more than $500, you can deduct the smaller of the vehicle's FMV on the date of the contribution or the gross proceeds received from the sale of the vehicle, unless an exception applies as explained below. Form 1098-C (or other acknowledgment) will show the gross proceeds from the sale if no exception applies. If the FMV of the vehicle was more than your cost or other basis, you may have to

reduce the FMV to figure the deductible amount, as described under *Reductions to FMV*, earlier.

If any of the following exceptions apply, your deduction is not limited to the gross proceeds received from the sale. Instead, you generally can deduct the vehicle's FMV on the date of the contribution if the donee organization:

- Makes a significant intervening use of the vehicle before transferring it,
- Makes a material improvement to the vehicle before transferring it, or
- Gives or sells the vehicle to a needy individual for a price significantly below FMV to directly further the organization's charitable purpose of relieving the poor and distressed or underprivileged who need a means of transportation.

Form 1098-C (or other acknowledgment) will show if any of these exceptions apply. If the FMV of the vehicle was more than your cost or other basis, you may have to reduce the FMV to figure the deductible amount, as described under *Reductions to FMV*, earlier.

Determining FMV. A used car guide may be a good starting point for finding the FMV of your vehicle. These guides, published by commercial firms and trade organizations, contain vehicle sale prices for recent model years. The guides are sometimes available from public libraries or from a loan officer at a bank, credit union, or finance company. You can also find used car pricing information on the Internet.

An acceptable measure of the FMV of a donated vehicle is an amount not in excess of the price listed in a used vehicle pricing guide for a private party sale of a similar vehicle. However, the FMV may be less than that amount if the vehicle has engine trouble, body damage, high mileage, or any type of excessive wear. The FMV of a donated vehicle is the same as the price listed in a used vehicle pricing guide for a private party sale only if the guide lists a sales price for a vehicle that is the same make, model, and year, sold in the same area, in the same condition, with the same or similar options or accessories, and with the same or similar warranties as the donated vehicle.

Example. Neal donates his car, which he bought new in 2008 for $20,000. A used vehicle pricing guide shows the FMV for his car is $9,000. Neal receives a Form 1098-C showing the car was sold for $7,000. Neal can deduct $7,000 and must attach Form 1098-C to his return.

More information. For details, see Pub. 526 or Notice 2005-44. Notice 2005-44, 2005-25 I.R.B. 1287, is available at *www.irs.gov/irb/2005-25_IRB/ar09.html*.

Additional Information

You may want to see Pub. 526 and Pub. 561. If you contributed depreciable property, see Pub. 544, Sales and Other Disposition of Assets.

Specific Instructions

Identifying number. Individuals must enter their social security number. All other filers should enter their employer identification number.

Section A

Part I, Information on Donated Property

Line 1

Column (b). Check the box if the donated property is a qualified vehicle (defined earlier). If you are not attaching Form 1098-C (or other acknowledgment) to your return, enter the vehicle identification number (VIN) in the spaces provided below the checkbox.

You can find the VIN on the vehicle registration, the title, the proof of insurance, or the vehicle itself. Generally, the VIN is 17 characters made up of numbers and letters.

If the VIN has fewer than 17 characters, enter a zero in each of the remaining entry spaces to the left of the VIN. For example, if the VIN is "555555X555555," enter "0000555555X555555."

Column (c). Describe the property in sufficient detail. The greater the value of the property, the more detail you must provide. For example, a personal computer should be described in more detail than pots and pans.

If the donated property is a vehicle, give the year, make, model, condition, and mileage at the time of the donation (for example, "1963 Studebaker Lark, fair condition, 135,000 miles") regardless of whether you attach a Form 1098-C or other acknowledgment. If you do not know the actual mileage, use a good faith estimate based on car repair records or similar evidence.

For securities, include the following:

- Company name,
- Number of shares,
- Kind of security,
- Whether a share of a mutual fund, and
- Whether regularly traded on a stock exchange or in an over-the-counter market.

Column (d). Enter the date you contributed the property. If you made contributions on various dates, enter each contribution and its date on a separate row.

Note. If the amount you claimed as a deduction for the item is $500 or less, you do not have to complete columns (e), (f), and (g).

Column (e). Enter the approximate date you acquired the property. If it was created, produced, or manufactured by or for you, enter the date it was substantially completed.

If you are donating a group of similar items and you acquired the items on various dates (but have held all the items for at least 12 months), you can enter "Various."

Column (f). State how you acquired the property. This could be by purchase, gift, inheritance, or exchange.

Column (g). Do not complete this column for property held at least 12 months or publicly traded securities. Keep records on cost or other basis.

Note. If you have reasonable cause for not providing the information in columns (e) and (g), attach an explanation.

Column (h). Enter the FMV of the property on the date you donated it. You must attach a statement if:

- You were required to reduce the FMV to figure the amount of your deduction, or
- You gave a qualified conservation contribution for which you claimed a deduction of $5,000 or less.

See *Fair Market Value (FMV)*, earlier, for the type of statement to attach.

Column (i). Enter the method(s) you used to determine the FMV.

Examples of entries to make include "Appraisal," "Thrift shop value" (for clothing or household items), "Catalog" (for stamp or coin collections), or "Comparable sales" (for real estate and other kinds of assets). See Pub. 561.

Part II, Partial Interests and Restricted Use Property

If Part II applies to more than one property, attach a separate statement. Give the required information for each property separately. Identify which property listed in Part I the information relates to.

Lines 2a Through 2e

Complete lines 2a–2e only if you contributed less than the entire interest in the donated property during the tax year and claimed a deduction for it of $5,000 or less. On line 2b, enter the amount claimed as a deduction for this tax year and in any prior tax years for gifts of a partial interest in the same property.

Lines 3a Through 3c

Complete lines 3a–3c only if you attached restrictions to the right to the income, use, or disposition of the donated property. An example of a "restricted use" is furniture that you gave only to be used in the reading room of an organization's library. Attach a statement explaining (1) the terms of any agreement or understanding regarding the restriction, and (2) whether the property is designated for a particular use.

Section B

Include in Section B only items (or groups of similar items) for which you claimed a deduction of more than $5,000. File a separate Form 8283, Section B, for:

- Each donee, and
- Each item of property, except for an item that is part of a group of similar items.

Part I, Information on Donated Property

You must get a written appraisal from a qualified appraiser before completing Part I. However, see *Exceptions*, below.

Generally, you do not need to attach the appraisals to your return but you should keep them for your records. But see *Art valued at $20,000 or more*, *Clothing and household items not in good used condition*, *Easements on buildings in historic districts*, and *Deduction of more than $500,000*, later.

Exceptions. You do not need a written appraisal if the property is:

1. Nonpublicly traded stock of $10,000 or less,
2. A vehicle (including a car, boat, or airplane) if your deduction for the vehicle is limited to the gross proceeds from its sale,
3. Intellectual property (as defined earlier),
4. Certain securities considered to have market quotations readily available (see Regulations section 1.170A-13(c)(7)(xi)(B)),
5. Inventory and other property donated by a corporation that are "qualified contributions" for the care of the ill, the needy, or infants, within the meaning of section 170(e)(3)(A), or
6. Stock in trade, inventory, or property held primarily for sale to customers in the ordinary course of your trade or business.

Although a written appraisal is not required for the types of property just listed, you must provide certain information in Part I of Section B (see *Line 5*) and have the donee organization complete Part IV.

Art valued at $20,000 or more. If your total deduction for art is $20,000 or more, you must attach a complete copy of the signed appraisal. For individual objects valued at $20,000 or more, a photograph must be provided upon request. The photograph must be of sufficient quality and size (preferably an 8 x 10 inch color photograph or a color transparency no smaller than 4 x 5 inches) to fully show the object.

Clothing and household items not in good used condition. You must include with your return a qualified appraisal of any single item of clothing or any household item that is not in good used condition or better for which you deduct more than $500. The appraisal is required whether the donation is reportable in Section A or Section B. See *Clothing and household items*, earlier.

Easements on buildings in historic districts. If you claim a deduction for a qualified conservation contribution of an easement on the exterior of a building in a registered historic district, you must include a signed copy of a qualified appraisal, photographs, and certain other information with your return. See *Easements on buildings in historic districts*, under *Fair Market Value (FMV)*, earlier.

Deduction of more than $500,000. If you claim a deduction of more than $500,000 for an item (or group of similar items) donated to one or more donees, you must attach a signed copy of a qualified appraisal of the property to your return unless an exception applies. See *Exceptions*, earlier.

Appraisal Requirements

The appraisal must be made by a qualified appraiser (defined later) in accordance with generally accepted appraisal standards. It also must meet the relevant requirements of Regulations section 1.170A-13(c)(3) and Notice 2006-96. Notice 2006-96, 2006-46 I.R.B. 902, is available at www.irs.gov/irb/2006-46_IRB/ar13.html.

The appraisal must be made not earlier than 60 days before the date you contribute the property. You must receive the appraisal before the due date (including extensions) of the return on which you first claim a deduction for the property. For a deduction first claimed on an amended return, the appraisal must be received before the date the amended return was filed.

A separate qualified appraisal and a separate Form 8283 are required for each item of property except for an item that is part of a group of similar items. Only one appraisal is required for a group of similar items contributed in the same tax year, if it includes all the required information for each item. The appraiser may group similar items with a collective value appraised at $100 or less.

If you gave similar items to more than one donee for which you claimed a total deduction of more than $5,000, you must attach a separate form for each donee.

Example. You claimed a deduction of $2,000 for books given to College A, $2,500 for books given to College B, and $900 for books given to a public library. You must attach a separate Form 8283 for each donee.

Line 4

Check only one box on line 4 of each Form 8283. Complete as many separate Forms 8283 as necessary so that only one box has to be checked on line 4 of each Form 8283.

Vehicles. If you check box "i" to indicate the donated property is a vehicle, you must attach to your return a copy of Form 1098-C (or other acknowledgment) you received from the donee organization.

Line 5

You must complete at least column (a) of line 5 (and column (b) if applicable) before submitting Form 8283 to the donee. You may then complete the remaining columns.

Column (a). Provide a detailed description so a person unfamiliar with the property could be sure the property that was appraised is the property that was contributed. The greater the value of the property, the more detail you must provide.

For a qualified conservation contribution, describe the easement terms in detail, or attach a copy of the easement deed.

A description of donated securities should include the company name and number of shares donated.

Column (c). Include the FMV from the appraisal. If you were not required to get an appraisal, include the FMV you determine to be correct.

Column (d). If you are donating a group of similar items and you acquired the items on various dates (but have held all the items for at least 12 months), you can enter "Various."

Columns (d)–(f). If you have reasonable cause for not providing the information in columns (d), (e), or (f), attach an explanation so your deduction will not automatically be disallowed.

For a qualified conservation contribution, indicate whether you are providing information about the underlying property or about the easement.

Column (g). A bargain sale is a transfer of property that is in part a sale or exchange and in part a contribution. Enter the amount received for bargain sales.

Column (h). Complete column (h) only if you were not required to get an appraisal, as explained earlier.

Column (i). Complete column (i) only if you were not required to get an appraisal, as explained earlier.

Part II, Taxpayer (Donor) Statement

Complete Section B, Part II, for each item included in Section B, Part I, that has an appraised value of $500 or less. Because you do not have to show the value of these items in Section B, Part I, of the donee's copy of Form 8283, clearly identify them for the donee in Section B, Part II. Then, the donee does not have to file Form 8282, Donee Information Return, for the items valued at $500 or less. See the *Note* under *Part IV, Donee Acknowledgment*, for more details about filing Form 8282.

The amount of information you give in Section B, Part II, depends on the description of the donated property you enter in Section B, Part I. If you show a single item as "Property A" in Part I and that item is appraised at $500 or less, then the entry "Property A" in Part II is enough. However, if "Property A" consists of several items and the total appraised value is over $500, list in Part II any item(s) you gave that is valued at $500 or less.

All shares of nonpublicly traded stock or items in a set are considered one item. For example, a book collection by the same author, components of a stereo system, or six place settings of a pattern of silverware are one item for the $500 test.

Example. You donated books valued at $6,000. The appraisal states that one of the items, a collection of books by author "X," is worth $400. On the Form 8283 that you are required to give the donee, you decide not to show the appraised value of all of the books. But you also do not want the donee to have to file Form 8282 if the collection of books is sold within 3 years after the donation. If your description of Property A on line 5 includes all the books, then specify in Part II the "collection of books by X included in Property A." But if your Property A description is "collection of books by X," the only required entry in Part II is "Property A."

In the above example, you may have chosen instead to give a completed copy of Form 8283 to the donee. The

donee would then be aware of the value. If you include all the books as Property A on line 5, and enter $6,000 in column (c), you may still want to describe the specific collection in Part II so the donee can sell it without filing Form 8282.

Part III, Declaration of Appraiser

If you had to get an appraisal, you must get it from a qualified appraiser. A qualified appraiser is an individual who meets all the following requirements.

1. The individual either:

a. Has earned an appraisal designation from a recognized professional appraiser organization for demonstrated competency in valuing the type of property being appraised, or

b. Has met certain minimum education and experience requirements.

2. The individual regularly prepares appraisals for which he or she is paid.

3. The individual demonstrates verifiable education and experience in valuing the type of property being appraised. To do this, the appraiser can make a declaration that, because of his or her background, experience, education, and membership in professional associations, he or she is qualified to make appraisals of the type of property being valued. The declaration must be part of the appraisal. However, if the appraisal was already completed without this declaration, the declaration can be made separately and associated with the appraisal.

4. The individual has not been prohibited from practicing before the IRS under section 330(c) of title 31 of the United States Code at any time during the 3-year period ending on the date of the appraisal.

In addition, the appraiser must complete Part III of Form 8283. See section 170(f)(11)(E), Notice 2006-96, and Regulations section 1.170A-13(c)(5) for details.

If you use appraisals by more than one appraiser, or if two or more appraisers contribute to a single appraisal, all the appraisers must sign the appraisal and Part III of Form 8283.

Persons who cannot be qualified appraisers are listed in the Declaration of Appraiser. Generally, a party to the transaction in which you acquired the property being appraised will not qualify to sign the declaration. But a person who sold, exchanged, or gave the property to you may sign the declaration if the property was donated within 2 months of the date you acquired it and the property's appraised value did not exceed its acquisition price.

An appraiser may not be considered qualified if you had knowledge of facts that would cause a reasonable person to expect the appraiser to falsely overstate the value of the property. An example of this is an agreement between you and the appraiser about the property value when you know that the appraised amount exceeds the actual FMV.

Usually, appraisal fees cannot be based on a percentage of the appraised value unless the fees were paid to certain not-for-profit associations. See Regulations section 1.170A-13(c)(6)(ii).

Identifying number. The appraiser's taxpayer identification number (social security number or employer identification number) must be entered in Part III.

Part IV, Donee Acknowledgment

The donee organization that received the property described in Part I of Section B must complete Part IV. Before submitting page 2 of Form 8283 to the donee for acknowledgment, complete at least your name, identifying number, and description of the donated property (line 5, column (a)). If tangible property is donated, also describe its physical condition (line 5, column (b)) at the time of the gift. Complete Part II, if applicable, before submitting the form to the donee. See the instructions for Part II.

The person acknowledging the gift must be an official authorized to sign the tax returns of the organization, or a person specifically designated to sign Form 8283. When you ask the donee to fill out Part IV, you should also ask the donee to provide you with a contemporaneous written acknowledgment required by section 170(f)(8).

After completing Part IV, the organization must return Form 8283 to you, the donor. You must give a copy of Section B of this form to the donee organization. You may then complete any remaining information required in Part I. Also, the qualified appraiser can complete Part III at this time.

In some cases, it may be impossible to get the donee's signature on Form 8283. The deduction will not be disallowed for that reason if you attach a detailed explanation of why it was impossible.

Note. If it is reasonable to expect that donated tangible personal property will be used for a purpose unrelated to the purpose or function of the donee, the donee should check the "Yes" box in Part IV. In this situation, your deduction will be limited. In addition, if the donee (or a successor donee) organization disposes of the property within 3 years after the date the original donee received it, the organization must file Form 8282, Donee Information Return, with the IRS and send a copy to the donor. (As a result of the sale by the donee, the donor's contribution deduction may be limited or part of the prior year contribution deduction may have to be recaptured. See Pub. 526.) An exception applies to items having a value of $500 or less if the donor identified the items and signed the statement in Section B, Part II, of Form 8283. See the instructions for Part II.

Failure To File Form 8283

Your deduction generally will be disallowed if you fail to:

- Attach a required Form 8283 to your return,
- Get a required appraisal and complete Section B of Form 8283, or
- Attach to your return a required appraisal of clothing or household items not in good used condition, an easement on a building in a registered historic district, or property for which you claimed a deduction of more than $500,000.

However, your deduction will not be disallowed if your failure was due to reasonable cause and not willful neglect

or was due to a good-faith omission. If the IRS asks you to submit the form, you have 90 days to send a completed Section B of Form 8283 before your deduction is disallowed. However, your deduction will not be allowed if you did not get a required appraisal within the required period.

Paperwork Reduction Act Notice. We ask for the information on this form to carry out the Internal Revenue laws of the United States. You are required to give us the information. We need it to ensure that you are complying with these laws and to allow us to figure and collect the right amount of tax.

You are not required to provide the information requested on a form that is subject to the Paperwork Reduction Act unless the form displays a valid OMB control number. Books or records relating to a form or its instructions must be retained as long as their contents may become material in the administration of any Internal Revenue law. Generally, tax returns and return information are confidential, as required by section 6103.

The time needed to complete and file this form will vary depending on individual circumstances. The estimated burden for individual taxpayers filing this form is approved under OMB control number 1545-0074 and is included in the estimates shown in the instructions for their individual income tax return. The estimated burden for all other taxpayers who file this form is shown below.

Recordkeeping	19 min.
Learning about the law or the form	29 min.
Preparing the form	1 hr 4 min.
Copying, assembling, and sending the form to the IRS	34 min.

If you have comments concerning the accuracy of these time estimates or suggestions for making this form simpler, we would be happy to hear from you. See the instructions for the tax return with which this form is filed.

WILDWOOD

March 2, 2016

PBMI LLC
Attention: Mr. Bill Mehard
202 Rosemont Ave.
St. Louis, MO 63119

Re: Nuisance Abatement Notice for 17250 Manchester Road

Mr. Mehard:

This letter shall serve as an **Official Notice** to you, the property owner of **17250 Manchester Road**, that there are existing and numerous Nuisance Code violation(s) at this site. A recent site inspection revealed that violations exist and the condition of the structures and property is deteriorating. Additionally, as you will remember, Department staff met with you at this location and allowed some latitude in how this property needed to be maintained, while also setting forth the process for addressing the current set of violations at that time. However, the Department has never agreed that no maintenance of the property would be acceptable. In fact, the Department personnel were clear that on-going care of the facility and grounds was expected.

Obviously, by the building and property's current condition, you believe it is a liability and not deserving of the care that other owners in the vicinity of this site provide to their buildings and lots. This situation is unacceptable and compounded by the historic nature of the buildings and property. Therefore, based upon your lack of care for the property, the Department is left with no choices in this regard and, with a site inspection that was conducted on February 26, 2016, determined the structure(s) are unsafe and a health hazard. In all, reviewing the Nuisance Chapter, Section 215.050, and applying its standards to the relative conditions of this property, the following violations exist:

1. Those buildings or structures that have been damaged by fire, wind or any other cause whatsoever, thus rendering them dangerous to life, safety or the general health and welfare of any occupant or any other person;

2. Those buildings or structures that have parts thereof which are attached or have deteriorated in such a way that they constitute a threat of falling upon public ways or upon the property of others or which may constitute a threat of injury to members of the public or the occupants thereof;

3. Those buildings or structures that have become so dilapidated, decayed, unsafe or unsanitary so that they are unfit for human habitation or are likely to cause sickness or disease to the occupants thereof or to any other person;

4. Those buildings or structures that because of their condition become harboring places for rats, stray animals, vermin or other disease-bearing creatures and which are unsafe, unsanitary or dangerous to the health, safety or general welfare of any person;

5. Those buildings or structures which, because of their condition, are unsafe, unsanitary or dangerous to the health, safety or welfare of any person;

6. Those buildings or structures whose interior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passed through the center of gravity of such wall or vertical structural member falls outside of the middle third (1/3) of its base;

7. Those buildings or structures which, exclusive of the foundation, show thirty-three percent (33%) or more damage or deterioration of the supporting member or members or fifty percent (50%) of damage or deterioration of the non-supporting enclosing or outside walls or covering;

8. Those which have improperly distributed loads upon the floors or roofs or in which the floors or roofs are overloaded, or those having floors or roofs of insufficient strength to be reasonably safe for the purpose for which they are being used or intended to be used;

9. Those under construction upon which no substantial work shall have been performed for ninety (90) days immediately prior to the time that a notice shall issue under Section 215.060;

Given the conditions of the structures, and the lack of pro-active maintenance, the Department of Planning is now demanding, under its authority from State Statute and Section 215, Article IV, Subsection 170 (3) Abatement Standards of the Wildwood Municipal Code, the existing dwelling be appropriately repaired, with the necessary permits, or demolished (with the necessary permits and utility disconnect letters) and all debris removed from the property and disposed of at an appropriate facility. Necessary repairs and clean up of the property or demolition work shall commence within thirty (30) days from the date of this notice and proceed continuously thereafter until completion. If the property is not brought into compliance in this timeframe provided herein, the City of Wildwood will begin the required hearing process to cause the abatement of the existing nuisances and or removal of the structure, with the cost of completing these tasks placed as a special tax lien on the property under Sections 215.180, 215.190, and 215.200 to recoup the expenditures of the public funds (Section 215.210).

Given the conditions of the structure(s) and property and the extent of time this problem has existed, this Department is not in a position to delay any of its actions to achieve compliance. On or about **April 1, 2016**, a re-inspection of the property will take place to verify if the violations have been abated. As a reminder, a permit for repairs or demolition is required by both the City of Wildwood and St. Louis County, prior to any work.

If you have any questions or comments, please contact the Department of Planning and Zoning at 636-458-0440.

Sincerely,

Joe Vujnich, Director
Department of Planning

Cc: Mayor Timothy Woerther, Mayor
Council Member Larry McGowan
Council Member Glenn De Hart
Ryan S. Thomas, P.E., City Administrator
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Bart Calhoun, City Prosecuting Attorney
Robert Golterman, City Attorney
Frank Laughlin, Code Inspector
Brian Gramlich, Code Enforcement Officer
Historic Preservation Commission Members

AGENDA ITEM **OLD BUSINESS**

WILDWOOD

INFORMATION REPORT
Prepared by Department of Planning
March 21, 2016 Executive Session
"Planning Tomorrow Today"

Petition Number:	P.Z. 24-14
Petitioner:	Centaur Station, (Michael Phelan), 18833 Cliffview Lane, Wildwood, Missouri, 63005 c/o Department of Planning, City of Wildwood, Missouri, 16860 Main Street, Wildwood, Missouri 63040
Request:	A request, in response to a communication from Michael Phelan, which is dated October 16, 2015 noting his intent to not proceed with the placement of the historic building on the City's registry, thereby seeking the revocation of the Landmark and Preservation Area (LPA) that was approved by the City Council on December 8, 2014 and governs these two (2) tracts of land
Location:	West side of Centaur Road, north of Wild Horse Creek Road
Tract Size:	3.11 acres
Locator Numbers:	19X410082 and 19Y6200260
Street Address:	107 and 109 Centaur Road
Public Hearing Date:	February 16, 2016
Date and Vote on Information Report:	March 21, 2016 - TBD
Report:	Attachment A
Preliminary Development Plan:	Attachment B
Background Information:	Attachment C
School District:	Rockwood
Fire District:	Monarch Fire Protection District
Ward:	One

Recommendation: The Department of Planning is recommending the Landmark and Preservation Area (LPA) be voided and rescinded at this time for non-compliance to the conditions of the site-specific ordinance.

In the report, evidence is provided indicating the following:

1. The Department believes the application of this special procedure permit is now not appropriate at this location and should be revoked, given the circumstances associated with its approval.
2. The Department is recommending the Planning and Zoning Commission act to remove the Landmark and Preservation Area (LPA) from this site, which would return its allowable uses to those activities that are prescribed in the City's FPNU Floodplain Non-Urban Residence District.
3. This recommended action is not premised on the historically significance of the property, which is substantial, but rather on the property owner's non-compliance to the overlay district's requirements and conditions.

ATTACHMENT A

< Background and Zoning History >

The Planning and Zoning Commission had recommended the granting of a Landmark and Preservation Area Overlay District (LPA) onto a property that is located on Centaur Road in the historic Centaur Community on November 3, 2014. This overlay district mechanism is restricted to the use on properties that are determined to be historically significant and have such a prominent role in the community's past that zoning allowances/incentives in terms of types of uses and activities can be considered upon them. Specifically, this overlay district, as it was approved by City Council, allowed limited commercial uses/activities in the current floodplain residential zoning district designation.

The background of this request, which had been presented to the City as **P.Z. 24-14 Centaur Station** and heard on September 14, 2014 at a public hearing before the Planning and Zoning Commission, involved a two (2) story brick building and associated accessory structures that formed a major node of the former Centaur Community. At the public hearing, the owner of the historic element noted that many improvements had been made to the property, building, and accessory structures, since his ownership was finalized, and he was not sure of the eventual outcome of the site's use, but wanted the flexibility for possible expanded uses/activities there, if at all possible. The Planning and Zoning Commission questioned the uses/activities that might be acceptable at this location, given its rural nature, but also noted the character of the main building and its prominence on the City's roadway were components that lent itself to a greater range of uses/activities. Also supporting this allowance was the past use of this property and building at this location, which was a general store for the community of Centaur for many, many years.

The Planning and Zoning Commission recommended approval of the application of the overlay district and established a list of conditions that would have to be met by the owner in terms of further improvements to the property, which would be indicated on the required Site Development Plan, along with operating parameters and protections relative to the building and its ultimate uses/activities. One (1) of these conditions that was recommended by the Planning and Zoning Commission, as part of its action, was the owner would be required to submit an application to the City's Historic Preservation Commission for its consideration, as a candidate for Wildwood's Historic Registry. Under the requirement of this site-specific ordinance, this submittal was to be completed "at

a time no later than the date of the final action of the City Council on the site-specific ordinance for this proposed overlay district." The site-specific ordinance for this project was approved by the City Council on December 8, 2014.

Accordingly, the owner of the historic element submitted the required application to the Historic Preservation Commission to have the property placed on the City's registry, but a public hearing was never conducted on this matter, given the property owner requested multiple postponements. Near the end of 2015, the property owner submitted an e-mail stating it was no longer his intent to move forward with the registry request and sought its withdrawal from the Historic Preservation Commission's agenda. Thereafter, the Historic Preservation Commission withdrew the request from its active agenda.

With that action, the Department advised the Historic Preservation Commission, and now, the Planning and Zoning Commission that one (1) of the major conditions for supporting the Landmark and Preservation Area authorization on this site will now not be met and the timelines relating to the submittal of the required Site Development Plan have also passed. Therefore, under the condition of the site-specific ordinance, the following option exists for action: ***Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by the issuing City of Wildwood Departments or Commissions.***

< Current Request >

The Planning and Zoning Commission is now being requested by the Department of Planning to consider revoking an established Landmark and Preservation Area Overlay District (LPA) that was approved by the City Council in 2014. This zoning overlay contained considerations and requirements stipulating timelines and action, on the part of the property owner, that were to be met, which have passed or not been completed. Specifically, the request again is as follows: **P.Z. 24-14 Centaur Station, (Michael Phelan), 18833 Cliffview Lane, Wildwood, Missouri, 63005 c/o Department of Planning, City of Wildwood, Missouri, 16860 Main Street, Wildwood, Missouri 63040 –** A request, in response to a communication from Michael Phelan, which is dated October 16, 2015, regarding **P.Z. 24-14 Centaur Station**, noting his intent to not proceed with the placement of the historic building on the City's registry, thereby seeking the revocation of the Landmark and Preservation Area (LPA) that was approved by the City Council on December 8, 2014 and governs these two (2) tracts of land; west side of Centaur Road, north of Wild Horse Creek Road (Locator Numbers: 19X410082 and 19Y620026/Street Addresses: 107 and 109 Centaur Road); Landmark and Preservation Area (LPA) in the Floodplain Non-Urban Residence District. **(Ward One)**

< Analysis >

The Department of Planning would note the zoning of property often creates a major benefit to it and the community as a whole. Zoning creates order and allows activities that are compatible with the surrounding area as well. Additionally, the zoning of property can provide the incentive for improvement of current conditions at a location and offer options that are not currently available to it. Therefore, the granting of zoning is significant and, in the City of Wildwood, its officials manage the

process to ensure that, when an action is complete, the decision is appropriate and consistent with the Master Plan.

With any zoning approval, that decision is based upon compliance to the City's plans and codes and the rights of the petitioner to request a change to the use of his or her property consistent with the Master Plan. Conversely, once the zoning is changed, certain requirements or conditions have been established as part of it to allow the proposed use to proceed, but in a managed manner. Therefore, the zoning process can be considered an agreement between parties. This agreement is critical to protecting the City and its property owners from inappropriate land use decisions and the accompanying impacts that might follow from such.

Acknowledging this agreement that is associated with the zoning process, if a petitioner does not meet the conditions of zoning, then an action is needed to preserve the integrity of the City's process. In the case of this petition, the property owner was required to place this historic element on the City's Historic Registry, given its age and significance within the Centaur Community, one of the older and original settlements in St. Louis County. This requirement was also appropriate, since the zoning action was for a Landmark and Preservation Area (LPA), which can only be used when a historically significant structure is part of the subject request. Therefore, the rationale for this request and the City's action were all focused on this historic element and its preservation, with active reuse. Given the owner now has chosen not to pursue this condition of the ordinance, non-compliance exists and the zoning initiative of the City is voided.

With these described circumstances now in place, the City's land use codes allows the Planning and Zoning Commission and the City Council to address this matter by revoking the zoning overlay district that was granted for the extra land use rights for this property, i.e. commercial activities in a residential area. The Department does support this action for the following reasons:

1. The allowance for commercial activities in a residential zoning district designation was premised on a partnership between the property owner and the City, which cannot exist to the degree necessary, if the element is not placed on the Wildwood Historic Registry.
2. The granting of the Landmark and Preservation Area (LPA) is not mandatory on the part of the City and, based upon an expectation the historic element is part of the overall outcome, which, given the property owner's statement, will not be at this time, the overlay district must be rescinded.
3. The protection of the residential area, where this site is located, is the priority, which requires the elimination of the overlay district, when not paired with the City's Historic Register.
4. The property's location in the floodplain of the Missouri River dictates a cautious approach to its expanded use, particularly when not linked to a preservation effort for the building and related structures.
5. The property owner could request the application of this overlay district again, in the future, if circumstances change in this regard.

Given these reasons, the Department is recommending the Landmark and Preservation Area (LPA) granted to this property be voided and rescinded and the property's zoning district designation for any future uses be limited to the permitted uses of the FPNU Floodplain Non-Urban Residence District.

< Summary >

The Department believes the application of this special procedure permit is now not appropriate at this location and should be revoked, given the circumstances associated with its approval. To this end, the Department is recommending the Planning and Zoning Commission act to remove the Landmark and Preservation Area (LPA) from this site, which would return its allowable uses to those activities that are prescribed in the City's FPNU Floodplain Non-Urban Residence District. This action is not premised on the historical significance of the property, which is substantial, but rather on the property owner's non-compliance to the overlay district's requirements and conditions.

ATTACHMENT B
Preliminary Development Plan

St. Louis County Parcel Map

March 18, 2016

Parcel Selected

1:4,800

0 0.04 0.08 0.16 mi

0 0.05 0.1 0.2 km

St. Louis County GIS Service Center

Created by: St. Louis County GIS Service Center
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St. Louis County Parcel Map

March 18, 2016

Parcel Selected

1:2,400

0 0.02 0.04 0.08 mi

0 0.0325 0.065 0.13 km

St. Louis County GIS Service Center

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ATTACHMENT C
Background Information

WILDWOOD

PUBLIC HEARING PRIMER[i]

REVOCATION PROCESS
FOR AN
ESTABLISHED LANDMARK AND PRESERVATION AREA (LPA)

City of Wildwood, Missouri
Planning and Zoning Commission
February 16, 2016
"Planning Tomorrow Today"

< Posted and Advertised Request >

P.Z. 24-14 Centaur Station, (Michael Phelan), 18833 Cliffview Lane, Wildwood, Missouri, 63005 c/o Department of Planning, City of Wildwood, Missouri, 16860 Main Street, Wildwood, Missouri 63040– A request, in response to a communication from Michael Phelan, which is dated October 16, 2015, regarding **P.Z. 24-14 Centaur Station**, noting his intent to not proceed with the placement of the historic building on the City's registry, thereby seeking the revocation of the Landmark and Preservation Area (LPA) that was approved by the City Council on December 8, 2014 and governs these two (2) tracts of land; west side of Centaur Road, north of Wild Horse Creek Road (Locator Numbers: 19X410082 and 19Y620026/Street Addresses: 107 and 109 Centaur Road); Landmark and Preservation Area (LPA) in the Floodplain Non-Urban Residence District. **(Ward One)**

< Background >

The Planning and Zoning Commission had recommended the granting of a Landmark and Preservation Area Overlay District (LPA) onto a property that is located on Centaur Road in the historic Centaur Community on November 3, 2014. This overlay district mechanism is restricted to the use on properties that are determined to be historically significant and have such a prominent role in the community's past that zoning allowances/incentives in terms of types of uses and activities can be considered upon them. Specifically, this overlay district, as it was approved by City Council, allowed limited commercial uses/activities in the current floodplain residential zoning district designation.

The background of this request, which had been presented to the City as **P.Z. 24-14 Centaur Station** and heard on September 14, 2014 at a public hearing before the Planning and Zoning Commission, involved a two (2) story brick building and associated accessory structures that formed a major node of the former Centaur Community. At the public hearing, the owner of the historic element noted that many improvements had been made to the property, building, and accessory structures, since his ownership was finalized, and he was not sure of the eventual outcome of the site's use,

but wanted the flexibility for possible expanded uses/activities there, if at all possible. The Planning and Zoning Commission questioned the uses/activities that might be acceptable at this location, given its rural nature, but also noted the character of the main building and its prominence on the City's roadway were components that lent itself to a greater range of uses/activities. Also supporting this allowance was the past use of this property and building at this location, which was a general store for the community of Centaur for many, many years.

The Planning and Zoning Commission recommended approval of the application of the overlay district and established a list of conditions that would have to be met by the owner in terms of further improvements to the property, which would be indicated on the required Site Development Plan, along with operating parameters and protections relative to the building and its ultimate uses/activities. One (1) of these conditions that was recommended by the Planning and Zoning Commission, as part of its action, was the owner would be required to submit an application to the City's Historic Preservation Commission for its consideration, as a candidate for Wildwood's Historic Registry. Under the requirement of this site-specific ordinance, this submittal was to be completed "at a time no later than the date of the final action of the City Council on the site-specific ordinance for this proposed overlay district." The site-specific ordinance for this project was approved by the City Council on December 8, 2014.

Accordingly, the owner of the historic element submitted the required application to the Historic Preservation Commission to have the property placed on the City's registry, but a public hearing was never conducted on this matter, given the property owner requested multiple postponements. Near the end of 2015, the property owner submitted an e-mail stating it was no longer his intent to move forward with the registry request and sought its withdrawal from the Historic Preservation Commission's agenda. Thereafter, the Historic Preservation Commission withdrew the request from its active agenda.

With that action, the Department advised the Historic Preservation Commission, and now, the Planning and Zoning Commission that one (1) of the major conditions for supporting the Landmark and Preservation Area authorization on this site will now not be met and the timelines relating to the submittal of the required Site Development Plan have also passed. Therefore, under the condition of the site-specific ordinance, the following option exists for action: ***Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by the issuing City of Wildwood Departments or Commissions.***

< Current Request >

The Planning and Zoning Commission is being requested by the Department of Planning to consider revoking an established Landmark and Preservation Area Overlay District (LPA) that was approved by the City Council in 2014. This zoning overlay contained considerations and requirements stipulating timelines and action, on the part of the property owner, that were to be met, which have passed or not been completed. Specifically, the request again is as follows: **P.Z. 24-14 Centaur Station, (Michael Phelan), 18833 Cliffview Lane, Wildwood, Missouri, 63005 c/o Department of Planning, City of Wildwood, Missouri, 16860 Main Street, Wildwood, Missouri 63040–** A request, in

response to a communication from Michael Phelan, which is dated October 16, 2015, regarding **P.Z. 24-14 Centaur Station,** noting his intent to not proceed with the placement of the historic building on the City's registry, thereby seeking the revocation of the Landmark and Preservation Area (LPA) that was approved by the City Council on December 8, 2014 and governs these two (2) tracts of land; west side of Centaur Road, north of Wild Horse Creek Road (Locator Numbers: 19X410082 and 19Y620026/Street Addresses: 107 and 109 Centaur Road); Landmark and Preservation Area (LPA) in the Floodplain Non-Urban Residence District. **(Ward One)**

< Next Steps >

At tonight's public hearing, the City Attorney and the Department of Planning are seeking input on this matter in preparation of a recommendation on whether to revoke the overlay district associated with the subject tract of land and address this advertised matter. If any of the Commission members should have questions or comments in this regard, please feel free to contact the City Attorney (Rob Golterman) at (314) 444-7500 or the Department of Planning at (636) 458-0440. Thank you for your review of this information in preparation of tonight's hearing on this topic.

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[i] **CHAPTER 415.560 (B.)-2** Each such petition, ***other than those initiated by the Planning Commission or the City Council,*** shall be verified by all deed owners or contractual owners of property within the area proposed to be changed attesting to the truth and correctness of all facts and information presented therein. If petitioners are contract owners, a complete copy of the contract creating such interest shall be included with the petition

From: Michael Phelan
To: Kathy Arnett
Subject: Re: Site Development Plan for PZ 24-14 Centaur Station
Date: Friday, October 16, 2015 7:59:37 AM

Kathy at this time I wish to withdraw my application for the LPA.

Please pass along my sincere thank you to Joe and Liz for their efforts in trying to put together the LPA.

Regards

Mike Phelan

On Oct 15, 2015, at 8:43 AM, Kathy Arnett <Kathy@cityofwildwood.com> wrote:

> Hi Mike,
>
> I got your email from Liz Weiss and wanted to reach out to you since I'm now handling zoning issues before the Planning and Zoning Commission. I wanted to let you know that according to the ordinance that was approved for your LPA, see attached, your Site Development Plan needs to be approved by the Planning and Zoning Commission within twelve (12) months of the LPA approval. That date was December 8, 2014. This timeframe may be extended once, if due cause is shown, by the Planning and Zoning Commission.
>
> Since we haven't received a SDP to begin review and present to the Commission, you'll need to request an extension to this timeframe. Please submit a letter requesting the extension and providing your rationales for why it should be approved. I'd like to place this item on the Commission's November 2nd agenda, which means I'd need the letter by next Friday, October 23rd. Additionally, you'll need to submit a SDP soon, so we can begin the review and approval process.
>
> Please let me know if you have any questions.
>
> Sincerely,
> Kathy
>
> **Kathy Arnett**
> *Senior Planner I*
> City of Wildwood
> 16860 Main Street
> Wildwood, MO 63040
> kathy@cityofwildwood.com
> 636-458-0440 x135

<image001.jpg><image002.png><image003.png>

Please Subscribe to the City's Weekly e-News:
http://www.cityofwildwood.com/list.aspx

<Pages from 2070 Centaur Road LPA.PDF>

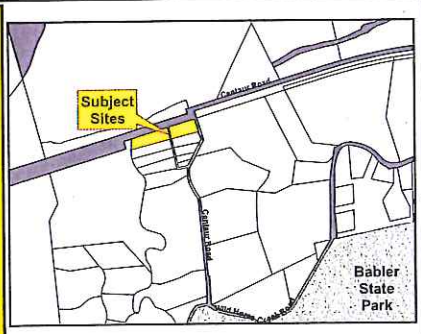
WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC HEARING
before the Planning and Zoning Commission
Tuesday, February 16, 2016, at 7:30 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 3,000 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 Sites:
107 and 109 Centaur Road
Wildwood, MO 63005

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

The Planning and Zoning Commission of the City of Wildwood will hold a public hearing on **Tuesday, February 16, 2016 at 7:30 p.m. in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040** for the purposes of accepting testimony regarding a request for either the modification of zoning district designations, application or amendment of special procedures, change in the underlying regulations of the Zoning Ordinance, action on Record Plats, updates to other land use regulations, or amendment of the Master Plan, which will then be taken under advisement for future action. The meeting will be open to all interested parties to comment upon this request, whether in favor or opposition, or provide additional input for consideration. *If you wish to attend this public hearing and require accommodation due to disability, please contact the Department of Planning forty-eight (48) hours in advance at (636) 458-0440.* If you do not have comments regarding this request, no action is required on your part. The following **request** will be considered at this time:

P.Z. 24-14 Centaur Station, (Michael Phelan), 18833 Cliffview Lane, Wildwood, Missouri, 63005 c/o Department of Planning, City of Wildwood, Missouri, 16860 Main Street, Wildwood, Missouri 63040– A request, in response to a communication from Michael Phelan, which is dated October 16, 2015, regarding **P.Z. 24-14 Centaur Station**, noting his intent to not proceed with the placement of the historic building on the City's registry, thereby seeking the revocation of the Landmark and Preservation Area (LPA) that was approved by the City Council on December 8, 2014 and governs these two (2) tracts of land; west side of Centaur Road, north of Wild Horse Creek Road (Locator Numbers: 19X410082 and 19Y620026/Street Addresses: 107 and 109 Centaur Road); Landmark and Preservation Area (LPA) in the Floodplain Non-Urban Residence District. **(Ward One)**

***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 Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040.
3) Viewing the Planning and Zoning 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.

BILL #2070 **ORDINANCE #2070**

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI APPROVING A LANDMARK AND PRESERVATION AREA (LPA) ON A THREE (3) ACRE PROPERTY THAT IS LOCATED ON THE WEST SIDE OF CENTAUR ROAD, NORTH OF WILD HORSE CREEK ROAD, THEREBY ALLOWING IT TO BE USED FOR CERTAIN COMMERCIAL ACTIVITIES, BUT REQUIRING ITS PLACEMENT ON THIS COMMUNITY'S HISTORIC REGISTER, AND PROHIBITING ITS REMOVAL, WITHOUT REVIEW AND ACTION OF THE HISTORIC PRESERVATION COMMISSION AND CITY COUNCIL; ALL BEING CONSISTENT WITH THE REPORT ON THIS MATTER THAT WAS PREPARED BY THE PLANNING AND ZONING COMMISSION AND DATED NOVEMBER 3, 2014 – PZ. 24-14 Centaur Station, c/o Michael Phelan. (Ward One)

WHEREAS, the protection and, whenever possible, the preservation of historic elements of the City of Wildwood is a high priority and requires special attention of its officials in this regard; and

WHEREAS, the efforts of the City have taken many forms in this regard, including the development of its Historic Preservation Commission, and associated ordinance, the inclusion of goals, objectives, and policies in the City's Master Plan for this effort, and the retention of the Landmarks and Preservation Area (LPA) procedure in the City's Zoning Ordinance; and

WHEREAS, all of these forms are intended to create an atmosphere of respect for historical elements between all parties involved and, whenever possible, retain and reuse buildings and structures of historic significance; and

WHEREAS, one (1) area of Wildwood that has had a long and rich history dating back to the first settlers in this area, Native Americans, is the Centaur Community, which is located near the Missouri River and just to the south of the former Gumbo Flats; and

WHEREAS, the Centaur Community has seen a tide of changes, of which over the last twenty (20) years began with on-going decline to now a renaissance of sorts, with the purchase of many of the properties by Michael Phelan and their maintenance and upkeep beginning and now being maintained; and

WHEREAS, one (1) of the properties that has been purchased by Michael Phelan was the old Centaur General Store and Station Property, which has a distinctive two (2) story brick building located upon it and a smaller accessory structure situated next to the railroad tracks that define this property's northern boundary line; and

WHEREAS, the property owner has begun the rehabilitation and maintenance of these elements and, in a very short time, has taken them from a dilapidated and poorly maintained state to a well-kept and prominent addition to the area again; and

WHEREAS, with this rehabilitation, the property owner sought the authorization to possibly utilize the site for increased uses, given the buildings' past use as a general store, community gathering spot, and other activities; and

WHEREAS, given the underlying zoning district designation of this site is FPNU Floodplain Non-Urban Residence District, which does not allow any type of commercial activity other than a Conditional Use Permit (CUP), but not retail, service, or office in any instance, which the Landmark and Preservation Area (LPA) does accommodate under a set of restrictions and conditions; and

WHEREAS, the Planning and Zoning Commission received the required application for this Landmark and Preservation Area (LPA) and immediately referred it to the Historic Preservation Commission for their review and recommendation, which was provided after careful study and discussion, which identified this property as historically significant and worthy of preservation and incentives to achieve such; and

WHEREAS, the Historic Preservation Commission forwarded the report and recommendation to the Planning and Zoning Commission for its public hearing held on September 15, 2014, where testimony was accepted on this matter; and

WHEREAS, after the public hearing, the Planning and Zoning Commission considered all of the factors and information provided to it and recommended the application of the Landmark and Preservation Area (LPA) to the City Council for its consideration and, in doing so, noted the support of the Historic Preservation Commission for this action (by its report and recommendation), the character of the area, the limitations on types of uses imposed on the property by the Planning and Zoning Commission, and the benefits of the reuse of this property to the overall community; and

WHEREAS, the City Council received the Planning and Zoning Commission's Letter of Recommendation on this request and held another public hearing to accept testimony on it and other comments relative to this site, its history, and its future; and

WHEREAS, at the conclusion of this public hearing, the City Council concurred with the findings of the Historic Preservation Commission and the Planning and Zoning Commission and authorized the preparation of the necessary legislation for this matter to be considered further; and

WHEREAS, the bill that would authorize the application of the Landmarks and Preservation Area (LPA) has been prepared in accordance with City codes and regulations in this regard and is within the legislative authority of the City Council, under State Statute and City Charter to proceed forward in its consideration.

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

Section One. The City of Wildwood Zoning Ordinance, and Official Zoning District Maps, which are made a part hereof and hereby amended, by enacting a Landmark and Preservation Area (LPA) upon the subject three (3) acre tract of land, as set forth in this ordinance for the following described lot(s): Lot 1 of the Fehrenbach Subdivision (107 Centaur Road) - St. Louis County Locator Number 19x410082 and Lot 9 of the Fehrenbach Subdivision (109 Centaur Road) - St. Louis County Locator Number 19Y620026.

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 November 3, 2014, 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**

This **Landmark and Preservation Area** shall authorize offices, professional types only, and limited service and retail facilities, in which goods and services may be sold or provided directly to the public on the premises, such as, but not limited to, studios or galleries for artwork or antiques or studios or work areas for artists, candy makers, dressmakers, and tailors, along with any accessory uses normally found in conjunction with the primary activities. No alcohol sales shall be allowed on this site (beer, wine, and spirits).

2. **DEVELOPMENT AREAS AND BUILDING REQUIREMENTS**

a. The overall size of this **Landmarks and Preservation Area** shall not be less than three (3) acres in area.

b. The maintenance of the main building and the two (2) accessory structures shall comply with the requirements that are set forth in Chapter 440 Historic Preservation and Restoration Code (see Chapter 440.010, General Provisions, Item (B.) - Definitions – Minimum Maintenance and Ordinary Maintenance; and Section 440.100 Fess and Penalties, Item (B.).

c. No demolition or major alteration of any building or structure, as defined in Chapter 415 Zoning Ordinance, Section 415.460 Non-Conforming Use, Lands, and Structures, Item C, shall be authorized by the City, while the **Landmark and Preservation Area** is in place on the subject property.

d. The two (2) existing outbuildings, along with the primary building, shall be retained on this site. Any new buildings or accessory structures added to the property must first be acted upon by the Historic Preservation Commission and the Planning and Zoning Commission on a Site Development Plan (SDP) submittal, which shall minimally comply with Section 3 of this ordinance. No new structure shall exceed the footprint size of the primary building that is located on the property.

e. The architectural design, mass, proportion, materials, and style of new building or structure shall be harmonious with the character of the surrounding area and utilize existing site elements in their appearance and layout. Any new building or structure shall be reviewed and acted upon by the Historic Preservation Commission and the Architectural Review Board. Any alteration to the existing historic elements shall also be reviewed by the Architectural Review Board, along with the Historic Preservation Commission, utilizing the requirements of the Certificate of Appropriateness process set forth in Chapter 440 Historic Preservation and Restoration Code.

3. PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the **Landmarks and Preservation Area** being approved by the City Council, and prior to any site disturbance, the developer shall submit to the Planning and Zoning Commission for their review and approval a Site Development Plan. Where due cause is shown by the developer, this time interval may be extended once by the Planning and Zoning Commission in accord with requirements of Chapter 420.060 of the City of Wildwood Zoning Ordinance. Said Site Development Plan shall include, but not be limited to, the following information:

a. Outboundary plat and legal description of the property.
b. The location and size of all parking areas, pavement widths, and right-of-way dedications.
c. A general plan indicating all structure and parking setback lines along the perimeter of the subject tract of land.
d. Location of all roadways adjacent to the property, including required roadway right-of-way dedication and pavement widening, with existing and proposed improvements, and general location, size, right-of-way, and pavement width of all interior access areas.
e. The location and size of all freestanding signs, lighting, fences, sidewalks, and other above-ground structures, except retaining walls less than two (2) feet in height per section.
f. Existing and proposed contours at vertical intervals of not more than two (2) feet.
g. Parking calculations for the proposed use.
h. A Landscape Plan including the location, size, and general type of plant materials to be used in accord with the City of Wildwood's Chapter 410 and accompanying Tree Manual.
i. An inventory indicating the percent of tree canopy to be retained on the site.
j. Location of all existing and proposed easements.
k. All other information not mentioned above, but required on a preliminary plat in accord with Chapter 420.060 of the City of Wildwood's Subdivision Ordinance.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

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

Build-To Lines/Setback Distances

a. No new building or structure, other than boundary, garden, and/or retaining walls, fences, and/or light standards, shall be located within the required setback distances, as defined by Chapter 415.090 NU Non-Urban Residence District Regulations of the City of Wildwood Zoning Ordinance.

Parking Setbacks

b. No parking stall, loading space, internal drive, or roadway, excluding points of ingress or egress, shall be located within the required setback distances, as established for in Chapter 415.090 NU Non-Urban Residence District of the City of Wildwood Zoning Ordinance.

Miscellaneous Setbacks – Floodplain

c. No fill or spoils may be placed on this property, without approval of the Floodplain Administrator of the City of Wildwood.

Access and Roadway Improvements

d. Access to this development shall be limited to Centaur Road and the existing curb cut that is located on the subject property.

Miscellaneous Roadway Requirements

e. Installation of landscaping and ornamental entrance monument or identification signage, if proposed, shall be reviewed by the Missouri Department of Transportation and the Department of Public Works for sight distance considerations and approved prior to its installation or construction.

f. The developer is advised that utility companies will require compensation for relocation of their facilities within public road right-of-way. 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.

g. Dedicate twenty (20) foot wide, perpetual multiple-use trail easements to the City of Wildwood, as directed by the Department of Public Works and the Department of Planning, along the subject property's frontage onto Centaur Road and abutting the railroad right-of-way the entire depth of it as well.

Parking Requirements

h. Parking spaces shall be provided according to the City of Wildwood's Town Center Plan for the Neighborhood General District and as may be required by Chapter 415.340 Off-Street Parking and Loading Requirements of the City of Wildwood's Zoning Code for the NU Non-Urban Residence District.

Landscape Requirements - Specific

i. Landscaping shall adhere to all requirements of the City of Wildwood's Chapter 410 and its accompanying Tree Manual, including the submittal of a Tree Preservation Plan in conjunction

with the Site Development Plan. All new landscaping materials shall meet the following criteria: Deciduous Trees - two and one-half (2½) inch minimum caliper; Evergreen Trees - Six (6) feet minimum height; and Shrubs - twenty-four (24) inch minimum height.

j. The areas of existing vegetation within the **Landmarks and Preservation Area** boundaries identified as to be retained shall be marked on the site prior to the commencement of any disturbance in accord with the City of Wildwood's Chapter 410. These areas shall be indicated on the Site Development Plan submitted to the City of Wildwood for Planning and Zoning Commission review and approval. Existing mature tree canopy shall be preserved in accordance with the requirements of City of Wildwood's Chapter 410 Tree Preservation and Restoration Code.

k. All stormwater facilities 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. Replanting of trees shall conform to the requirements of Chapter 410 of the City of Wildwood's Codified Ordinances and its accompanying Tree Manual to achieve a minimum amount of thirty (30) percent canopy area on this site. Tree selection and location shall be reviewed and acted upon by the Planning and Zoning Commission as part of the Site Development Plan process. Street tree planting patterns must be based on and comply with the Town Center Streetscape Design.

m. A Registered Landscape Architect shall prepare and sign all Landscape Plans for this development.

Signs

n. Signs for this facility shall be erected in accordance with the City of Wildwood's Town Center Architectural Guidelines and Chapter 415.410 Sign Regulations of the City of Wildwood's Zoning Ordinance for the NU Non-Urban Residence District. However, in no instance, shall any permitted sign exceed ten (10) square feet in overall size. All signs shall be externally illuminated by approved sources.

o. The location of all signage shall be as approved on the Site Development Plan by the Historic Preservation Commission and the Planning and Zoning Commission.

Lighting Requirements

p. The location of all lighting standards shall be as approved on the Site Development Plan. No on-site illumination source shall exceed sixteen (16) feet in height or be so situated that light is cast directly on adjoining properties. Illumination levels for all lighting 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 shall approve the location, design, and appearance of all light standards and fixtures as part of the Site Development Plan review process.

Miscellaneous Conditions

q. All trash areas, if provided, shall be enclosed with a six (6) foot high, sight-proof fence or wall (with gate) and be appropriately landscaped around its perimeter, if applicable. The Planning and Zoning Commission shall approve the location and design of the enclosure on the Site Development Plan. 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 building.

r. Parking, circulation, and other applicable site design features shall comply with Chapter 1101, Section 512.4 "Physically Handicapped and Aged" of the City of Wildwood Building Code, as amended.

s. The Planning and Zoning Commission shall approve the location of all utility easements for proposed service to this development on the Site Development Plan. Easement locations must avoid all preservation areas of the site and generally parallel the rights-of-way locations, whenever possible, except where varied by the Planning and Zoning Commission.

t. An application for the consideration of the placement of the subject property (two (2) lots of record) onto the City of Wildwood's Historic Registry shall be submitted by the owner of it, at a time no later than the date of final action by the City Council on the site-specific ordinance for this **Landmarks and Preservation Area**.

5. TRAFFIC GENERATION ASSESSMENT

The developer shall contribute to the West 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 proposed parking spaces by the following rate schedule.

Type of Development	Required Contribution
Offices, Professional	$ 644.74/Parking Space
Retail	$ 1934.32/Parking Space
Loading Space	$3,165.27/Loading Space

(Parking space, as required by Chapter 415.340 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, 2015, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index, as determined by the City of Wildwood Department of Public Works.

This assessment can be waived by the City Council, if the property is placed on the City's Historic Registry, by recommendation of the Historic Preservation Commission.

6. VERIFICATION PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

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

Stormwater Improvements

a. Submit to the Planning and Zoning Commission an engineering plan approved by the City of Wildwood's Department of Public Works 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 standards.
2.) All stormwater shall be discharged at an adequate natural discharge point.
3.) Detention of differential runoff of stormwater shall be required by the City of Wildwood's Department of Public Works. Said detention shall be provided in the form of permanent retention facilities. The retention facilities shall be completed and in operation prior to paving of any driveways or parking areas. Installation of this facility shall employ 'best construction practices.'

7. 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.

8. VERIFICATION PRIOR TO PERMITS

Notification to Department of Planning

a. Subsequent to approval of the Site Development Plan, and prior to issuance of any grading, foundation, or building permit, all approvals from the Department of Public Works must be received by the Department of Planning.

9. GENERAL DEVELOPMENT CONDITIONS

a. 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.

b. A grading permit is required prior to any grading on the site. Interim stormwater drainage control, in the form of siltation control measures, is required.

c. The petitioner shall be responsible for obtaining all necessary permits from the Department of Natural Resources Clean Water Commission as they relate to the development of this tract of land.

d. 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.

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

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

g. 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 **Landmarks and Preservation Area**, except as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning or other development regulation of the City whether by implication or reference.

h. 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 **Landmarks and Preservation Area**, except where this permit has expressly modified such regulations by reference to the applicable provision authorizing such modification.

10. 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 use of the main historic building. 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 provided parking spaces on the property at a rate of one (1) acre per every one hundred fifty (150) spaces. This ratio can be pro-rated per the permitted use's parking requirements, as set forth herein.

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 8 day of December, 2014 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

WILDWOOD

November 3, 2014

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

Council Members:

The Planning and Zoning Commission has completed its review of the requested rezoning of this subject site and prepared the following recommendation regarding its consideration of this matter for City Council's use. This review resulted in a recommendation supporting the requested application of the City's Landmark and Preservation Area (LPA) of the Zoning Ordinance, so as to allow the reuse of the subject property professional offices and limited retail and service activities, all being consistent with the historic character. This action was completed in accordance with the requirements of the Zoning Ordinance of the City of Wildwood relative to the review and consideration of rezoning requests (Chapter 415.560) and applications for planned district zonings (Chapter 415.190), as defined by those specific regulations. This recommendation is as follows:

Petition Number:	**P.Z. 24-14**
Petitioner:	**Centaur Station, c/o Michael Phelan, 18833 Cliffview Lane, Wildwood, Missouri, 63005**
Request:	A request for the application of a Landmark and Preservation Area (LPA) upon the property, buildings, and structures (Centaur Station) located in the Historic Centaur Area for low-intensity commercial uses under the allowances of this Special Procedures Permit process of the City's Zoning Ordinance. **Potential Uses: Office, Limited Services and Retail Facilities, and Offices, with Affiliated Dwelling Units.**
Location:	West side of Centaur Road, north of Wild Horse Creek Road
Tract Size:	3.11 acres
Locator Numbers:	19X410082 and 19Y6200260
Street Address:	107 and 109 Centaur Road
Public Hearing Date:	September 15, 2014
Date and Vote on Information Report:	October 20 2014 - Approval of the LPA by a vote to 8 to 0 (Ayes – Manton, Lee, Archeski, Peasley, Gragnani, Bauer, Woerther, and Bopp)
Date and Vote on Letter of Recommendation:	November 3, 2014 -
Report:	Attachment A
Conditions:	Attachment B

Preliminary Development Plan:	Attachment C
Background Information:	Attachment D
School District:	Rockwood
Fire District:	Monarch Fire Protection District
Ward:	One

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

Respectfully submitted,
CITY OF WILDWOOD PLANNING AND ZONING COMMISSION

R. Jon Bopp, Chair

ATTEST:

Joe Vujnich, Director
Department of Planning

Cc: The Honorable Timothy Woerther, Mayor
Lynne Green Beldner and Ryan S. Thomas, P.E., Co-Acting City Administrators
Rob Golterman, City Attorney
Liz Weiss, Planner – Zoning

ATTACHMENT A

BACKGROUND - The site of this request is a parcel of ground that is located on the west side of Centaur Road, north of Wild Horse Creek Road. This parcel of ground is bordered by a set of railroad tracks to its north, which extend west to Labadie, Missouri and east toward the City of St. Louis (Chicago, Rock Island & Pacific). The parcel of ground is three (3) acres in size and comprised of two (2) lots, which appear to have been created around the middle part of the 1800's. A paper street separates the two (2) lots and it is approximately thirty (30) feet in width, but has no improvements to indicate its location, other than on current mapping sources. The amount of frontage of this parcel of ground along Centaur Road is 170 feet.

Centaur Road is maintained by the City of Wildwood and provides a connection between North Eatherton Road to the east and Wild Horse Creek Road to the south. The roadway is two (2) lanes in width and has earthen swales for stormwater management purposes. This roadway does not have sidewalks, but it is used by a number of bicyclists, who travel Wildwood's rural roadways for recreation and training. Traffic volumes are moderate, given the aforementioned connection. Centaur Road serves a residential, agricultural, and industrial land use pattern.

At the time of the petitioner's presentation of this request to the Planning and Zoning Commission, the petitioner had already completed a significant amount of work on the property, given it had previously been used for rental purposes and suffered a slow decline in its condition over an extended period of time. With

the petitioner's ownership, the property has been substantially improved and the buildings and structures secured, rehabilitated, and now are an important and respected part of the Centaur community.
Specifically, located on this parcel of ground are several buildings/structures and other improvements. The main building is historic in nature and has been located on the lot since the late 1800's. This building is a two (2) story, brick residence, which at one time was a general store for the community of Centaur. The other two (2) structures were constructed around 1920, according to St. Louis County Assessor Records, and add to the historic nature of the property, given their complementary architecture and materials. The main building is not occupied and the other structures appear to be used for storage purposes. Additionally, the petitioner has added vintage signs onto the main building and the 'Centaur Station' structure, along with placing antique gas pumps in the adjoining parking area, which is located next to the railroad tracks and the second accessory structure. Supporting these buildings is a large gravel parking area that abuts the north side of the main building and extends to railroad tracks on the north boundary of the property.

Despite the age of the buildings and structures and the long and active use of the site, there are limited tree masses on it. The property, notwithstanding the gravel parking area, is primarily lawn area and maintained in a good condition. The relief of the site is reflective of its floodplain location and just several feet. The extent of slope is to the north and west toward the Missouri River, which this site is part of its floodplain area and not protected by a levee.

The property is zoned FPNU Floodplain Non-Urban Residence District and has been since the incorporation of the City of Wildwood in 1995. This zoning district designation reflects the property's location in the floodplain of the Missouri River and the rural areas of Wildwood. Several properties in the vicinity of this site have this same zoning district designation and are not protected by the nearby Monarch-Chesterfield Levee. Not far removed from the subject site, though, are properties that are not part of the floodplain and zoned NU Non-Urban Residence District. This pattern of zoning, and the associated land use, are reflected in a review of the area in the vicinity of the site:

To the North: Crossing the railroad tracks is a 162 acre tract of land that has a large slough that bisects it. This parcel of ground is owned by the petitioner and zoned FPNU Floodplain Non-Urban Residence District.

To the South: Abutting in this direction are several one-half to one (1) acre sized lots that are part of the Centaur community. These lots have some residences located upon them, along with accessory structures. All of these properties generally have a floodplain designation associated with the NU Non-Urban Residence District. Further south is a large parcel of ground (20 acres) zoned NU Non-Urban Residence District and vacant.

To the West: Adjoining in this direction is two (2) large parcels of ground that are seventeen (17) acres and over two hundred (200) acres in size. The smaller parcel of ground is vacant, while the larger site is owned by the Jesuit Order and used as a retreat center. Both these properties are zoned a mix of FPNU Floodplain Non-Urban Residence District and NU Non-Urban Residence District.

To the East: Crossing Centaur Road is a large parcel ground owned by the petitioner that has a single family dwelling on it and several accessory buildings. These accessory buildings are used for recreational purposes and one (1) of them is a restored schoolhouse/church dating back to the early history of the Centaur community. This property is zoned a combination of FPNU Floodplain Non-Urban Residence District and NU Non-Urban Residence District.

HISTORIC PRESERVATION AND RESTORATION CODE AND THE HISTORIC PRESERVATION COMMISSION'S ACTION - Any building or structure over the age of seventy-five (75) years is considered historic in the City of Wildwood and listed in its survey document. Since the registry process is voluntary in the City of Wildwood, the identification of a property, building, and/or structure (collectively termed elements) is a listing, but has no control over its disposition over time. With the application of a Landmark and Preservation Area (LPA) designation on an element, such control over its condition, retention, or demolition does exist via a site-specific ordinance. Therefore, from the perspective of the Historic Preservation Commission, this special procedures permit is a very important tool to maintain Wildwood's unique and varied history here in the Centaur community.

The consideration of a structure, building, and/or property to a Landmark and Preservation Area designation requires the Historic Preservation Commission to provide a recommendation to the Planning and Zoning Commission for its consideration, as part of its review process. Specifically, the Zoning Ordinance regulation for such is as follows: *"the Historic Preservation Commission shall make their comments and recommendation known to the Planning Commission and petitioner no later than seven (7) days prior to the public hearing before the Planning Commission. The said comments and recommendations shall be made available for public inspection. The Planning Commission will construe the absence of comment or recommendation as acceptance of the petition by the Historic Preservation Commission."* This regulation of the Landmark and Preservation Area (LPA) reflects the need for the Historic Preservation Commission to provide its expertise in these matters, so the historic value of the element is retained and suggest any appropriate conditions for this purpose are included in the site-specific ordinance designating the site with this designation.

The City's Historic Preservation Commission has summarized the history of this area for the purposes of its review of this proposal, which is a requirement of the Landmarks and Preservation Area process. The Historic Preservation Commission supported this application and noted the retention of the main building is essential to retaining the character and history of this area, while noting the petitioner's ownership has already substantially improved its condition (see attached report from the Historic Preservation Commission). Specifically, the history of the Centaur Community, as developed by the Historic Preservation Commission, is as follows:

> Centaur is an area that still offers an opportunity to look back to what western St Louis County used to resemble at the time of its earliest settlement. Centaur's character is attributable to its location near the Missouri River and associated floodplain. The threat and existence of flooding in this community caused it not to experience the levels of growth that other portions of St. Louis County experienced over almost two hundred (200) years of existence. Therefore, Centaur is a community that is defined by the natural features in many ways, and different from other historic locations that now form an integral part of the City of Wildwood.
>
> The Missouri River is the defining natural feature in this area, given the remnants of its former path create the fertile floodplain that still sustains agricultural activities today, while creating the pronounced bluffs, where Centaur remains, nestled next to them. These bluffs, consisting of limestone, provided a building material source and led to the growth of quarrying in this area as well. With these quarries in the area of Centaur, the river provided transportation for goods, which was eventually supplanted by the railroad, which followed the bluffs and the edge of the wide floodplain to markets across the region, and beyond.
>
> These natural attributes that led to the development of the Centaur community were first recognized by the native tribes that inhabited the area for many millenniums. These tribes appear to have been in the area beginning around 12000 to 8000 B.C., based upon the very limited archeological remains and remnants that have been discovered in other similar settings elsewhere. These archeological remains

and remnants are hard to find, and limited, due to the nomadic nature of these people and their small populations. The cultural periods spanned by these inhabitants are from the Early Man to the Dalton Period (Harl, Naglich, and Nixon, 1990). Thereafter, the tribes became more stationary and formed small settlements near water and the other plentiful resources that are found in this area. This pattern of settlement appears to have ended during the timeframe of 1300 and 1400 A.D., leading to the inhabitants returning to a more nomadic nature and traveling further south of this area.

The first Euro-American settlement in the vicinity of Centaur appears to be in the nearby the Wild Horse Valley Area in 1797 by James Mackey, at the mouth of Bonhomme Creek, and was named St. Andrews. This settlement was situated well to east of the current Centaur community. At one point, this community had three hundred (300) residents. James Mackey owned almost four thousand (4,000) acres in this area and controlled much of the land that formed the Wild Horse Creek Watershed. One (1) of the first to settle the Centaur Area was a prominent Virginia family, led by Reverend Robert Coleman, along with two (2) sons – Robert G. and William H. Coleman. Other settlers in this area included Alexander McCourtney, William Bellew, William Bell, Henry Tyler, Theodore St. Onge, Adam Kesselring, Johann Sandfoss, and Anton Leiweke. These large or influential landowners, of which several profited due to ownership of slaves, shaped the character of this portion of west St. Louis County, which is now Wildwood.

The Centaur community was settled sometime between 1885 and 1891 by Anton Leiweke and would soon include the Centaur Lime Company and a stave factory owned by Henry Kelpe and his sons, who traveled from their home, located to south, to Centaur. Centaur had a modest population of thirty-three (33) inhabitants in 1909 (John Sebastian, 1909), but was an entrepreneurial hotbed due to its rich base of resources and transportation options, all being anchored by the railroad that had come to the area many years earlier in 1887 and the ever-prevalent and defining Missouri River. This area provided needed materials for a growing region, with some of the lime, rock, sand, and gravel used at the 1904 World's Fair, which was hosted by the City of St. Louis, for the grand buildings, structures, and outdoor spaces. The railroad station in Centaur was an integral part of this community, served generations of residents and workers, and remains today, as a reminder of this area's rich past.

The Centaur community, from approximately 1909 to 1933, is a story of the Leiweke Family and its role in its development. The Leiweke Family opened a quarrying operation, along with other enterprises, in the Centaur community, all of which flourished for over two (2) decades. The community, again, benefited from its proximity to the railroad line and the Missouri River. Centaur's location is synonymous to these surrounding man-made and physical features and, through time, and by water and other natural forces, helped the community grow, but also led to many devastating events.

In 1924, a major fire occurred in the Centaur community, starting in the Centaur Lime Company Building and encompassing seven (7) other houses and barns. This major fire also destroyed the local church/parsonage. After the fire, Anton Leiweke constructed a two (2) story, brick residence on the location of the destroyed Centaur Lime Building Company facility, which is currently owned by Michael Phelan. A new barn was constructed as well (which was also lost to another fire), but many of the other buildings were never replaced, after this 1924 fire, and business activity slowed, as the Great Depression descended on America. By 1929, the Centaur community began to struggle, which would affect it for many decades.

However, in 1965, the St. Louis County Council established a new Zoning Ordinance and corresponding classifications, which created a three (3) acre land use pattern around the Centaur community. This large-lot, single family pattern of development began a new chapter for the area, where individuals invested in larger tracts of land for single homesites and thereby preserved the rural character of the area. Although the Centaur community maintained its residential nature throughout this same period of time, these new residences in the area bolstered it.

For almost thirty (30) years, from that 1965 event, St. Louis County, Missouri provided government services to the area of Centaur that included its application of modern zoning, land use, and subdivision laws, along with the maintenance of public roads and bridges. Many people in the larger community of unincorporated subdivisions, neighborhoods, and rural areas in Centaur's vicinity, and beyond, were dissatisfied with the services offered by St. Louis County Government. This dissatisfaction reached a point, where a group of residents began to explore creating a new city that would encompass much of the far western reaches of St. Louis County and include many of the historic communities that had pre-dated the more recent formation of municipal governments around it. These residents, known as the founders or incorporators, labored against significant odds to form this government that would oversee almost sixty-seven (67) square miles of land area. However, these odds did not prove to be insurmountable and, on February 6, 1995, voters in this area agreed to form the new City of Wildwood. This new City included the Centaur community and many other historic settlements, structures, buildings, and elements that had existed in some form for almost two (2) centuries, in some instances. The incorporation effort that formed the City of Wildwood was a landmark event for St. Louis County and set into place a vision to preserve the assets of this community from degradation and rapid change, keeping them from slowly disappearing over time and from the collective memory of this area. This vision, expressed in the City's Charter and Master Plan, remains as focused today, as it was in 1995.

More recently, the purchase of many parcels of ground by Michael Phelan has led to a renaissance in the area and the restoration of many of the historic buildings, including the old church/school that is located on the east side of Centaur Road, south of the railroad tracks. Beyond the activities of Mr. Phelan and other large and small landowners, the Centaur community is still effected by the Missouri River and its flooding. In 1993, a major, catastrophic flood significantly impacted the area and, since then, has had several instances of other high water occurrences, including 2013. The relationship of this community and the river remains one (1) of its primary defining characteristics.

Sources:

Harl, Joseph, Naglich, Dennis and Nixon, Joseph M.
1990 Report of Phase I Reconnaissance Level Survey of Prehistoric and Historic Cultural Resources in the Wildhorse Creek Drainage Basin in South St. Louis County.
Research Report - Administered by Missouri Department of Natural Resources -January 1990.
Sebastian, John
1909 In the Heart of Missouri, The New Rock Island Country.
Passenger Traffic Department, Rock Island Lines, Chicago.

The Historic Preservation Commission did consider this location and does believe it meets the criteria to be considered historic by the virtue of meeting one (1), if not more, of the following requirements set forth in the regulations for a Landmark and Preservation Area (LPA):

1. Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City of Wildwood, State of Missouri or the United States.
2. Is the site of a significant historic event?
3. Is the work of a designer whose individual work has significantly influenced the development of the St. Louis region, State of Missouri or United States?
4. Contains elements of design, detail, materials or craftsmanship, which represent a particular architectural style or significant innovation.
5. Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood or within the City of Wildwood.

With this determination by the Historic Preservation Commission, it noted the main building has been at this location for over one hundred (100) years, the property acted as a major commercial node of the community

for generations, and the setting remains a major landmark in this portion of Wildwood. As part of its support for the application of this special procedures permit at this location, the Commission would also recommended the following conditions be included in the site-specific ordinance for this property:

1. The petitioner is required to place the property, and associated buildings and structures, on the City's Historic Registry. This registry process, in terms of required application and review steps, must parallel that relative to the timeframes associated with the Planning and Zoning Commission and City Council's considerations of the Landmark and Preservation Area (LPA) request.
2. The petitioner not be allowed to demolish the main building or 'station' structure, unless the Historic Preservation Commission would grant such allowance, per its regulations in this regard.
3. The petitioner follows all permitting requirements for the rehabilitation and restoration of the element, as set forth in the City's building and land use codes.

With these conditions, a reasonable level of control can be exercised by the Historic Preservation Commission over the element to ensure its longevity and preservation for future generations, while not obstructing the petitioner's right of utilization of it for his enjoyment.

CURRENT REQUEST - In the Zoning Ordinance, a special procedure permit process exists for special properties, which have been determined to have historic significance within the community. These properties, which includes buildings and structures, must meet certain criteria for consideration for the application of this special procedure and, once considered historic, may be allowed a range of authorized activities and uses that are normally not allowed by that underlying zoning district designation. The intent of this procedure is to encourage historic preservation activities, including restoration, rehabilitation, and/or reuse. The ordinance reads as follows in this regard: *"the purpose of this Section is to promote the general welfare, heritage, education and economic benefit of the City of Wildwood through the preservation, protection and regulation of buildings, sites, structures, monuments and neighborhoods of historic, architectural, cultural or archeological significance. It is further the intent of this procedure to encourage the adaptation of these buildings, sites, structures, etc., for current use."*

The owner of this property has submitted an application to the City of Wildwood for the use of this procedure at the above-referenced location. On the application, the petitioner notes his desire to complete the rehabilitation of the property and structures and potentially use the main building located on it for a low-impact commercial type activity or use, as defined in the code. These uses can include the following:

1. Offices.
2. Limited service and retail facilities in which goods and services may be sold or provided directly to the public on the premises such as, but not limited to, studios or galleries for artwork or antiques; studios or work areas for artists, candy makers, dressmakers, tailors; music teachers; dance teachers; restaurants (excluding fast-food restaurants). In no case shall any use involving the manufacture of products be permitted to occupy more than four thousand (4,000) square feet of gross floor area.
3. Offices (as permitted in Subsection (C) (1) above) with affiliated dwelling units, wherein occupancy of the dwelling unit shall be limited to the owner, manager or employee of the office use and their respective families.
4. Child care centers, nursery schools, day nurseries.
5. Single-, two- and multiple-family dwellings.

According to the petitioner, during a discussion on this matter before the Planning and Zoning Commission, he had not yet decided a specific activity or use, but would like to have a range, so as to allow him a certain

amount of flexibility in the future. The petitioner understood the limited nature of the permitted activities or uses under this special procedure permit and that a number of conditions can be levied as part of it regarding the future development and use of the property.

REPORT AND RECOMMENDATION - As noted above, the Historic Preservation Commission of the City has reviewed this request from the perspectives of its significance relative to its history and impact on the community. The Historic Preservation Commission determined the property, and related elements, were historically significant and the use of any zoning mechanism as an incentive for its preservation was appropriate. Given this input, the Planning and Zoning Commission believes the property and related elements are historically significant and would meet the criteria of the Landmarks and Preservation Area for it to be considered at this location for application. The rationales noted by the Historic Preservation Commission for its determination of historical significant are agreed to by the Planning and Zoning Commission as well.

With the property's determination as historically significant (a determination supported by the City's Historic Preservation Commission), the Commission must now consider that, if the Landmarks and Preservation Area is granted to the site, which is appropriate due to its age and other factors associated with the property and buildings, what uses should be allowed at this location and the level of improvements to the property to ensure it does not create unwanted impacts on the area. Also, in conjunction with these two (2) considerations, the Commission must also weigh any circumstances that might affect the historic nature of the property, if allowed for reuse, under the provisions of this overlay district. Each of these considerations are noted below.

>>> **Permitted Uses** – The Commission believes that only a few types of uses would be considered appropriate here. These uses, professional offices and limited retail and service activities, would seem to fit with the past history of the main building, as a general store and community focal point, while recognizing the size of the lot, the lack of public sanitary sewer service, and the surrounding, and long-standing, residential land use pattern. These recommended uses would allow the petitioner to offer the property for one (1) of the activities he had mentioned at the public hearing on this matter, an antique store, but also small offices, or a location for artists, crafters, and other similar people, who would benefit from the character of Centaur, the charm of the building, and the history of Wildwood. The recommended uses are also identified in the regulations for the Landmarks and Preservation Area, which is part of the City's Zoning Ordinance.

It is important to note the Commission does not support a restaurant at this location, given the potential amount of wastewater such might generate, and the limited space for a treatment system on the site. Additionally, the list of recommended uses do not typically generate significant amounts of traffic, nor require large parking lot areas. By managing the uses, the site can retain its historic character, but have an eventual activity that will complement it as well.

>>> **Improvement Levels** – With the recommended accommodation to the permitted uses on the site, the Commission does not believe any undue impacts will occur from the allowable activity that does occupy the property, which justifies maintaining the current conditions on it, as much as possible. To require any major roadway improvements would impact the historic building and change the character of the streetscape substantially as well. The application of other zoning requirements, such as an asphalt parking lot area, would also impact the character of the site (and area), which the Commission believes would be detrimental to the historical significance of it and the Centaur community. Accordingly, the Commission is not recommending major improvements to the roadway system, nor to the site itself.

However, the Commission does support the placement of two (2), multiple-use trail easements onto the property, so as to accommodate future options in this regard. The trail easements would be placed along the edge of the property's frontage onto Centaur Road and its northern boundary, which parallels the railroad tracks. Two (2) of the existing buildings and structures are located where these easements would be established, so their placement does have to be respective of such situation. However, where the building and structure is not located on the property, the easements will provide assistance for future trail improvements on the highly used roadway by bicyclists and others.

The Commission has developed a set of conditions, as part of this report, which will guarantee any future buildings or structures that might be planned on the site would complement the history of it, while meeting all current zoning ordinance requirements, including floodplain provisions. These conditions, again, would not be applied on the site, until such time the petitioner would seek a change to it. Review authorities involved in any future development of the property would include the Historic Preservation Commission, the Architectural Review Board, and the Planning and Zoning Commission.

>>> Historic Component - The deference of improvements that is identified above is based upon the historical significance of this property and the elements associated with it. Accordingly, and based upon the recommendation of the Historic Preservation Commission, the Commission believes those conditions recommended by it must be applied here to ensure this site is preserved for as long as possible for the enjoyment of many. These recommended conditions include the following:

1. The petitioner is required to place the property, and associated buildings and structures, on the City's Historic Registry. This registry process, in terms of required application and review steps, must parallel that relative to the timeframes associated with the Planning and Zoning Commission and City Council's considerations of the Landmark and Preservation Area (LPA) request.
2. The petitioner not be allowed to demolish the main building or 'station' structure, unless the Historic Preservation Commission would grant such allowance, per its regulations in this regard.
3. The petitioner follows all permitting requirements for the rehabilitation and restoration of the element, as set forth in the City's building and land use codes.

With these conditions in place, the site will retain its current character, but also provide assurances to the City and its residents that it will be preserved and protected, while identifying another element of this area's rich history.

SUMMARY - The Commission believes the application of this special procedure permit is appropriate at this location and appreciates the efforts of the petitioner in this regard. To this end, the Commission has created a set of conditions, which seek to provide the petitioner options for the future, but protects and preserves the historical elements of the site, first and foremost. With the application of these conditions, the site will also be considered for placement on the City's Historic Registry, a positive step for all participating parties.

ATTACHMENT B – CONDITIONS

1. PERMITTED USES

This **Landmark and Preservation Area** shall authorize offices, professional types only, and limited service and retail facilities, in which goods and services may be sold or provided directly to the public on the premises, such as, but not limited to, studios or galleries for artwork or antiques or studios or work areas for artists, candy makers, dressmakers, and tailors, along with any accessory uses normally found in conjunction with the primary activities. No alcohol sales shall be allowed on this site (beer, wine, and spirits).

2. DEVELOPMENT AREAS AND BUILDING REQUIREMENTS

a. The overall size of this **Landmarks and Preservation Area** shall not be less than three (3) acres in area.

b. The maintenance of the main building and the two (2) accessory structures shall comply with the requirements that are set forth in Chapter 440 Historic Preservation and Restoration Code (see Chapter 440.010, General Provisions, Item (B.) - Definitions – Minimum Maintenance and Ordinary Maintenance; and Section 440.100 Fess and Penalties, Item (B.).

c. No demolition or major alteration of any building or structure, as defined in Chapter 415 Zoning Ordinance, Section 415.460 Non-Conforming Use, Lands, and Structures, Item C, shall be authorized by the City, while the **Landmark and Preservation Area** is in place on the subject property.

d. The two (2) existing outbuildings, along with the primary building, shall be retained on this site. Any new buildings or accessory structures added to the property must first be acted upon by the Historic Preservation Commission and the Planning and Zoning Commission on a Site Development Plan (SDP) submittal, which shall minimally comply with Section 3 of this ordinance. No new structure shall exceed the footprint size of the primary building that is located on the property.

e. The architectural design, mass, proportion, materials, and style of new building or structure shall be harmonious with the character of the surrounding area and utilize existing site elements in their appearance and layout. Any new building or structure shall be reviewed and acted upon by the Historic Preservation Commission and the Architectural Review Board. Any alteration to the existing historic elements shall also be reviewed by the Archtiectural Review Board, along with the Historic Preservation Commission, utilizing the requirements of the Certificate of Appropriateness process set forth in Chapter 440 Historic Preservation and Restoration Code.

3. PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the **Landmarks and Preservation Area** being approved by the City Council, and prior to any site disturbance, the developer shall submit to the Planning and Zoning Commission for their review and approval a Site Development Plan. Where due cause is shown by the developer, this time interval may be extended once by the Planning and Zoning Commission in accord with requirements of Chapter 420.060 of the City of Wildwood Zoning Ordinance. Said Site Development Plan shall include, but not be limited to, the following information:

a. Outboundary plat and legal description of the property.
b. The location and size of all parking areas, pavement widths, and right-of-way dedications.
c. A general plan indicating all structure and parking setback lines along the perimeter of the subject tract of land.
d. Location of all roadways adjacent to the property, including required roadway right-of-way dedication and pavement widening, with existing and proposed improvements, and general location, size, right-of-way, and pavement width of all interior access areas.
e. The location and size of all freestanding signs, lighting, fences, sidewalks, and other above-ground structures, except retaining walls less than two (2) feet in height per section.
f. Existing and proposed contours at vertical intervals of not more than two (2) feet.
g. Parking calculations for the proposed use.
h. A Landscape Plan including the location, size, and general type of plant materials to be used in accord with the City of Wildwood's Chapter 410 and accompanying Tree Manual.
i. An inventory indicating the percent of tree canopy to be retained on the site.
j. Location of all existing and proposed easements.
k. All other information not mentioned above, but required on a preliminary plat in accord with Chapter 420.060 of the City of Wildwood's Subdivision Ordinance.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

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

Build-To Lines/Setback Distances

a. No new building or structure, other than boundary, garden, and/or retaining walls, fences, and/or light standards, shall be located within the required setback distances, as defined by Chapter 415.090 NU Non-Urban Residence District Regulations of the City of Wildwood Zoning Ordinance.

Parking Setbacks

b. No parking stall, loading space, internal drive, or roadway, excluding points of ingress or egress, shall be located within the required setback distances, as established for in Chapter 415.090 NU Non-Urban Residence District of the City of Wildwood Zoning Ordinance.

Miscellaneous Setbacks – Floodplain

c. No fill or spoils may be placed on this property, without approval of the Floodplain Administrator of the City of Wildwood.

Access and Roadway Improvements

d. Access to this development shall be limited to Centaur Road and the existing curb cut that is located on the subject property.

Miscellaneous Roadway Requirements

e. Installation of landscaping and ornamental entrance monument or identification signage, if proposed, shall be reviewed by the Missouri Department of Transportation and the Department of Public Works for sight distance considerations and approved prior to its installation or construction.

f. The developer is advised that utility companies will require compensation for relocation of their facilities within public road right-of-way. 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.

g. Dedicate twenty (20) foot wide, perpetual multiple-use trail easements to the City of Wildwood, as directed by the Department of Public Works and the Department of Planning, along the subject property's frontage onto Centaur Road and abutting the railroad right-of-way the entire depth of it as well.

Parking Requirements

h. Parking spaces shall be provided according to the City of Wildwood's Town Center Plan for the Neighborhood General District and as may be required by Chapter 415.340 Off-Street Parking and Loading Requirements of the City of Wildwood's Zoning Code for the NU Non-Urban Residence District.

Landscape Requirements - Specific

i. Landscaping shall adhere to all requirements of the City of Wildwood's Chapter 410 and its accompanying Tree Manual, including the submittal of a Tree Preservation Plan in conjunction with the Site Development Plan. All new landscaping materials shall meet the following criteria: Deciduous Trees - two and one-half (2½) inch minimum caliper; Evergreen Trees - Six (6) feet minimum height; and Shrubs - twenty-four (24) inch minimum height.

j. The areas of existing vegetation within the **Landmarks and Preservation Area** boundaries identified as to be retained shall be marked on the site prior to the commencement of any disturbance in accord with the City of Wildwood's Chapter 410. These areas shall be indicated on the Site Development Plan submitted to the City of Wildwood for Planning and Zoning Commission review and approval. Existing mature tree canopy shall be preserved in accordance with the requirements of City of Wildwood's Chapter 410 Tree Preservation and Restoration Code.

k. All stormwater facilities 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. Replanting of trees shall conform to the requirements of Chapter 410 of the City of Wildwood's Codified Ordinances and its accompanying Tree Manual to achieve a minimum amount of thirty (30) percent canopy area on this site. Tree selection and location shall be reviewed and acted upon by the Planning and Zoning Commission as part of the Site Development Plan process. Street tree planting patterns must be based on and comply with the Town Center Streetscape Design.

m. A Registered Landscape Architect shall prepare and sign all Landscape Plans for this development.

Signs

n. Signs for this facility shall be erected in accordance with the City of Wildwood's Town Center Architectural Guidelines and Chapter 415.410 Sign Regulations of the City of Wildwood's Zoning Ordinance for the NU Non-Urban Residence District. However, in no instance, shall any permitted sign exceed ten (10) square feet in overall size. All signs shall be externally illuminated by approved sources.

o. The location of all signage shall be as approved on the Site Development Plan by the Historic Preservation Commission and the Planning and Zoning Commission.

Lighting Requirements

p. The location of all lighting standards shall be as approved on the Site Development Plan. No on-site illumination source shall exceed sixteen (16) feet in height or be so situated that light is cast directly on adjoining properties. Illumination levels for all lighting 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 shall approve the location, design, and appearance of all light standards and fixtures as part of the Site Development Plan review process.

Miscellaneous Conditions

q. All trash areas, if provided, shall be enclosed with a six (6) foot high, sight-proof fence or wall (with gate) and be appropriately landscaped around its perimeter, if applicable. The Planning and Zoning Commission shall approve the location and design of the enclosure on the Site Development Plan. 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 building.

r. Parking, circulation, and other applicable site design features shall comply with Chapter 1101, Section 512.4 "Physically Handicapped and Aged" of the City of Wildwood Building Code, as amended.

s. The Planning and Zoning Commission shall approve the location of all utility easements for proposed service to this development on the Site Development Plan. Easement locations must avoid all preservation areas of the site and generally parallel the rights-of-way locations, whenever possible, except where varied by the Planning and Zoning Commission.

t. An application for the consideration of the placement of the subject property (two (2) lots of record) onto the City of Wildwood's Historic Registry shall be submitted by the owner of it, at a time no later than the date of final action by the City Council on the site-specific ordinance for this **Landmarks and Preservation Area**.

5. TRAFFIC GENERATION ASSESSMENT

The developer shall contribute to the West 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 proposed parking spaces by the following rate schedule.

Type of Development	Required Contribution
Offices, Professional	$ 644.74/Parking Space
Retail	$ 1934.32/Parking Space
Loading Space	$3,165.27/Loading Space

(Parking space, as required by Chapter 415.340 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, 2015, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index, as determined by the City of Wildwood Department of Public Works.

This assessment can be waived by the City Council, if the property is placed on the City's Historic Registry, by recommendation of the Historic Preservation Commission.

6. VERIFICATION PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

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

Stormwater Improvements

a. Submit to the Planning and Zoning Commission an engineering plan approved by the City of Wildwood's Department of Public Works 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 standards.
2.) All stormwater shall be discharged at an adequate natural discharge point.
3.) Detention of differential runoff of stormwater shall be required by the City of Wildwood's Department of Public Works. Said detention shall be provided in the form of permanent retention facilities. The retention facilities shall be completed and in operation prior to paving of any driveways or parking areas. Installation of this facility shall employ 'best construction practices.'

7. **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.

8. **VERIFICATION PRIOR TO PERMITS**

Notification to Department of Planning

a. Subsequent to approval of the Site Development Plan, and prior to issuance of any grading, foundation, or building permit, all approvals from the Department of Public Works must be received by the Department of Planning.

9. **GENERAL DEVELOPMENT CONDITIONS**

a. 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.

b. A grading permit is required prior to any grading on the site. Interim stormwater drainage control, in the form of siltation control measures, is required.

c. The petitioner shall be responsible for obtaining all necessary permits from the Department of Natural Resources Clean Water Commission as they relate to the development of this tract of land.

d. 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.

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

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

g. 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 **Landmarks and**

Preservation Area, except as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning or other development regulation of the City whether by implication or reference.

h. 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 **Landmarks and Preservation Area**, except where this permit has expressly modified such regulations by reference to the applicable provision authorizing such modification.

10. **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 use of the main historic building. 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 provided parking spaces on the property at a rate of one (1) acre per every one hundred fifty (150) spaces. This ratio can be pro-rated per the permitted use's parking requirements, as set forth herein.

ATTACHMENT C

Preliminary Development Plan

LOT 1 OF FEHRENBACH'S SUBDIVISION AS RECORDED IN PLAT BOOK 31 PAGE 14 OF THE ST. LOUIS COUNTY RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND AXLE MARKING THE NORTHWEST CORNER OF SAID LOT 1;
THENCE NORTH 72°00'00" EAST A DISTANCE OF 337.75 FEET TO A POINT;
THENCE SOUTH 18°00'00" EAST A DISTANCE OF 160.97 FEET TO A POINT;
THENCE SOUTH 71°59'57" WEST A DISTANCE OF 111.43 FEET TO A FOUND IRON ROD;
THENCE SOUTH 73°13'15" WEST A DISTANCE OF 237.35 FEET TO A FOUND AXLE;
THENCE NORTH 14°05'00" WEST A DISTANCE OF 156.00 FEET TO THE POINT OF BEGINNING CONTAINING 1.30 ACRES MORE OR LESS.

LOT 9 OF FEHRENBACH'S SUBDIVISION AS RECORDED IN PLAT BOOK 31 PAGE 14 OF THE ST. LOUIS COUNTY RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND AXLE MARKING THE NORTHEAST CORNER OF SAID LOT 9;
THENCE SOUTH 14°05'00" EAST A DISTANCE OF 156.00 FEET TO A FOUND IRON ROD;
THENCE SOUTH 72°00'00" WEST A DISTANCE OF 538.92 FEET TO A POINT ON A CURVE ON THE CENTERLINE OF WILDHORSE CREEK, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°49'08" EAST 225.00 FEET;
THENCE WITH THE CENTERLINE OF WILDHORSE CREEK ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 60.24 FEET TO A POINT OF REVERSE CURVE;
THENCE WITH SAID REVERSE CURVE HAVING A RADIUS OF 230.00 FEET AN ARC DISTANCE OF 62.23 FEET TO A POINT;
THENCE NORTH 00°01'10" EAST A DISTANCE OF 40.38 FEET TO A POINT;
THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 63.00 FEET AN ARC DISTANCE OF 7.04 FEET TO A POINT ON THE NORTH LINE OF AFOREMENTIONED LOT 9;
THENCE DEPARTING SAID CREEK CENTERLINE AND WITH THE NORTH LINE OF SAID LOT 9 NORTH 72°00'00" EAST A DISTANCE OF 482.03 FEET TO THE POINT OF BEGINNING AND CONTAINN 1.81 ACRES MORE OR LESS.

BENCH & ELEVATION INFORMATION: ST. LOUIS COUNTY BENCHMARK #11-36: "L" ON NORTHEAST CORNER OF SIDEWALK TO A TWO-STORY BRICK HOUSE, AT THE SOUTHWEST CORNER OF RAILROAD TRACKS AND CENTAUR ROAD. ELEVATION = 467.70'

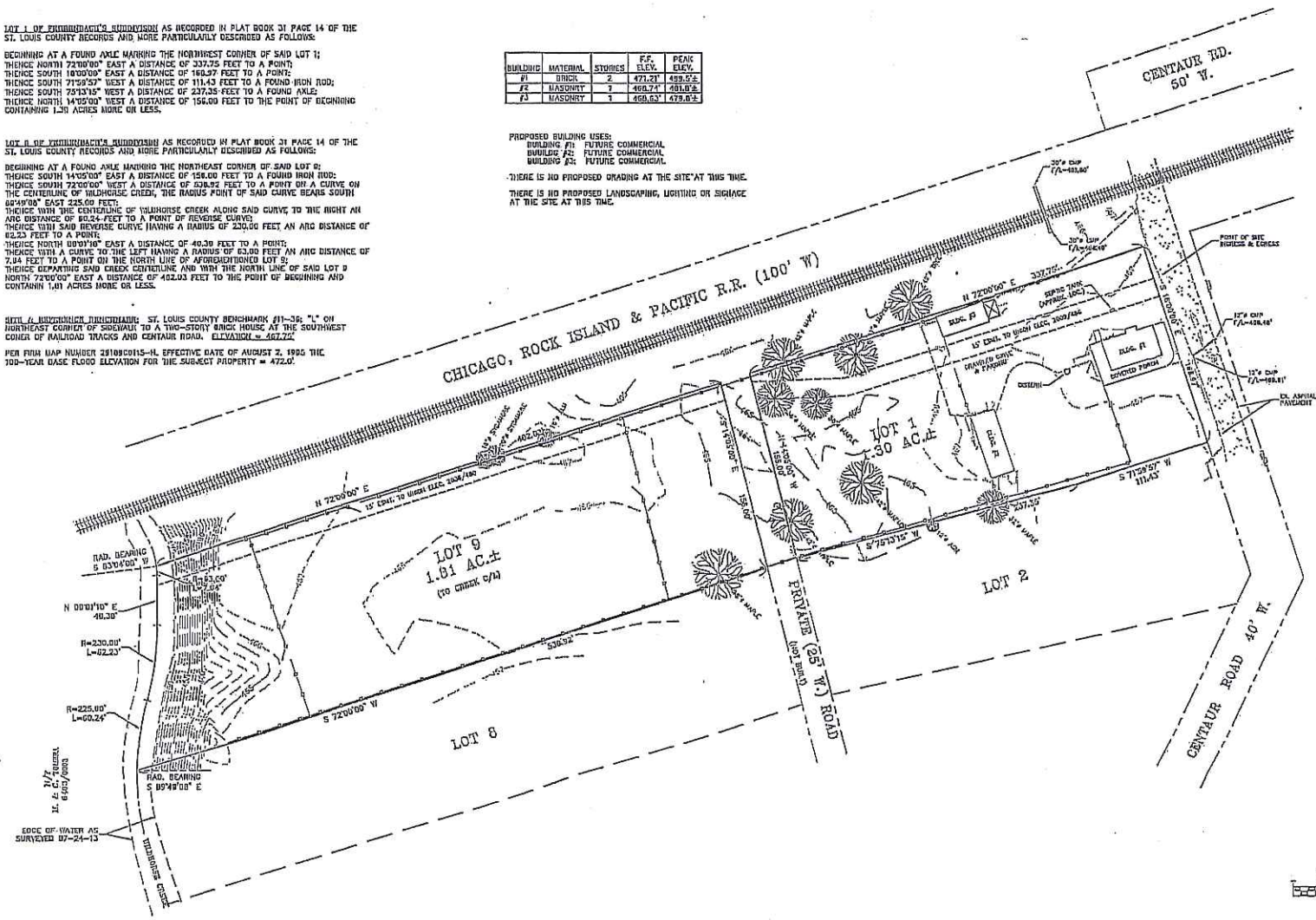
PER FIRM MAP NUMBER 29189C0115-H, EFFECTIVE DATE OF AUGUST 2, 1995 THE 100-YEAR BASE FLOOD ELEVATION FOR THE SUBJECT PROPERTY = 472.0'.

BUILDING	MATERIAL	STORIES	F.F. ELEV.	PEAK ELEV.
#1	BRICK	2	471.21'	469.5'±
#2	MASONRY	1	468.74'	481.0'±
#3	MASONRY	1	468.63'	479.0'±

PROPOSED BUILDING USES:
BUILDING #1: FUTURE COMMERCIAL
BUILDING #2: FUTURE COMMERCIAL
BUILDING #3: FUTURE COMMERCIAL

THERE IS NO PROPOSED GRADING AT THE SITE AT THIS TIME.

THERE IS NO PROPOSED LANDSCAPING, LIGHTING OR SIGNAGE AT THE SITE AT THIS TIME.



This document shall remain the property of Bruscher Ditch and Associates, Inc. (BDA) and may not be used by any other party without the written consent of said BDA.

BURSCHER DITCH & ASSOCIATES, INC.
2 East Fifth Street, P.O. Box 631, Washington, Missouri 63090
Telephone: 1-636-239-6266 Fax: 1-636-239-7601
Email: www.BruscherDitch.com
Civil Engineering Corporation No. 2001010600
L.S. Corporation No. 2001010600

SITE IMPROVEMENT PLAN
LOTS 1 & 9, FEHRENBACH'S SUB.
107 & 109 CENTAUR ROAD
WILDWOOD, MO

MARK A. DITCH
CHIEF ENGINEER
CIVIL E-21107
LICENSE NUMBER
12-10-13
DATE
11001-A
PROJECT NUMBER
PRELIMINARY REVISED PLAT PLAN
ITEM TITLE
1 OF 1
SHEET OF
CLS
DRAWN CHECKED

ATTACHMENT D

Background Information

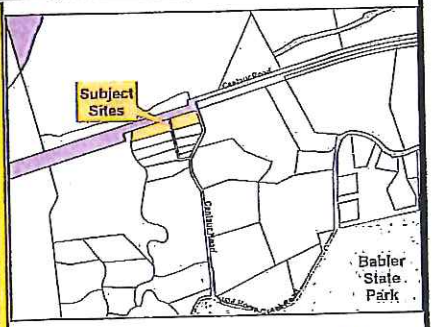
WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC MEETING
before the Planning and Zoning Commission
Monday, October 20, 2014, at 7:30 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 3,000 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 Sites:
107 and 109 Centaur Road
Wildwood, MO 63005

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

Listed below is a request that was presented to the Planning and Zoning Commission at a public hearing held on September 15, 2014. You and many of your neighbors may have expressed interest in its outcome and the Commission is scheduled to take action upon this item at their upcoming meeting. If inclined, the Commission encourages you to attend this meeting and hear the Department of Planning's recommendation on this matter and participate in its discussion. The meeting will be held on **Monday, October 20, 2014, at 7:30 p.m.** in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040. The specific request under consideration is as follows:

P.Z. 24-14 Centaur Station, c/o Michael Phelan, 18833 Cliffview Lane, Wildwood, Missouri, 63005 – A request for the application of a Landmark and Preservation Area (LPA) upon the property, buildings, and structures (Centaur Station) located in the Historic Centaur Area for low-intensity commercial uses under the allowances of this Special Procedures Permit process of the City's Zoning Ordinance; Addresses: 107 and 109 Centaur Road/Locator Numbers: 19X410082 and 19Y620026; NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District. Potential Uses: Office, Limited Services and Retail Facilities, and Offices, with Affiliated Dwelling Units. **(Ward One)**

***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 meeting and addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040.
3) Viewing the Planning and Zoning Commission's agenda and report, 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.

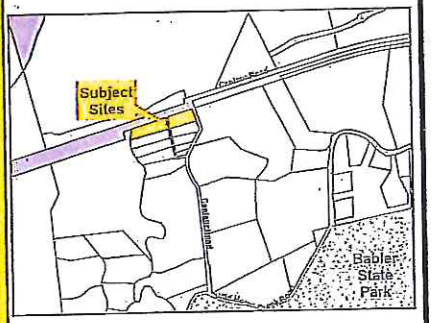
WILDWOOD

16860 Main Street
Wildwood, MO .63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC HEARING
before the Planning and Zoning Commission
Monday, September 15, 2014, at 7:30 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 3,000 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 Sites:
107 and 109 Centaur Road
Wildwood, MO 63005

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

The Planning and Zoning Commission of the City of Wildwood will hold a public hearing on **Monday, September 15, 2014 at 7:30 p.m. in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040** for the purposes of accepting testimony regarding a request for either the modification of zoning district designations, application or amendment of special procedures, change in the underlying regulations of the Zoning Ordinance, action on Record Plats, updates to other land use regulations, or amendment of the Master Plan, which will then be taken under advisement for future action. The meeting will be open to all interested parties to comment upon this request, whether in favor or opposition, or provide additional input for consideration. *If you wish to attend this public hearing and require accommodation due to disability, please contact the Department of Planning forty-eight (48) hours in advance at (636) 458-0440.* If you do not have comments regarding this request, no action is required on your part. The following **request** will be considered at this time:

P.Z. 24-14 Centaur Station, c/o Michael Phelan, 18833 Cliffview Lane, Wildwood, Missouri, 63005 – A request for the application of a Landmark and Preservation Area (LPA) upon the property, buildings, and structures (Centaur Station) located in the Historic Centaur Area for low-intensity commercial uses under the allowances of this Special Procedures Permit process of the City's Zoning Ordinance; Addresses: 107 and 109 Centaur Road/Locator Numbers: 19X410082 and 19Y620026; NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District. Potential Uses: Office, Limited Services and Retail Facilities, and Offices, with Affiliated Dwelling Units. **(Ward One)**

***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 Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040.
3) Viewing the Planning and Zoning 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

WILDWOOD

August 28,2014

The Planning and Zoning Commission
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re:	A recommendation report on a planned request for the application of a Landmark and Preservation Area (LPA) upon a property, buildings, and structures (Centaur Station) that have had a range of uses over their one hundred (100) year plus history.
Location:	West side of Centaur Road, north of Wild Horse Creek Road (107 and 109 Centaur Road)
Zoning:	FPNU Floodplain Non-Urban Residence District
Historic Community Name:	Centaur
Ward:	One

Commission Members:

BACKGROUND - In the Zoning Ordinance, a special procedure permit process exists for special properties that have been determined to have historic significance within the community. These properties, which have buildings and structures situated upon them, must meet certain criteria for consideration for the application of this special procedure and, once considered historic, may be allowed a range of authorized activities and uses that are normally not permitted by that underlying zoning district designation. The intent of this procedure is to encourage historic preservation activities, including restoration, rehabilitation, and/or reuse. The ordinance reads as follows in this regard: *"the purpose of this Section is to promote the general welfare, heritage, education and economic benefit of the City of Wildwood through the preservation, protection and regulation of buildings, sites, structures, monuments and neighborhoods of historic, architectural, cultural or archeological significance. It is further the intent of this procedure to encourage the adaptation of these buildings, sites, structures, etc., for current use."*

CURRENT REQUEST - The owner of this property has submitted an application to the City of Wildwood for the use of this procedure at the above-referenced location. On the application, the petitioner notes his desire to complete the rehabilitation of the property and buildings/structures and potentially use the main building and **associated station structure** located on it for low-impact commercial type activities or uses, as defined in the code. These activities and uses can include the following:

1. Offices.
2. Limited service and retail facilities in which goods and services may be sold or provided directly to the public on the premises such as, but not limited to, studios or galleries for artwork or antiques; studios or work areas for artists, candymakers, dressmakers, tailors; music teachers; dance teachers; restaurants (excluding fast-food restaurants). In no case shall any use involving the manufacture of products be permitted to occupy more than four thousand (4,000) square feet of gross floor area.

3. Offices (as permitted in Subsection (C) (1) above) with affiliated dwelling units, wherein occupancy of the dwelling unit shall be limited to the owner, manager or employee of the office use and their respective families.
4. Child care centers, nursery schools, day nurseries.
5. Single-, two- and multiple-family dwellings.

According to the petitioner, during a discussion on this matter before the Historic Preservation Commission, he has not yet decided a specific activity or use or combination, but would like to have a range, so as to allow him a certain amount of flexibility in the future. The petitioner understood the limited nature of the permitted activities or uses under this special procedure permit and that a number of conditions can be levied as part of it regarding the future development and use of the property.

PROPERTY'S CHARACTERISTICS - At the time of the petitioner's presentation to the Historic Preservation Commission, the petitioner had already completed a significant amount of work on the property, given it had been used for rental purposes and suffered a slow decline in its condition over an extended period of time. With the petitioner's ownership, the property has been substantially improved and the buildings and structures secured, rehabilitated, and now are an important and respected part of the Centaur community. The property has a number of improvements associated with it, which can be summarized as follows:

Improvement	Year Built (St. Louis County Records)	Comment
Main Building	1920	Two story building constructed of brick, with large covered front porch along roadway.
Accessory Structure #1	1920	Called Centaur Station structure and resembles a small train station building.
Accessory Structure #2	1920	Located in westernmost portion of the site, which has lawn area around it.
Parking Lot Area	Undetermined	Informal gravel area around north side of main building and surrounding accessory structure #1.

Any building or structure over the age of seventy-five (75) years is considered historic in the City of Wildwood and listed in its survey document. Since the registry process is voluntary in the City of Wildwood, the identification of a property, building, and/or structure (collectively termed elements) is a listing, but has no control over its disposition over time. With the application of a Landmark and Preservation Area (LPA) designation on an element, such control over its condition, retention, or demolition does exist via a site-specific ordinance. Therefore, from the perspective of the Historic Preservation Commission, this special procedures permit is a very important tool to maintain Wildwood's unique and varied history here in the Centaur community.

REPORT AND RECOMMENDATION OF THE COMMISSION - As part of the consideration of a structure(s), building(s), and/or property/properties to a Landmark and Preservation Area designation, the Historic Preservation Commission must provide a recommendation to the Planning and Zoning Commission for its consideration, as part of its review process. Specifically, the Zoning Ordinance regulation for such is as follows: *"the Historic Preservation Commission shall make their comments and recommendation known to the Planning Commission and petitioner no later than seven (7) days prior to the public hearing before the Planning Commission. The said comments and recommendations shall be made available for public inspection. The Planning Commission will construe the absence of comment or recommendation as acceptance of the petition*

by the Historic Preservation Commission." This regulation of the Landmark and Preservation Area (LPA) reflects the need for the Historic Preservation Commission to provide its expertise in these matters, so the historic value of the element is retained and suggest any appropriate conditions for this purpose are included the site-specific ordinance designating the site with this designation.

The Historic Preservation Commission has considered this location and does believe it meets the criteria to be considered historic by the virtue of meeting one (1), if not more, of the following requirements set forth in the regulations for a Landmark and Preservation Area (LPA):

1. Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City of Wildwood, State of Missouri or the United States.
2. Is the site of a significant historic event.
3. Is the work of a designer whose individual work has significantly influenced the development of the St. Louis region, State of Missouri or United States.
4. Contains elements of design, detail, materials or craftsmanship, which represent a particular architectural style or significant innovation.
5. Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood or within the City of Wildwood.

With this determination by the Historic Preservation Commission, it would note the main building **and station structure** have been at this location for over one hundred (100) years, the properties acted as a major commercial node of the community for generations, and the setting remains a major landmark in this portion of Wildwood (please see the attached history prepared by the Historic Preservation Commission on the Centaur Area). As part of this support for the application of this special procedures permit at this location, the Commission would also recommend the following conditions be included in the site-specific ordinance for this property:

1. The petitioner is required to place the property, **and associated buildings and structures,** on the City's Historic Registry. This registry process, **in terms of the required application and review steps, must parallel that in terms of time of the Planning and Zoning Commission and City Council's consideration of ~~within one (1) year~~ the Landmark and Preservation Area (LPA) request.**
2. The petitioner cannot demolish the main building or **station structure,** unless the Historic Preservation Commission would grant such allowance, per its regulations in this regard.
3. The petitioner follows all permitting requirements for the rehabilitation and restoration of the element, as set forth in the City's building and land use codes.

With these conditions, a reasonable level of control can be exercised by the Historic Preservation Commission over the elements to ensure its longevity and preservation for future generations, while not obstructing the petitioner's right of utilization of it for his enjoyment.

The Historic Preservation Commission appreciates the opportunity to comment on this matter and, if any of the Planning and Zoning Commission members should have any questions or comments in this regard, please feel free to contact the Department of Planning at (636) 458-0440. Thank you again.

Respectfully submitted,
CITY OF WILDWOOD

William F. Kennedy, Chair
Historic Preservation Commission

ATTEST:

Joe Vujnich, Director
Department of Planning

Cc: The Honorable City Council Members
Daniel E. Dubruiel, City Administrator
Rob Golterman, City Attorney
Liz Weiss, Planner
Michael Phelan, Petitioner and Property Owner

Editor's Note: Modifications to the report, which were requested by the Commission at its July meeting, are indicated by bolded, red type, while deletions by a single, strike-though line.

Attachment A –
LPA Application Packet

12/11/13

P.Z. Number(s): _____
(as assigned by department)

DEPT OF PLANNING & PARKS
DEC 11 2013
CITY OF WILDWOOD

PETITION

before the
CITY OF WILDWOOD'S
PLANNING AND ZONING COMMISSION
FOR THE PURPOSE OF HEARING REQUESTS
FOR ONE OR A COMBINATION OF THE FOLLOWING:
(PLEASE CHECK THOSE ITEMS WHICH ARE APPLICABLE)

- [X] Change in Zoning
- [ ] Conditional Use Permit
- [X] Approval of a Planned District or other special procedure (C-8/M-3/PRD)

APPLICANT/OWNER INFORMATION

Applicant's Name: Michael Phelan
Mailing Address: 19833 Cliff View Lane
Wildwood, MO 63005
Telephone Number, with Area Code: 314 406 1349
Fax Number, with Area Code: _____
E-Mail Address: downincentaur@yahoo.com
Interest in Property (Owner or Owner Under Contract):
Owner

If owner under contract, please attach a copy of the contract.

Owner's Name (if different than applicant): _____

Address: _____

Telephone Number, with Area Code: _____

SITE INFORMATION

Postal Address of the Petitioned Property(ies): 107 Centaur Road, 109 Centaur Rd
Wildwood, MO 63005

Locator Number(s) of the petitioned Property(ies):
19X410082
19Y620086

Total Acreage of the Site to the Nearest Tenth of an Acre:
3.11

Current Zoning District Designation:

Proposed Zoning District Designation: LPA

Proposed Planned District or Special Procedure: LPA

USE INFORMATION

Current Use of Petitioned Site: VACANT Residential

Proposed Use of Site: USES permitten under LANDMARK AND PRESERVATION AREA (LPA) Section 415.520

Proposed Title of Project: Centaur Station

Proposed Development Schedule (include approximate date of start and completion of the project):
SPRING 2014

CONSULTANT INFORMATION

Engineer's/Architect's Name: Buescher Ditch

Address: PO Box 621
Washington, MO 63090

Telephone Number, with area code: 636 239 6255

Fax Number, with area code:

E-Mail Address:

Soil Scientist/Forester's Name:

Address:

Telephone Number, with area code:

Fax Number, with area code:

E-Mail Address:

ACKNOWLEDGEMENT INFORMATION

The petitioner(s) state(s) they (he) (she) will comply with all the requirements of the city of wildwood with regard to the procedures relating to its administration of land use and development controls within its boundaries, including the payment of all applicable fees.

The petitioner(s) further represent(s) and agree(s) that they (he) (she) has (have) not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly, to any official, employee, or appointee of the City of Wildwood with respect to this application.

The petitioner(s) hereby certify(ies) that (indicate one):

(✓) I (we) have a legal interest in the hereinabove described property.

( ) I am (we are) the duly appointed agent of the petitioner(s) and that all information given and represented on this application is an accurate and true statement of fact. Any misrepresentation of information on this application or accompanying information shall constitute grounds for the City of Wildwood, Missouri to terminate review of this petition and return all materials, minus any fees, associated with its review up to and through that point.

SIGNATURE: _____

NAME (PRINTED): Michael D. Phelan

ADDRESS: 19833 Cliff View Lane
Wildwood, MO 63005

TELEPHONE NUMBER: 314 406 1349

[PLEASE NOTE: THE ABOVE NAMED PERSON SHALL RECEIVE ALL OFFICIAL NOTICES REGARDING THIS REQUEST, INCLUDING THE PUBLIC HEARING NOTICE.]

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20_____.

SEAL:

SIGNED: _____
(NOTARY PUBLIC)

NOTARY PUBLIC _____,
STATE OF MISSOURI.

MY COMMISSION EXPIRES _____.

FOR OFFICE USE ONLY

1ST SUBMITTAL DATE: _____
FEE: _____; RECEIVED BY: _____
PRELIMINARY DEVELOPMENT PLAN: YES NO
PACKET COMPLETE: YES NO

2ND SUBMITTAL DATE: _____
PACKET COMPLETE: YES NO

3RD SUBMITTAL DATE: _____
PACKET COMPLETE: YES NO

4TH SUBMITTAL DATE: _____
PACKET COMPLETE: YES NO

Proposed Landmark Preservation Area
107 and 109 Centaur Road Wildwood, MO 63005

Statement of Historical and Architectural Significance.

The land in the proposed LPA has a long history associated with it as the former town of Centaur Missouri.

In 1893 Anton Leiweke organized the Centaur Lime Company and its company store, and offices were erected on this site, the company employed 100 people. In 1894 the railroad came through the property and a train station and hotel were added to the site. These buildings of frame construction burned approximately 1918, and the current buildings were constructed of brick and mortar in about 1920.

The construction of the buildings are of brick and or mortar and quarried from the company limestone mine directly across the street from the site.

The President of the company and owner of the house was killed with 3 members of his family on May 5th ,1932 in train accident in front of the house. (see attached pic and article from the Post Dispatch)

May 5 — 1932
ST. LOUIS POST-DISPATCH

Killed When Train Struck Auto

FOUR members of a family killed when a freight train struck automobile at Centaur, St. Louis county, today. Above, DC LEIWEKE (left) and her cousin, LORETTA LEIWEKE; below C. LEIWEKE JR., Loretta's brother, and A. LE[illegible] [illegible]es' father, who was driving.

H HURT WHEN IN RUNS INTO TO AT CENTAUR

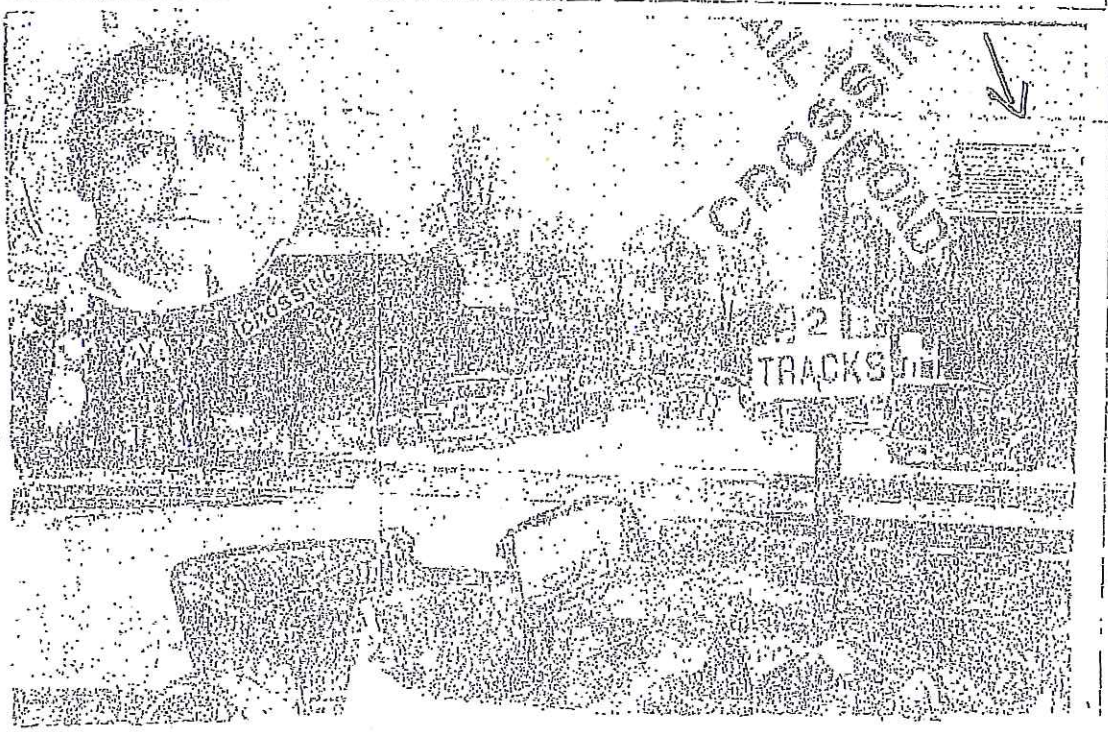
iweke, 50, Daughter, ece, 8, and Nephew, 9, Are Victims.

N WAY TO CHURCH

s Brother Hurt—No ning Sounded, Witnesses Assert.

ersons were killed and one red as they were driving sion Thursday mass at 7:50 oday when an eastbound land train struck their lle at a grade crossing in [illegible]

Victims of Crash and Scene Where Four Were Killed



MAN, 3 CHILDREN KILLED WHEN AUTO IS HIT BY TRAIN

Head of Lime Company, Daughter, Niece and Nephew Fatally Injured at Centaur, St. Louis County

DRIVER'S BROTHER SERIOUSLY INJURED

Family on the Way to Church at Time of Accident—Verdict of Unavoidable Accident.

Four members of a family were killed and a fifth seriously injured when a Rock Island freight train struck an automobile at Centaur, St. Louis County, at 6:50 o'clock this morning. The dead:

A. Leo Leiweke, 53 years old, president-treasurer of the Centaur Lime Co.

Dolores, 11, his daughter.

Loretta, 11, daughter of his brother, Joseph H. C. Leiweke.

Joseph Jr., 15, brother of Loretta.

Justice of the Peace Joseph H. C. Leiweke, 55 vice president and secretary of the lime company, was injured. He is unconscious at St. Mary's Hospital with injuries of the skull and left arm and body bruises.

The family was on its way from the Leiweke homes in Centaur to Ascension Catholic Church at Ches-

day, when Catholics are obligated to attend mass. Leo Leiweke was driving, in a touring car.

A regular passenger train had passed a short time previously and relatives think Leo Leiweke was not looking for another train. The freight was an eastbound extra, not regularly scheduled. There is no automatic signal at the crossing and no agent on duty at the station. The car was northbound in Centaur road, preparatory to turning east on a new road between the track and the Missouri River.

Automobile Demolished.

The automobile was carried about 100 feet and demolished. The elder Joseph Leiweke was found under the car when relatives and other residents of the hamlet hurried to the scene. Loralia was found near the crossing with a skull fracture. She died a half hour later in the frame railroad station, after being given first aid by her brother, Francis, postmaster and merchant at Centaur.

The body of Dolores was found about 225 feet from the crossing. The bodies of Leo Leiweke and Joseph Jr. were near the wreck of the machine.

Coroner's Verdict of Accident.

A Coroner's jury returned a verdict of unavoidable accident this noon.

The Rev. V. J. McCartney, pastor of Ascension Church and of St. Anthony's Church at Centaur and Mrs. Minnie Bellaire of Chesterfield testified they were driving about 50 feet behind the Leiweke and heard no whistle. They said they did not see the train, but heard it. Trees and structures interfered with the engineer's vision of the machines approaching the crossing from the south, they declared.

Father McCartney had celebrated mass at Centaur and Mrs. Bellaire was taking him to the church at Chesterfield.

Edgar Nelson of Elkon, Mo., the engineer, testified that a grove of trees obscured the road. He said he whistled three times and rang the bell as he approached Centaur. His train, consisting of 26 loaded cars and a caboose, was going 35 miles an hour, but he stopped the locomotive about 100 feet east of the crossing. Nelson related. Sumner E. Gunn of Elkon, the fireman, corroborated the engineer's testimony about the whistle and bell, but said he did not see the accident.

Centaur is in the northwestern corner of St. Louis County, in a narrow valley. The Rock Island runs at the foot of the river bluffs.

WILDWOOD

January 8, 2014

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

Re: Application for the Landmarks and Preservation Area (LPA) – 107 and 109 Centaur Road

Commission Members:

In December of last year, the Department of Planning received an application packet from a property owner of a historic element in the Centaur Community of Wildwood. This historic element is the all-brick construction, two-story residence located at the ninety-degree turn on Centaur Road, at the railroad tracks. This building has a long history in this area and was an integral part of the Centaur community, when it was a place of commerce and trade in the 1800's. Although an old structure, the new owner has invested a great deal of effort over the past several months and begun to stabilize it and return it to its past glory and significance.

The application packet that was provided by the owner of this historic element is the initial step in the process that seeks the City's support relative to the redevelopment of the property for limited commercial uses to complement the past history of the Centaur Community as a center of some commerce and accommodate the growing number of cyclists that pass through this area as well. The packet contains an application for rezoning, information relating to the property, and other items necessary for this land use process to begin. The application for rezoning identifies the Landmark and Preservation Area (LPA) would be placed on this site, which is currently designated as NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District, like many of the properties in its vicinity. Thus, these properties and area have flooded, with water from the nearby Missouri River.

The LPA is specifically set forth for use on historic properties, as a mechanism to foster their preservation and adaptive reuse. This zoning district can be used without the benefit of the Master Plan's 5th Land Use Category, which is not the case in all instances. This overlay district was carried over from St. Louis County, at the time of the incorporation and remained in the City's Zoning Ordinance, since that date. Over the last eighteen (18) years, only one (1) application has been submitted for its use, until now, and that location was in the Orrville Community. However, the one (1) previous application was withdrawn, before the Planning and Zoning Commission and the City Council took any formal action upon it.

The specifics associated with the LPA are extensive and detailed in the section of the City's Zoning Ordinance. Important among these specifics is the requirement the element can be protected from any future demolition or major alterations by the City, if the overlay district is approved on the properties. Other items are detailed below:

SECTION 415.520: LANDMARK AND PRESERVATION AREA (LPA)

A. *Purpose And Intent.* The purpose of this Section is to promote the general welfare, heritage, education and economic benefit of the City of Wildwood through the preservation, protection and regulation of buildings, sites, structures, monuments and neighborhoods of historic, architectural, cultural or archeological significance. It is further the intent of this procedure to encourage the adaptation of these buildings, sites, structures, etc., for current use.

B. In any zoning district, except "PS" Park and Scenic District, a single parcel or geographic area may be designated as a landmark and preservation area thereby encouraging the preservation, enhancement, rehabilitation and perpetuation of the landmark building, structure or area. The Planning Commission may recommend and the City Council, by ordinance, may approve designation for a specific parcel or area provided the area is characterized by one (1) or more of the following criteria:
   1. Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City of Wildwood, State of Missouri or the United States.
   2. Is the site of a significant historic event.
   3. Is the work of a designer whose individual work has significantly influenced the development of the St. Louis region, State of Missouri or United States.
   4. Contains elements of design, detail, materials or craftsmanship which represent a particular architectural style or significant innovation.
   5. Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood or within the City of Wildwood.

C. *Additional Permitted Land Uses And Developments.* Designation as a landmark and preservation area qualifies property for additional uses beyond those permitted or conditional uses in the zoning district in which the property is located. A designated landmark and preservation area may contain such of the following additional uses as determined by the Planning Commission and the City Council, provided that these uses shall not create an appreciable increase in land use intensity, beyond what normally occurs in the applicable zoning district, nor substantially alter or affect the character of surrounding development:
   1. Offices.
   2. Limited service and retail facilities in which goods and services may be sold or provided directly to the public on the premises such as, but not limited to, studios or galleries for artwork or antiques; studios or work areas for artists, candymakers, dressmakers, tailors; music teachers; dance teachers; restaurants (excluding fast-food restaurants). In no case shall any use involving the manufacture of products be permitted to occupy more than four thousand (4,000) square feet of gross floor area.
   3. Offices (as permitted in Subsection (C)(1) above) with affiliated dwelling units, wherein occupancy of the dwelling unit shall be limited to the owner, manager or employee of the office use and their respective families.
   4. Child care centers, nursery schools, day nurseries.
   5. Single-, two- and multiple-family dwellings.

D. All such additional uses shall conform to specific conditions established in the ordinance governing the particular landmark and preservation area concerning, but not limited to, the following:
   1. Building appearance.
   2. Number of employees or pupils.
   3. Minimum and maximum square footage per use.
   4. Open space requirements.
   5. Signs (number, type, location).
   6. Parking (number, location).

E. *Performance Standards.* All uses established in a landmark and preservation area shall operate in accord with standards contained in Section 415.250 "Zoning Performance Standards Regulations". These performance standards are minimum requirements and may be made more restrictive in the conditions of the ordinance governing the particular landmark and preservation area.

F. *Height Limitations For Structures.* Unless otherwise restricted by application of regulations in Section 415.240 "Air Navigation Space Regulations" of this Chapter, the total height of any structure shall be limited by the applicable zoning district regulations. The height limitations may be made more restrictive in the conditions of the ordinance governing the particular landmark and preservation area.

G. *Lot Area And Yard Requirements.*
   1. *Minimum lot area.* The lot area for any use or new building in a landmark and preservation area shall be governed by the regulations and the zoning district regulations in which the lot is located.
   2. *Minimum yard requirements.* Setbacks for new parking areas and new structures shall be established in the conditions

of the ordinance governing the particular landmark and preservation area; however in no instance shall they be less restrictive than the requirements of the zoning district in which the property is located.

H. *Off-Street Parking And Loading Requirements.* The minimum off-street parking and loading requirements for any use or building in a designated landmark and preservation area shall not be reduced below that required for the same use in any other "M" Industrial, "C" Commercial, "R" Residential, "NU" Non-Urban Residence zoning district as set forth in **Section 415.280** "Off-Street Parking and Loading Requirements". These requirements may be made more restrictive in the conditions of the ordinance governing the particular landmark and preservation area. Where determined necessary and where the landmark and preservation area includes two (2) or more uses, the Planning Commission may recommend and the City Council may approve a total reduction of not more than twenty percent (20%) of the required off-street parking and loading spaces, where it has been demonstrated by study of the combined uses and customary operation of the uses that adequate parking would be provided.

I. *Sign Regulations.* The number, type and location of all signs, display or advertising devices proposed and visible from the public right-of-way shall be subject to the regulation and control of the particular zoning district in which the property is located as set forth in **Section 415.400** "Sign Regulations"; however these regulations may be made more restrictive in the conditions of the ordinance governing the particular landmark and preservation area.

J. *Procedure--Establishment Of Area.* In order to establish a landmark and preservation area, the procedure shall be as follows:

1. *Application.* A petition shall be filed with the City Council on forms prescribed for this purpose by the Planning Commission. Said petition may be initiated by the City Council, Planning Commission, the owner(s) of record or owners under contract of a lot or tract or their authorized representatives or by the owners of fifty percent (50%) or more of the area (excluding streets and alleys) included within the proposed area.
   a. Three (3) sets of forms shall be submitted to the Department of Planning on petitions initiated by owner(s) of record or owners under contract or their authorized representative or by owners of fifty percent (50%) or more of the area in a proposed area and are to be accompanied by the following:
      (1) Filing fee per requirements of **Section 415.550** "Fees".
      (2) General location map, outboundary plat and legal description of the property in question.
      (3) A statement documenting the historic, architectural, cultural, archaeological or aesthetic significance of the proposed lot or lots.
      (4) Summary, description, example or outline of proposed conditions to be applied within the area including, but not limited to, design and construction standards for building facades, setbacks, height, scale, material, color and texture, trim, roof design and landscaping; standards for the design details for all fences, street furniture and signs.
      (5) A preliminary development plan indicating existing and proposed structures and uses of all properties within the proposed area including:
         (a) Existing and proposed contours at intervals of not more than five (5) feet referred to sea level datum.
         (b) Proposed ingress and egress to site, including adjacent streets.
   b. Petitions initiated by the City Council or Planning Commission shall be accompanied by the following:
      (1) A statement from the Historic Preservation Commission documenting the historic, architectural, cultural, archaeological or aesthetic significance of the proposed lot or lots.
      (2) A survey of the property furnished by the Department of Planning from information of record.
      (3) A letter of intent from the initiating party indicating the proposed use.
2. *Public hearing.*
   a. A public hearing on the petition shall be held by the Planning Commission in the same manner and with the same public notice procedure as required in the procedure for amending the zoning ordinance, provided that a date for a public hearing shall be set within forty-five (45) days of acceptance of the petition by the Department of Planning. Additional time may be required to set a date for public hearing for petitions initiated by the City Council or the Planning Commission.
   b. Upon acceptance of the petition, the Department of Planning shall forward the application for landmark and Preservation area designation to the Historic Preservation Commission for their comments and recommendation.
   c. The Historic Preservation Commission shall make their comments and recommendation known to the Planning Commission and petitioner no later than seven (7) days prior to the public hearing before the Planning Commission. The said comments and recommendations shall be made available for public inspection. The Planning Commission will construe the absence of comment or recommendation as acceptance of the petition by the Historic Preservation Commission.
3. *Planning Commission recommendation.* No action shall be taken by the City Council with respect to the petition until it has received the recommendation of the Planning Commission. Said recommendation shall include the comments and recommendation of the Historic Preservation Commission and shall address the comments and recommendation of the Historic Preservation Commission, general planning considerations, including consistency with good planning practice,

and compatibility with adjoining permitted developments and uses. All recommendations shall be made in consideration of plans or area studies, subdivision and zoning requirements and projected public improvements applicable to the area affected by designation. A recommendation of approval shall be accompanied by conditions to be included in the ordinance establishing the landmark and preservation area or approval of a site development plan in a landmark and preservation area. Such conditions shall include, but not be limited to, the following:

a. Permitted uses, including maximum floor area;
b. Preservation and design standards for all new construction, alteration and repair;
c. Height limitations;
d. Review of exterior facade and design features or details by the Historic Buildings Commission;
e. Minimum yard requirements;
f. Off-street parking and loading requirements;
g. Sign regulations;
h. Requirements for deed restrictions, as applicable.

4. *Appeal or protest to Commission recommendation.*
   a. *Appeal by petitioner to recommendation of denial.* The petitioner may file an appeal to the City Council of a Planning Commission recommendation of denial of an application for a landmark and preservation area procedure or an amendment thereto in accord with the provisions of **Section 415.530** "Appeal and Protest Procedure for Special Procedures".
   b. *Protest by specified nearby property owners to recommendation of approval.* Specified nearby property owners may file a protest with the City Council against the Planning Commission's recommendation of approval of an application for a landmark and preservation area procedure or an amendment thereto in accord with the provisions of **Section 415.530** "Appeal and Protest Procedure for Special Procedures".

K. *Procedure--Approval Of Site Development Plan.* After passage by the City Council of an ordinance establishing a landmark and preservation area, a site development plan shall be submitted in accord with the following provisions. No building permits or authorization for improvement or development shall be issued prior to approval of such plans.

1. Plans for single-lot developments shall be submitted to the Department of Planning to be reviewed for compliance with the zoning ordinances and then forwarded to the Historic Preservation Commission for review by the Historic Preservation Commission. Said plans shall contain the minimum conditions of the specific ordinance governing the landmark and preservation area and, further, shall comply with provisions of the subdivision ordinance and other applicable City ordinances. Single lot development plans shall be recorded as outlined in Subsection (M).
2. If development in a designated landmark and preservation area requires trust indentures and/or maintenance agreements, a copy of the landmark and preservation area ordinance shall be recorded with said indentures or agreements.
3. In the case of multiple-lot developments, a site development concept plan for the designated area shall be submitted to the Planning Commission for review and approval. The concept plan shall be recorded as required by Subsection. Detailed site development section plans shall be submitted to the Department of Planning (and forwarded to the Historic Preservation Commission) for review and approval by the Planning Commission by individual building, lot, phase or plat representing a portion of the site development concept plan. The detailed site development section plans shall be recorded as required in Subsection (M).

L. *Procedure--Amendment Of Conditions Or Site Development Plan.* In order to amend conditions of an existing landmark and preservation area or to amend the site development plan approved for the landmark and preservation area, the procedure shall be as follows:

1. To amend the landmark and preservation area ordinance.
   a. The property owner or authorized agent shall submit a written request to amend ordinance conditions to the Department of Planning for review. A copy of the request shall be forwarded to the Historic Preservation Commission for review and recommendation. The Department shall evaluate the request for consistency in purpose and content with the nature of the proposal as originally advertised for public hearing and shall consider the comments of the Historic Preservation Commission.
   b. If the Department determines that the requested amendment is consistent in purpose and content with the nature of the original proposal as advertised, the Department shall so report to the Planning Commission. The Planning Commission shall then review the request and the report of the Department, then forward a recommendation to the City Council. A recommendation of approval shall include conditions to be included in the amended ordinance.
   c. If the Department of Planning determines that the requested amendment is not consistent in purpose and content with the nature of the proposal as originally advertised for public hearing, the Department shall so report to the applicant and the Planning Commission. The Planning Commission may forward a resolution of intent to the City Council for the purpose of a new public hearing on the matter in accord with proceedings specified in Section 415.560 "Procedure for Amending the Zoning Ordinance".
2. To amend the site development plan approved for the landmark and preservation area.
   a. The property owner or authorized representative shall submit an amended site development plan to the

Department of Planning for review. The Department shall forward a copy to the Historic Preservation Commission for its review and recommendation. The Department shall then evaluate the request for consistency in purpose and content with the nature of the proposal as originally advertised for public hearing with the Historic Preservation Commission's recommendation and the preliminary development plan approved by the City Council.

b. If the Department of Planning determines that the proposed site plan amendment is not in conflict with the original proposal as advertised and the approved preliminary development plan and meets all conditions of the landmark and preservation area ordinance, the Department upon recommendation of the Historic Preservation Commission may approve said amended plan. Said plan shall be recorded as required by Subsection (M).

c. If the Department of Planning determines that the proposed site plan amendment is not consistent in purpose and content with the nature of the proposal as originally advertised for public hearing or with the preliminary development plan approved by the City Council, the Department shall so report to the applicant and the Planning Commission. The Planning Commission may forward a resolution of intent to the City Council for the purpose of a new public hearing on the matter in accord with proceedings specified in **Section 415.560** "Procedure for Amending the Zoning Ordinance".

d. *Appeal to Commission of a decision by Department in reviewing development plan.* The petitioner/developer may appeal a decision by the Department of Planning, in cases where the Department of Planning is authorized to review development plans, to the Planning Commission. The petitioner shall have a fifteen (15) day period in which to file a written appeal and plan with the Commission. The written appeal, stating the reasons for the appeal, shall be submitted to the Department. The Commission shall make the final determination of the matter. No exceptions will be granted that are in violation of the particular ordinance governing the development plan.

M. *Recording.* Within sixty (60) days of approval of the initial, conceptual or amended site development plan, the plan shall be recorded with the St. Louis County Recorder of Deeds and thereby authorize development as depicted thereon with a copy to be filed with the City of Wildwood.

N. The permitted uses established in the ordinance governing the particular landmark and preservation area shall become effective upon recording of an instrument approved by the Department of Planning and the City Attorney. This recorded instrument shall constitute an affirmative covenant running with the land for a period of time specified in the ordinance. This covenant shall require the continuation of the preservation of the structure, site or area and prohibit the demolition of any structure without approval by the Historic Preservation Commission and the City Council. The City Council may release the covenant upon receipt of a report from the Planning Commission. (Ord. No. 1324 App. A §1003.191, 8-14-06)

The process for the consideration of this LPA request is as follows, with much of it being set forth in the regulations noted above:

	Steps in Process[1]	Review Authority
1.	First Presentation of Request to Historic Preservation Commission	Department of Planning
2.	Discussion of Request for Recommendation Purposes	Historic Preservation Commission and Department of Planning
3.	Action on Request, with Recommendation	Historic Preservation Commission
4.	Public Hearing on LPA	Planning and Zoning Commission
5.	Information Report	Department of Planning
6.	Letter of Recommendation	Planning and Zoning Commission
7.	Public Hearing on LPA	City Council
8.	Introduction of Bill (assumes approval of LPA)	City Council
9.	Passage of Bill into Ordinance (assumes approval of LPA)	City Council
10.	Placement of Element on City's Historic Registry (a requirement of the site-specific ordinance) – requires many of the same steps noted above	Historic Preservation Commission

At tonight's meeting, the intent of this agenda item is to introduce the proposal to the Historic Preservation Commission and accept preliminary comments from its members, so as at the next meeting, discussion can continue, leading to a recommendation that would be forwarded to the Planning and Zoning Commission for its use and consideration.

If any of the Commission Members should have any questions regarding this information, please feel free to contact the Department of Planning at (636) 458-0440. Thank you for your consideration of this information and input on this item.

Respectfully submitted,
CITY OF WILDWOOD

Joe Vujnich, Director
Department of Planning

Cc: The Honorable Timothy Woerther, Mayor
The Honorable City Council of the City of Wildwood
Daniel E. Dubruiel, City Administrator
Rob Golterman, City Attorney
Liz Weiss, Planner – Zoning
Michael Phelan, Element Owner

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[i] Additional meetings may be scheduled at the discretion of the Commissions or City Council, if needed or desired.

Attachment B –
Background Information

WILDWOOD

HISTORIC CENTAUR

City of Wildwood, Missouri

Historic Preservation Commission

Approval Date of History – April 24, 2014

Centaur is an area that still offers an opportunity to look back to what western St Louis County used to resemble at the time of its earliest settlement. Centaur's character is attributable to its location near the Missouri River and associated floodplain. The threat and existence of flooding in this community caused it not to experience the levels of growth that other portions of St. Louis County experienced over almost two hundred (200) years of existence. Therefore, Centaur is a community that is defined by the natural features in many ways, and different from other historic locations that now form an integral part of the City of Wildwood.

The Missouri River is the defining natural feature in this area, given the remnants of its former path create the fertile floodplain that still sustains agricultural activities today, while creating the pronounced bluffs, where Centaur remains, nestled next to them. These bluffs, consisting of limestone, provided a building material source and led to the growth of quarrying in this area as well. With these quarries in the area of Centaur, the river provided transportation for goods, which was eventually supplanted by the railroad, which followed the bluffs and the edge of the wide floodplain to markets across the region, and beyond.

These natural attributes that led to the development of the Centaur community were first recognized by the native tribes that inhabited the area for many millenniums. These tribes appear to have been in the area beginning around 12000 to 8000 B.C., based upon the very limited archeological remains and remnants that have been discovered in other similar settings elsewhere. These archeological remains and remnants are hard to find, and limited, due to the nomadic nature of these people and their small populations. The cultural periods spanned by these inhabitants are from the Early Man to the Dalton Period (Harl, Naglich, and Nixon, 1990). Thereafter, the tribes became more stationary and formed small settlements near water and the other plentiful resources that are found in this area. This pattern of settlement appears to have ended during the timeframe of 1300 and 1400 A.D., leading to the inhabitants returning to a more nomadic nature and traveling further south of this area.

The first Euro-American settlement in the vicinity of Centaur appears to be in the nearby the Wild Horse Valley Area in 1797 by James Mackey, at the mouth of Bonhomme Creek, and was named St. Andrews. This settlement was situated well to east of the current Centaur community. At one point, this community had three hundred (300) residents. James Mackey owned almost four thousand (4,000) acres in this area and controlled much of the land that formed the Wild Horse Creek Watershed. One (1) of the first to settle the Centaur Area was a prominent Virginia family, led by Reverend Robert Coleman, along with two (2) sons – Robert G. and William H. Coleman.

Other settlers in this area included Alexander McCourtney, William Bellew, William Bell, Henry Tyler, Theodore St. Onge, Adam Kesselring, Johann Sandfoss, and Anton Leiweke. These large or influential landowners, of which several profited due to ownership of slaves, shaped the character of this portion of west St. Louis County, which is now Wildwood.

The Centaur community was settled sometime between 1885 and 1891 by Anton Leiweke and would soon include the Centaur Lime Company and a stave factory owned by Henry Kelpe and his sons, who traveled from their home, located to south, to Centaur. Centaur had a modest population of thirty-three (33) inhabitants in 1909 (John Sebastian, 1909), but was an entrepreneurial hotbed due to its rich base of resources and transportation options, all being anchored by the railroad that had come to the area many years earlier in 1887 and the ever-prevalent and defining Missouri River. This area provided needed materials for a growing region, with some of the lime, rock, sand, and gravel used at the 1904 World's Fair, which was hosted by the City of St. Louis, for the grand buildings, structures, and outdoor spaces. The railroad station in Centaur was an integral part of this community, served generations of residents and workers, and remains today, as a reminder of this area's rich past.

The Centaur community, from approximately 1909 to 1933, is a story of the Leiweke Family and its role in its development. The Leiweke Family opened a quarrying operation, along with other enterprises, in the Centaur community, all of which flourished for over two (2) decades. The community, again, benefited from its proximity to the railroad line and the Missouri River. Centaur's location is synonymous to these surrounding man-made and physical features and, through time, and by water and other natural forces, helped the community grow, but also led to many devastating events.

In 1924, a major fire occurred in the Centaur community, starting in the Centaur Lime Company Building and encompassing seven (7) other houses and barns. This major fire also destroyed the local church/parsonage. After the fire, Anton Leiweke constructed a two (2) story, brick residence on the location of the destroyed Centaur Lime Building Company facility, which is currently owned by Michael Phelan. A new barn was constructed as well (which was also lost to another fire), but many of the other buildings were never replaced, after this 1924 fire, and business activity slowed, as the Great Depression descended on America. By 1929, the Centaur community began to struggle, which would affect it for many decades.

However, in 1965, the St. Louis County Council established a new Zoning Ordinance and corresponding classifications, which created a three (3) acre land use pattern around the Centaur community. This large-lot, single family pattern of development began a new chapter for the area, where individuals invested in larger tracts of land for single homesites and thereby preserved the rural character of the area. Although the Centaur community maintained its residential nature throughout this same period of time, these new residences in the area bolstered it.

For almost thirty (30) years, from that 1965 event, St. Louis County, Missouri provided government services to the area of Centaur that included its application of modern zoning, land use, and subdivision laws, along with the maintenance of public roads and bridges. Many people in the larger community of unincorporated subdivisions, neighborhoods, and rural areas in Centaur's vicinity, and beyond, were dissatisfied with the services offered by St. Louis County Government.

This dissatisfaction reached a point, where a group of residents began to explore creating a new city that would encompass much of the far western reaches of St. Louis County and include many of the historic communities that had pre-dated the more recent formation of municipal governments around it. These residents, known as the founders or incorporators, labored against significant odds to form this government that would oversee almost sixty-seven (67) square miles of land area. However, these odds did not prove to be insurmountable and, on February 6, 1995, voters in this area agreed to form the new City of Wildwood. This new City included the Centaur community and many other historic settlements, structures, buildings, and elements that had existed in some form for almost two (2) centuries, in some instances. The incorporation effort that formed the City of Wildwood was a landmark event for St. Louis County and set into place a vision to preserve the assets of this community from degradation and rapid change, keeping them from slowly disappearing over time and from the collective memory of this area. This vision, expressed in the City's Charter and Master Plan, remains as focused today, as it was in 1995.

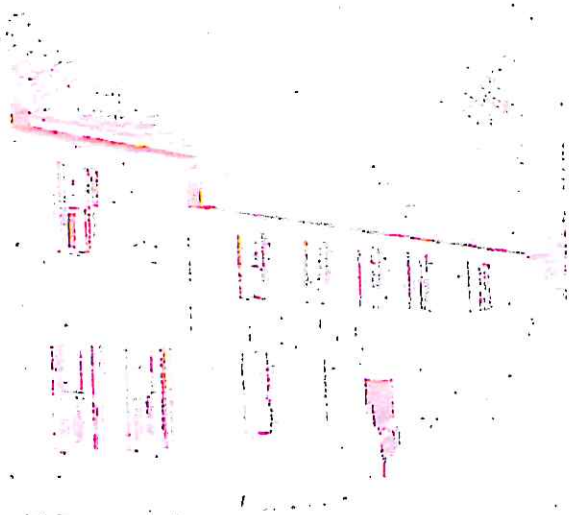
More recently, the purchase of many parcels of ground by Michael Phelan has led to a renaissance in the area and the restoration of many of the historic buildings, including the old church/school that is located on the east side of Centaur Road, south of the railroad tracks. Beyond the activities of Mr. Phelan and other large and small landowners, the Centaur community is still effected by the Missouri River and its flooding. In 1993, a major, catastrophic flood significantly impacted the area and, since then, has had several instances of other high water occurrences, including 2013. The relationship of this community and the river remains one (1) of its primary defining characteristics.

Sources:

Harl, Joseph, Naglich, Dennis and Nixon, Joseph M.
1990 Report of Phase I Reconnaissance Level Survey of Prehistoric and Historic Cultural Resources in the Wildhorse Creek Drainage Basin in South St. Louis County.
Research Report - Administered by Missouri Department of Natural Resources -January 1990.

Sebastian, John
1909 In the Heart of Missouri, The New Rock Island Country.
Passenger Traffic Department, Rock Island Lines, Chicago.

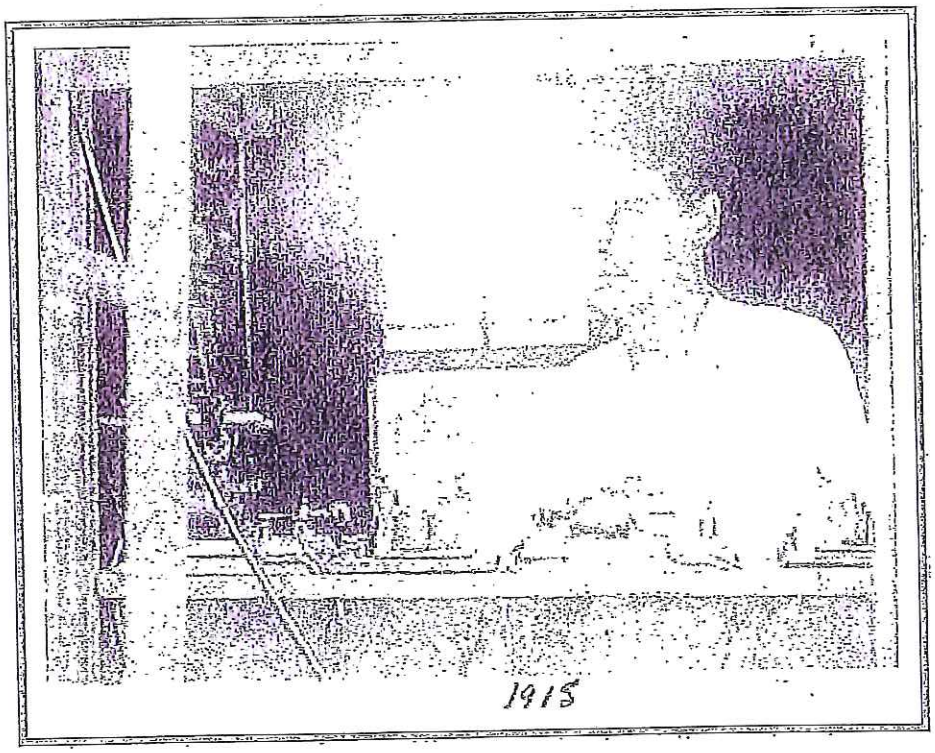
CENTAUR GEN. DY DRY GOODS & GROCERIES.

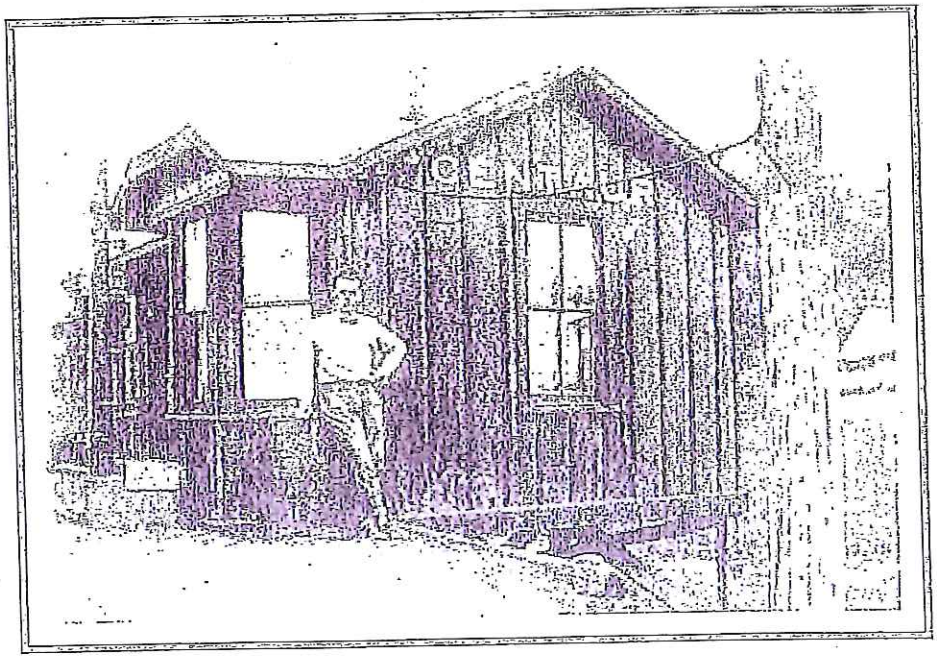


CENTAUR STATION

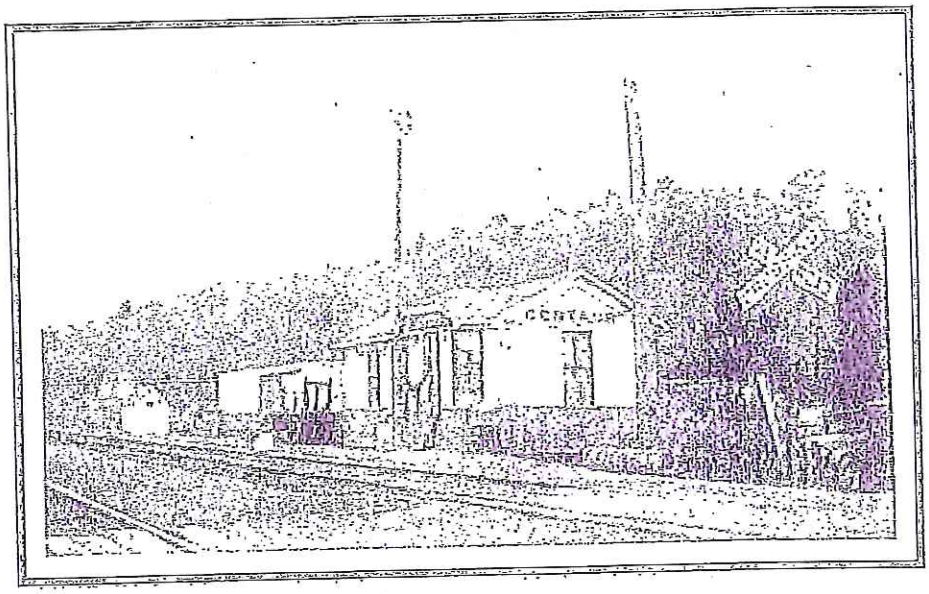
These photos of the Centaur Depot were contributed by Irene Selz-Hosfeld, the daughter of the Walter Selz, the Station Agent at the time of the photos.

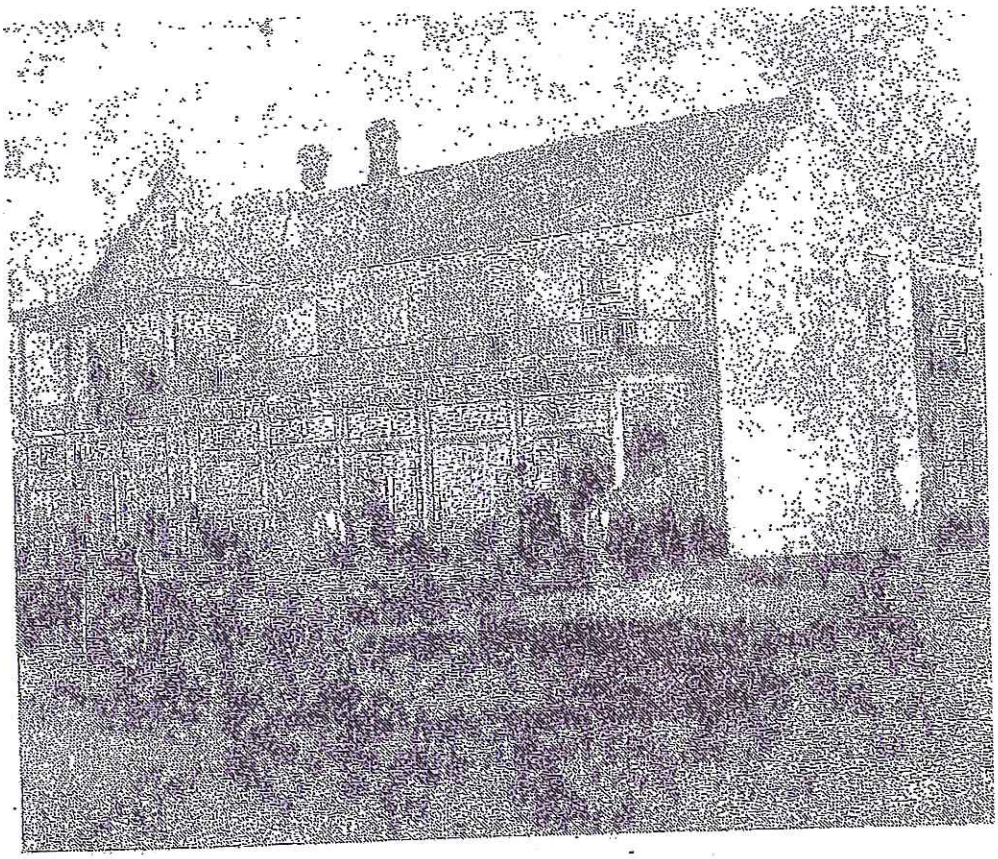
The first two photos were taken in 1915.





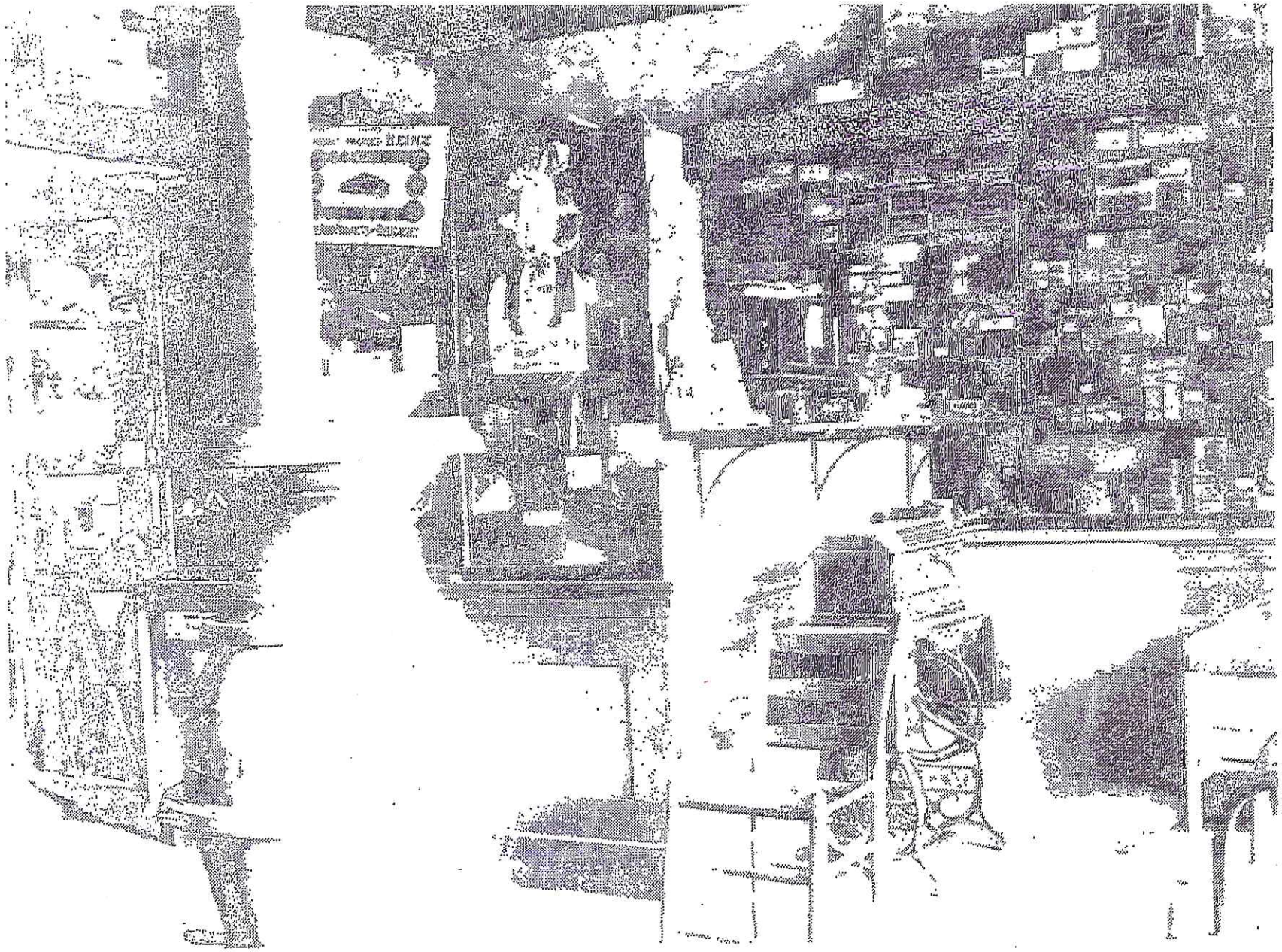
This 1928 photo shows the new paint scheme:



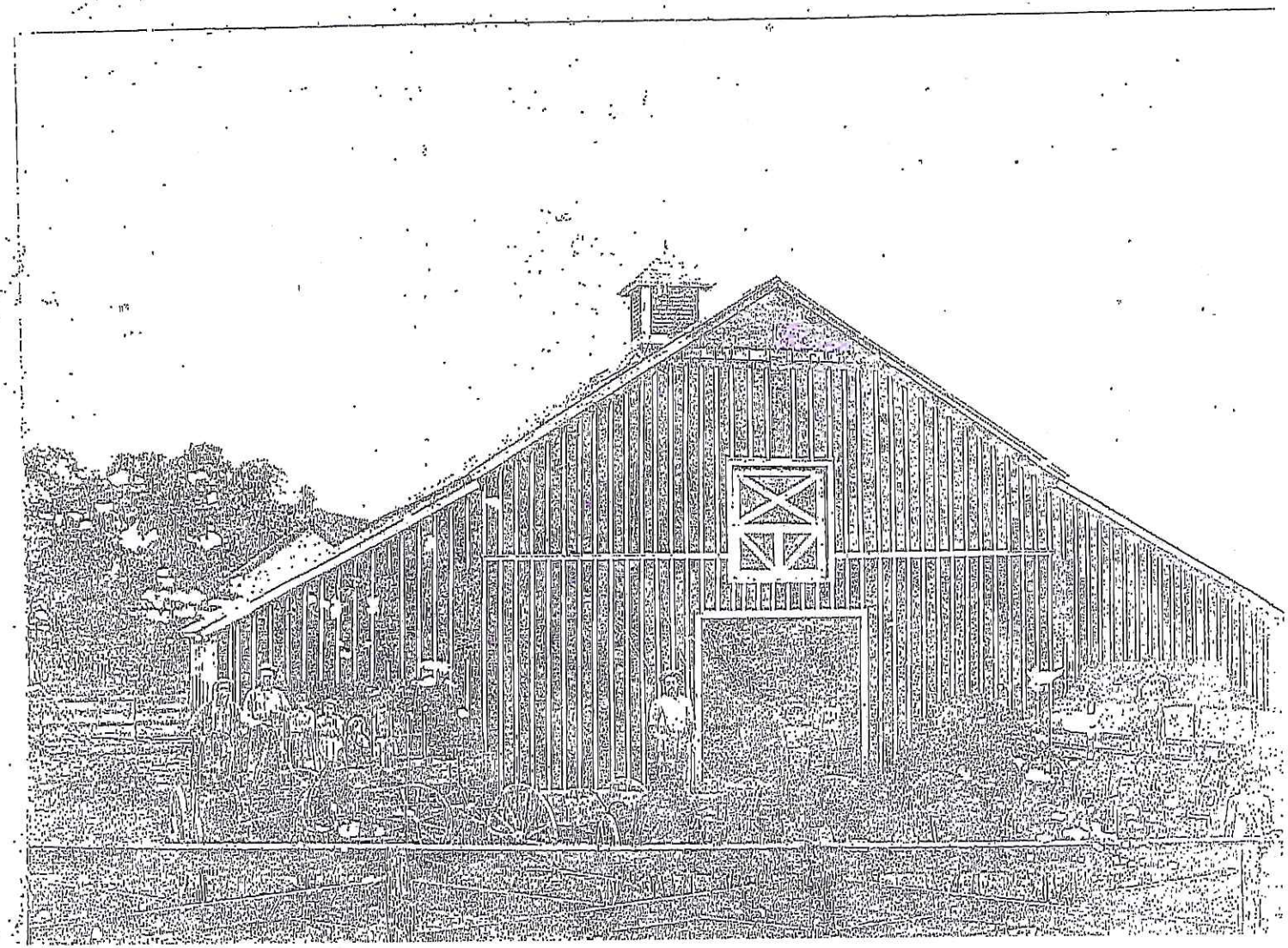


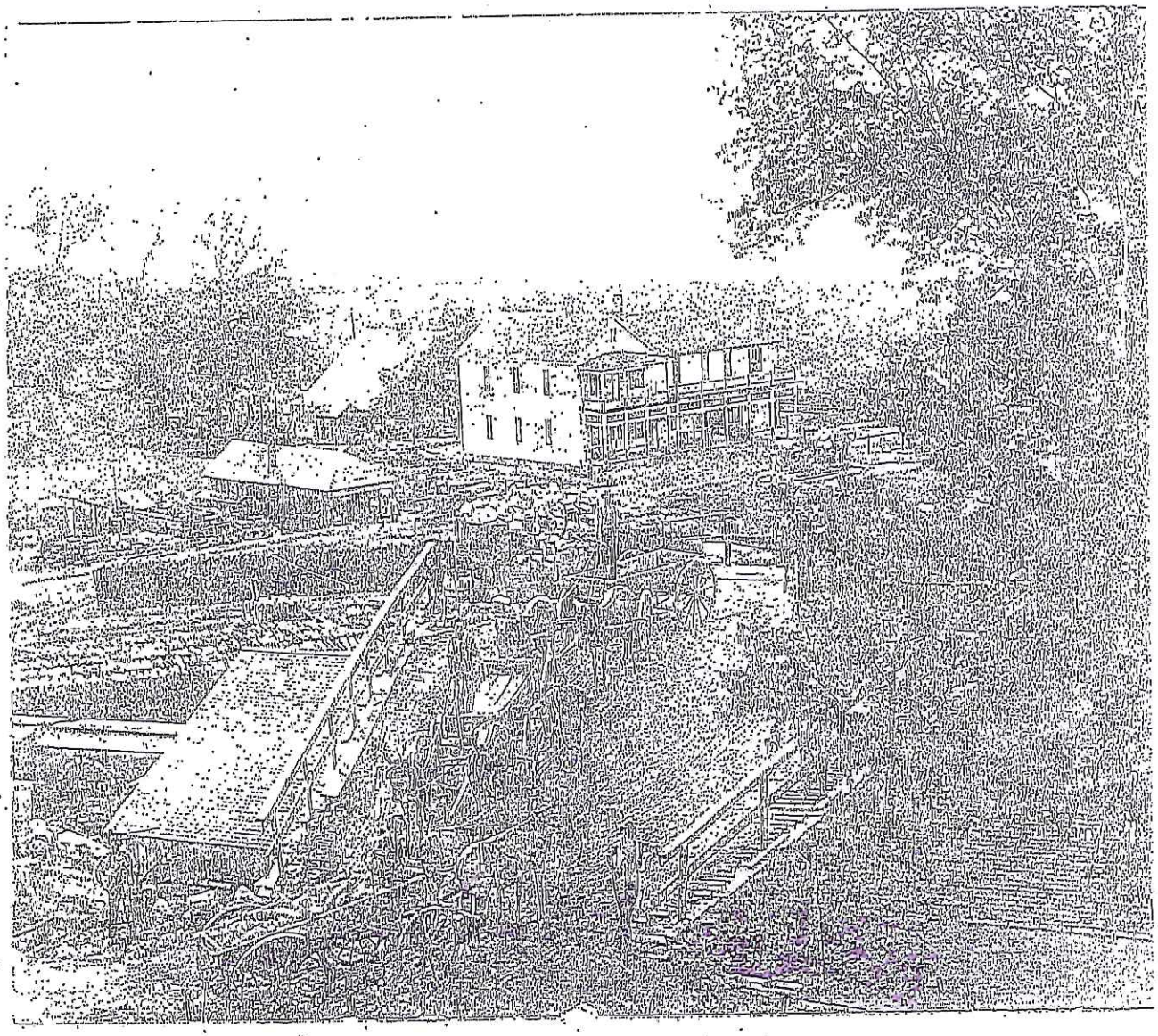
Located in the center of Centaur Station, this building served as both the office of the Centaur Lime Company and the general store.

Photo courtesy of Robert Leiweke

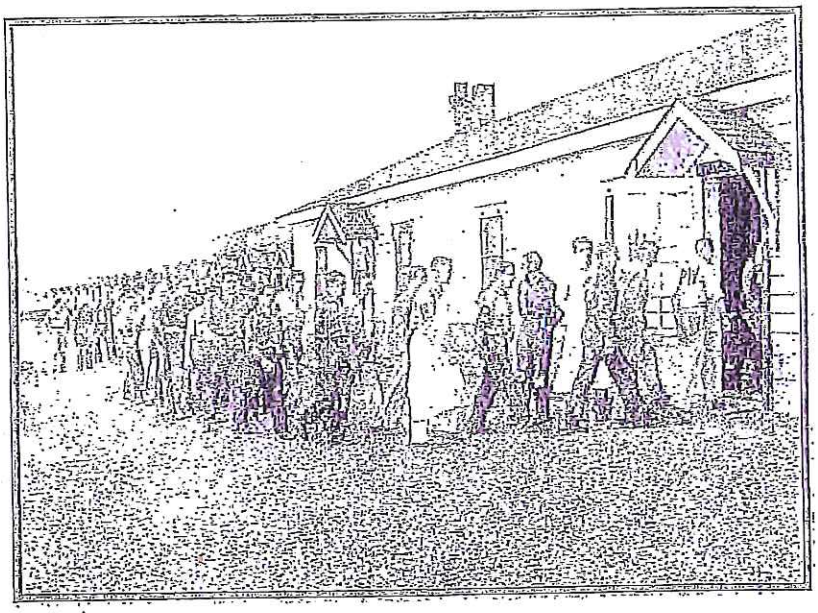


...e the general store at Centaur Station during the turn of ...century.



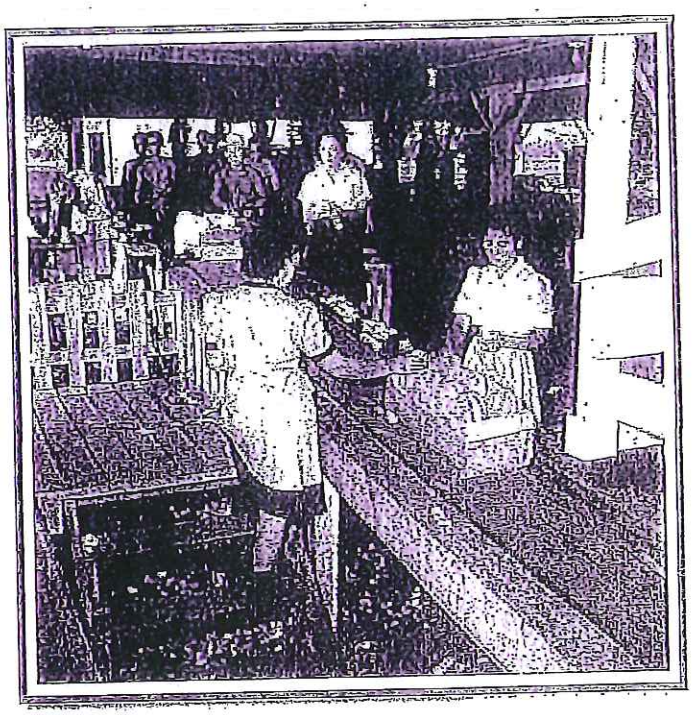


HELLWIG FARMS - WWII

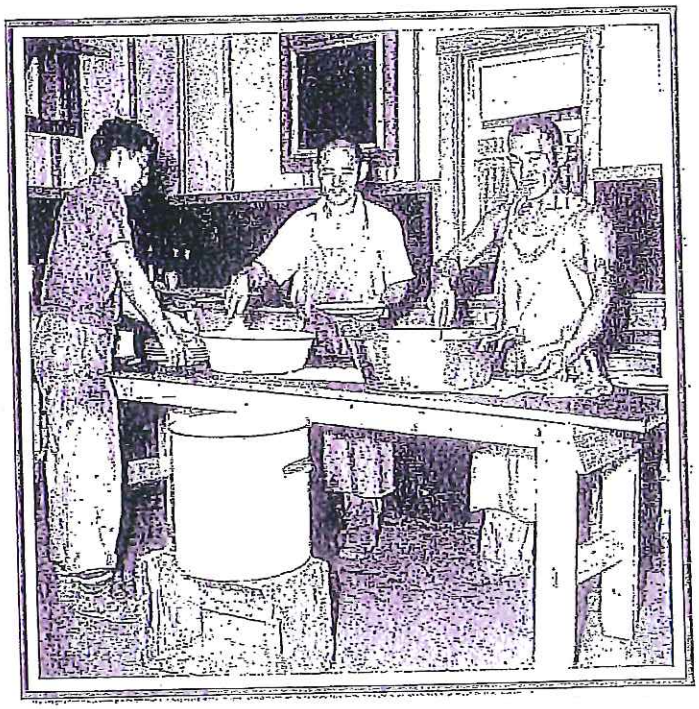


German POWs march into the mess hall at their small work camp on the Hellwig Brothers Farm on Gumbo Flats, the Missouri River bottomland now called Chesterfield Valley, in March 1945. About 100 POWs lived there and worked on area farms, replacing Americans who had gone to war.

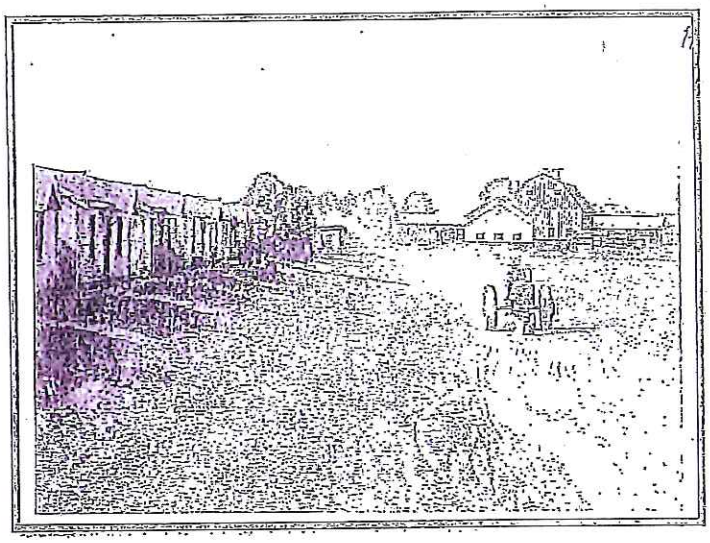
The front gate of the POW camp at Hellwig Brothers Farm on Gumbo Flats, part of the Missouri River bottomland in St. Louis County. The photo was taken in March 1945, shortly after radio commentator Walter Winchell told his national audience that POWs from Gumbo could sneak across the river and blow up the munitions plant at Weldon Spring. American commanders said it couldn't happen. Post-Dispatch file photo



A scene in the cantaloupe shipping sheds at the Hellwig Brothers farm near St. Louis. The Hellwig Brothers employ nearly 100 men from the Rohwer Relocation Center. In the foreground are seen two or three women who are wives of the employees. They are labeling the choice melons before they are packed for shipping. -- Photographer: Mace, Charles E. -- Gumbo, Missouri. 9/1/43

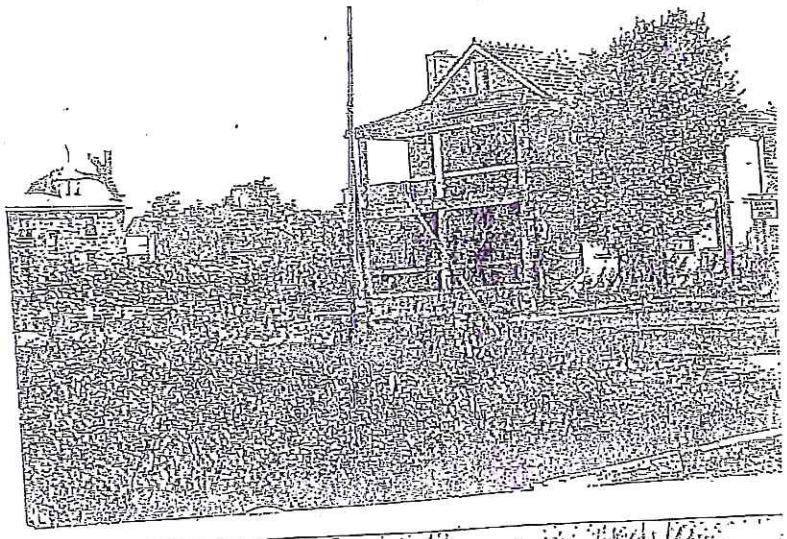


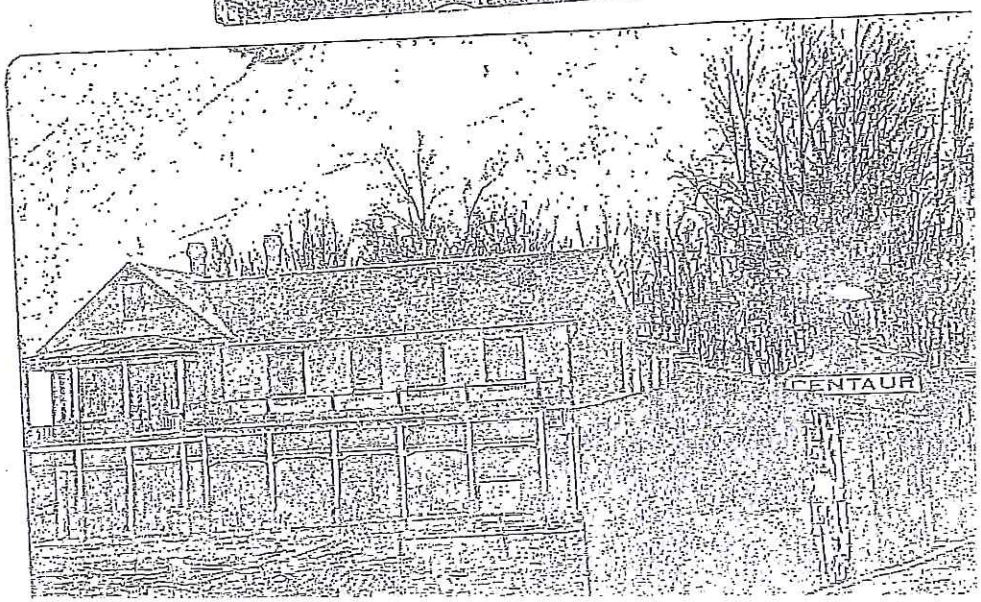
Kitchen crew at the Hellwig Brothers Farm near St. Louis. All the men were recruited from the Relocation Center at Rohwer, and they work in the mess hall which was erected by the Hellwigs specially for the nearly 100 relocatees they employ. The men are, left to right: Koyama, Kaneda and Kuwata. Photographer: Mace, Charles E. Gumbo, Missouri.



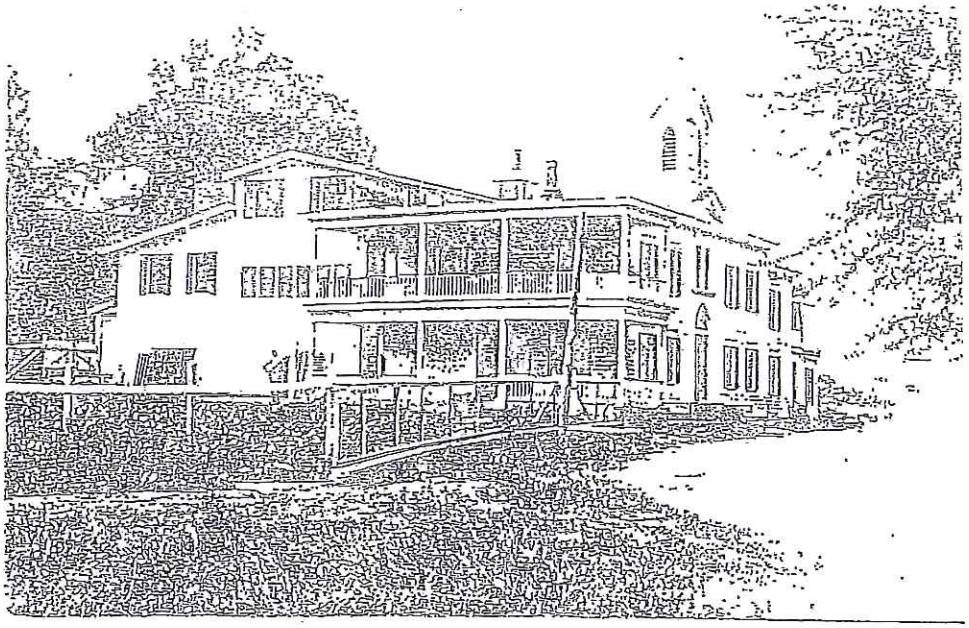
Showing some of the dormitories and the mess hall which were built by the Hellwig Brothers on their farm west of St. Louis. The buildings were specially erected and house many Japanese-American relocatees employed by the Hellwigs. One of the recruits from the Rohwer Center drives a tractor in the foreground. -- Photographer: Mace, Charles E. -- Gumbo, Missouri. 9/2/43

(The Rohwer War Relocation Center was a World War II Japanese American internment camp located in rural southeastern Arkansas, in Desha County. It was in operation from September 18, 1942 until November 30, 1944, and held as many as 8,475 Japanese Americans forcibly evacuated from California. The Rohwer War Relocation Center Cemetery is located there, and it was declared a National Historic Landmark in 1992.)



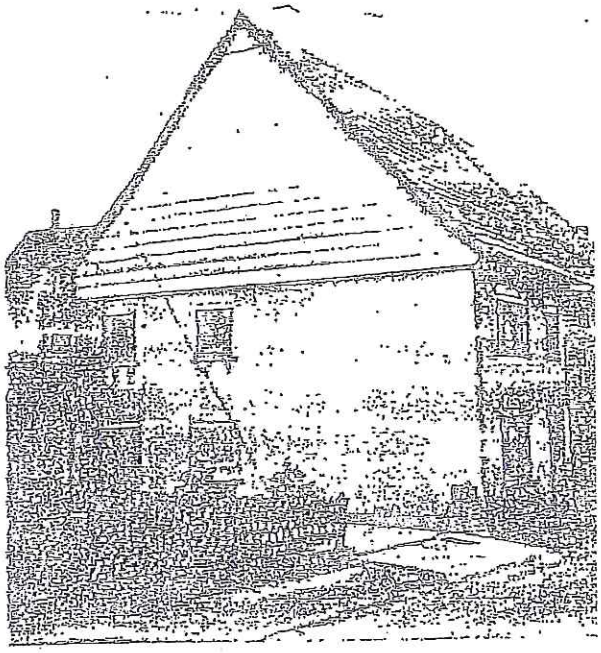

CENTAUR

The Joseph Leiweke Family
Adeline Helen Francis Rose

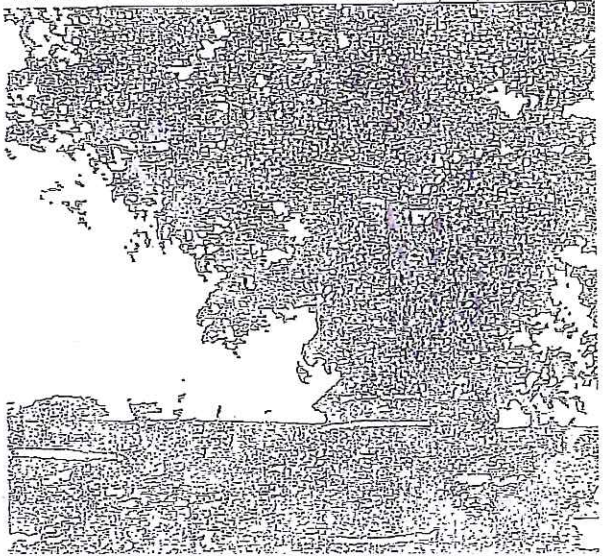


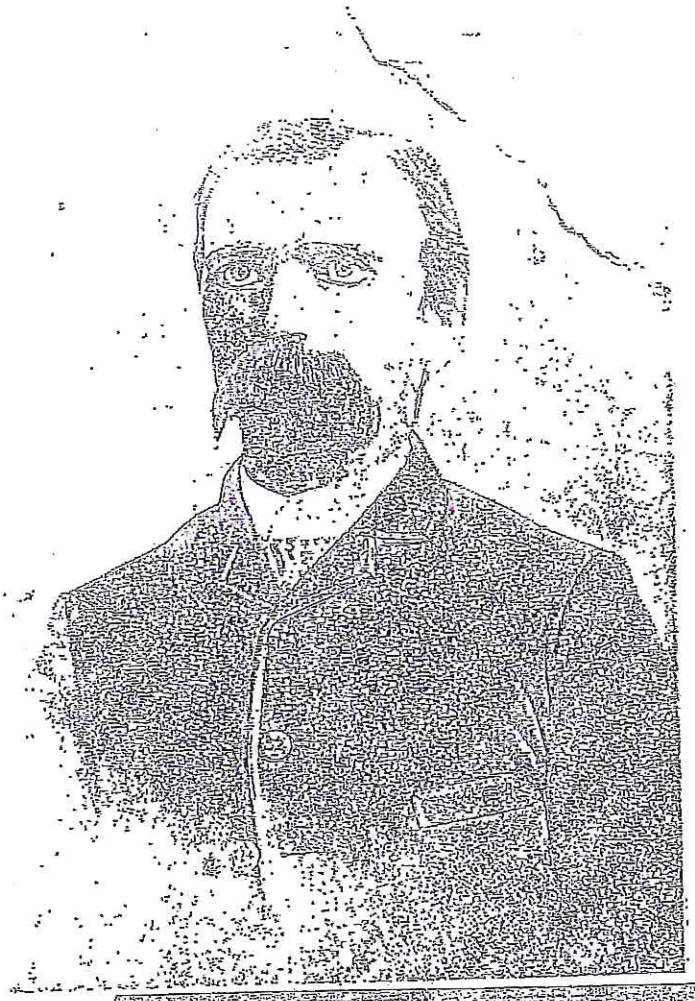
The Leiweke Home and St. Anthony's Church in Centa

Anton and Josephine
Reilly Leiweke
Anna and Joseph Leiweke



Anton's home in Riesel, Germany





Anton Leiweke

Selig sind die Todten, die im Herrn sterben! Von nun an spricht der Geist, sollen sie ruhen von ihren Mühen, denn ihre Werke folgen ihnen nach. Offenb. Joh. 14, 13.

Zum frommen Andenken

an

unsere unvergeßliche Mutter

Antonia Leiweke,

geborene Bartmann,

geb. am 18. Februar 1860 zu Westphalia, Osage Co., Mo., gestorben am 26. September 1900 zu St. Louis, Missouri.

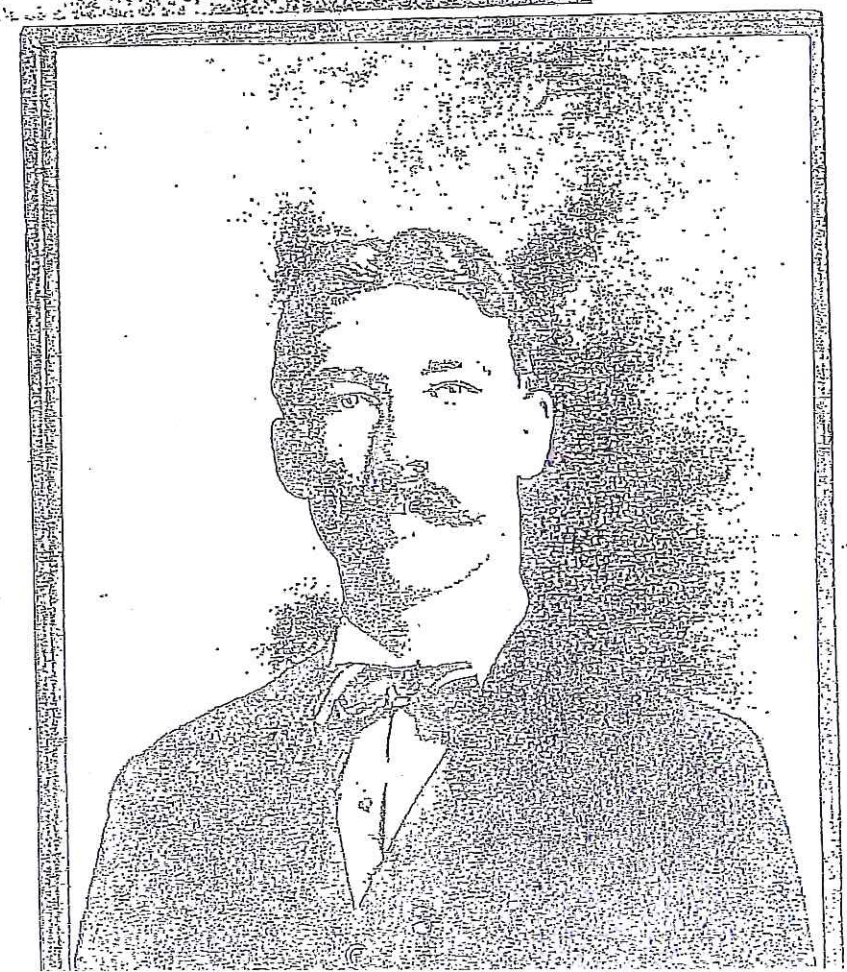
Ablaßgebete.

Mein Jesus, Barmherzigkeit!
100 Tage Ablaß, den armen Seelen zuwendbar.

Jesus, Maria und Joseph, euch schenke ich mein Herz und meine Seele.

Jesus, Maria und Joseph, steht mir bei im letzten Streit.

Jesus, Maria und Joseph, möge meine Seele mit euch im Frieden scheiden.
300 Tage Ablaß, den armen Seelen zuwendbar.



Joseph H.C. Leiweke

INCORPORATED UNDER THE LAWS OF THE STATE OF MISSOURI.

No. 20 — 18 Shares

Capital Stock, $12,000.00

Centaur Lime Company

Full Paid — Centaur, Missouri — Non-Assessable

This Certifies that Jos H C Lewicke is the owner of Eighteen (18) Shares of One Hundred Dollars each of the Capital Stock of Centaur Lime Company

Transferable only on the Books of the Corporation by the holder hereof in person or by Attorney upon surrender of this Certificate properly endorsed.

In Witness Whereof, the duly authorized officers of this Corporation have hereunto subscribed their names and caused the corporate Seal to be hereto affixed this 4 day of A.D. 19

Jos H C Lewicke — Secretary

A. Benno Lewicke — President.

SHARES $100 EACH

ONE HUNDRED DOLLARS

No. 9033.

A.

Post Office Department,

OFFICE OF THE FOURTH ASSISTANT POSTMASTER GENERAL,

BOND DIVISION.

Washington, D. C., Sept 22, 1905.

SIR:

THE POSTMASTER GENERAL has this day discontinued the Post Office of Pillsmans, in the County of Franklin, and State of Ohio, to take effect Oct 14, 1905.

The Postmaster at that office having been instructed to transmit by mail, duly registered, to your address, the public property belonging to the late Post Office of Pillsmans consisting of mail keys, locks, books, registry records, receipts, stationery, stamps, and stamped envelopes, etc., you are required by the Postmaster General to take charge of the same, and having given the late Postmaster receipts therefor, to transmit the keys to the Office of the Second Assistant Postmaster General in a sealed letter, *duly registered*, and the books and other records and papers received by you must be kept as a part of the files of your office. Such books, blanks, and papers must be regarded by the Postmaster receiving them as a part of the records of his office, and must be kept subject to any call or examination that may be made by the Department or its authorized officials. All unused blanks (not records), may be retained by you for official use in your office. All postmarking and canceling stamps, canceling ink, inking pads, and copies of the Postal Laws and Regulations you will forward by mail to the First Assistant Postmaster General, Division of Post Office Supplies. You will also direct the mail contractor or the carrier to omit supplying said office with the mail.

The postage stamps, stamped envelopes, etc., you will retain and dispose of by sale at your office, accounting for them the same as if the stock had been received direct from the Department, except that your records must show from what source it came. Charge the stock in the Quarterly Postal Account between Articles A and B by an entry reading, for example, "Stock received from Eagle, Pa., $;" if stock is received from more than one office, then have the entry read, "Stock received from discontinued offices, $," and on a separate piece of paper make a list of the offices and the amount received from each; **pin this list inside the Quarterly Report.** PRESIDENTIAL offices should make such lists on Form No. 1511, Statement of Stamps, etc., Received During the Quarter, after first entering and making a total of the stock received direct from the Department.

You are furthermore directed to make known to the people interested in the office the fact of its discontinuance, and to open, deliver, and account for the mails addressed to the late office.

You are required to report your action in the premises, with all convenient dispatch, under address to me.

If the discontinuance of the above-named office shall also involve discontinuance of the mail service (or any portion of it) on the route on which the office is situated, care should be taken to obtain the public property (money excepted) at the said office before the contractor makes his last trip, AS YOU ARE NOT AUTHORIZED TO INCUR ANY EXPENSE TO THE DEPARTMENT IN EXECUTING THIS ORDER.

If it, moreover, involve the discontinuance of the money-order business and the Postmaster thereat transmits to you records and supplies pertaining to that office, you will be pleased to promptly notify the "First Assistant Postmaster General, Money-Order Division, Washington, D. C.," giving the date of actual discontinuance and requesting instructions as to what disposal shall be made of the supplies and records thus received.

Very respectfully,

P. M. Gen'l.

Fourth Assistant Postmaster General.

Postmaster,

Centaur Ltr

Co.,

Minn

5—3563

In all communications to this Department be careful to give the name of your Post Office, County, and State.

Send cancelling ink and inking pads to office of First Asst. P. M. General, Div. of Post Office Supplies.

No. 9033.

Post Office Department,

OFFICE OF THE FOURTH ASSISTANT POSTMASTER GENERAL,

BOND DIVISION,

Washington, D. C., MAY 13 1904, 190

SIR:

THE POSTMASTER GENERAL has this day discontinued the Post Office of Fox Creek, in the County of St. Louis and State of Mo., to take effect MAY 31 1904, 190

The Postmaster at that office having been instructed to transmit by mail, duly registered, to your address, the public property belonging to the late Post Office of Fox Creek consisting of mail keys, locks, books, registry records, receipts, stationery, stamps, and stamped envelopes, etc., you are required by the Postmaster General to take charge of the same, and having given the late Postmaster receipts therefor, to transmit the keys to the Office of the Second Assistant Postmaster General in a sealed letter, *duly registered*, and the books and other records and papers received by you must be kept as a part of the files of your office. Such books, blanks, and papers must be regarded by the Postmaster receiving them as a part of the records of his office, and must be kept subject to any call or examination that may be made by the Department or its authorized officials. All unused blanks (not records) and the ~~canceling ink and inking~~ pads may be retained by you for official use in your office. All postmarking and canceling stamps and copies of the Postal Laws and Regulations you will forward by mail to the First Assistant Postmaster General, Division of Post Office Supplies. You will also direct the mail contractor or the carrier to omit supplying said office with the mail.

The postage stamps, stamped envelopes, etc., you will retain and dispose of by sale at your office, accounting for them the same as if the stock had been received direct from the Department, except that your records must show from what source it came. Charge the stock in the Quarterly Postal Account between Articles A and B by an entry reading, for example, "Stock received from Eagle, Pa., $;" if stock is received from more than one office, then have the entry read, "Stock received from discontinued offices, $," and on a separate piece of paper make a list of the offices and the amount received from each; **pin this list inside the Quarterly Report.** PRESIDENTIAL offices should make such lists on Form No. 1511, Statement of Stamps, etc., Received During the Quarter, after first entering and making a total of the stock received direct from the Department.

You are furthermore directed to make known to the people interested in the office the fact of its discontinuance, and to open, deliver, and account for the mails addressed to the late office.

You are required to report your action in the premises, with all convenient dispatch, under address to me.

If the discontinuance of the above-named office shall also involve discontinuance of the mail service (or any portion of it) on the route on which the office is situated, care should be taken to obtain the public property (money excepted) at the said office before the contractor makes his last trip, AS YOU ARE NOT AUTHORIZED TO INCUR ANY EXPENSE TO THE DEPARTMENT IN EXECUTING THIS ORDER.

If it, moreover, involve the discontinuance of the money-order business and the Postmaster thereat transmits to you records and supplies pertaining to that office, you will be pleased to promptly notify the "First Assistant Postmaster General, Money-Order Division, Washington, D. C.," giving the date of actual discontinuance and requesting instructions as to what disposal shall be made of the supplies and records thus received.

Very respectfully,

J. L. Bristow

Fourth Assistant Postmaster General.

Postmaster,

Centaur Sta

St. Louis Co.,

Mo.

5—3863

LOT 1 OF FEHRENBACH'S SUBDIVISION AS RECORDED IN PLAT BOOK 31 PAGE 14 OF THE ST. LOUIS COUNTY RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND AXLE MARKING THE NORTHWEST CORNER OF SAID LOT 1;
THENCE NORTH 72°00'00" EAST A DISTANCE OF 337.75 FEET TO A POINT;
THENCE SOUTH 18°00'00" EAST A DISTANCE OF 165.97 FEET TO A POINT;
THENCE SOUTH 71°50'07" WEST A DISTANCE OF 111.43 FEET TO A FOUND IRON ROD;
THENCE SOUTH 72°13'15" WEST A DISTANCE OF 237.35 FEET TO A FOUND AXLE;
THENCE NORTH 14°05'00" WEST A DISTANCE OF 156.00 FEET TO THE POINT OF BEGINNING
CONTAINING 1.30 ACRES MORE OR LESS.

LOT 9 OF FEHRENBACH'S SUBDIVISION AS RECORDED IN PLAT BOOK 31 PAGE 14 OF THE ST. LOUIS COUNTY RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND AXLE MARKING THE NORTHEAST CORNER OF SAID LOT 9;
THENCE SOUTH 14°05'00" EAST A DISTANCE OF 108.00 FEET TO A FOUND IRON ROD;
THENCE SOUTH 72°00'00" WEST A DISTANCE OF 520.12 FEET TO A POINT OF A CURVE ON
THE CENTERLINE OF VALDRIDGE CREEK, THE RADIUS POINT OF SAID CURVE BEARS SOUTH
05°48'00" EAST 225.00 FEET;
THENCE WITH THE CENTERLINE OF ELMHORSE CREEK ALONG SAID CURVE TO THE RIGHT AN
ARC DISTANCE OF 60.24 FEET TO A POINT OF REVERSE CURVE;
THENCE WITH SAID REVERSE CURVE HAVING A RADIUS OF 230.00 FEET AN ARC DISTANCE OF
82.23 FEET TO A POINT;
THENCE NORTH 00°01'10" EAST A DISTANCE OF 40.30 FEET TO A POINT;
THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 63.00 FEET AN ARC DISTANCE OF
7.84 FEET TO A POINT ON THE NORTH LINE OF AFOREMENTIONED LOT 9;
THENCE DEPARTING SAID CREEK CENTERLINE AND WITH THE NORTH LINE OF SAID LOT 9
NORTH 72°00'00" EAST A DISTANCE OF 487.03 FEET TO THE POINT OF BEGINNING AND
CONTAINS 1.61 ACRES MORE OR LESS.

SITE BENCHMARK: ST. LOUIS COUNTY BENCHMARK (11-36; "L" ON NORTHEAST CORNER OF SIDEWALK TO A TWO-STORY BRICK HOUSE AT THE SOUTHWEST CORNER OF RAILROAD TRACKS AND CENTAUR ROAD. ELEVATION = 487.72'

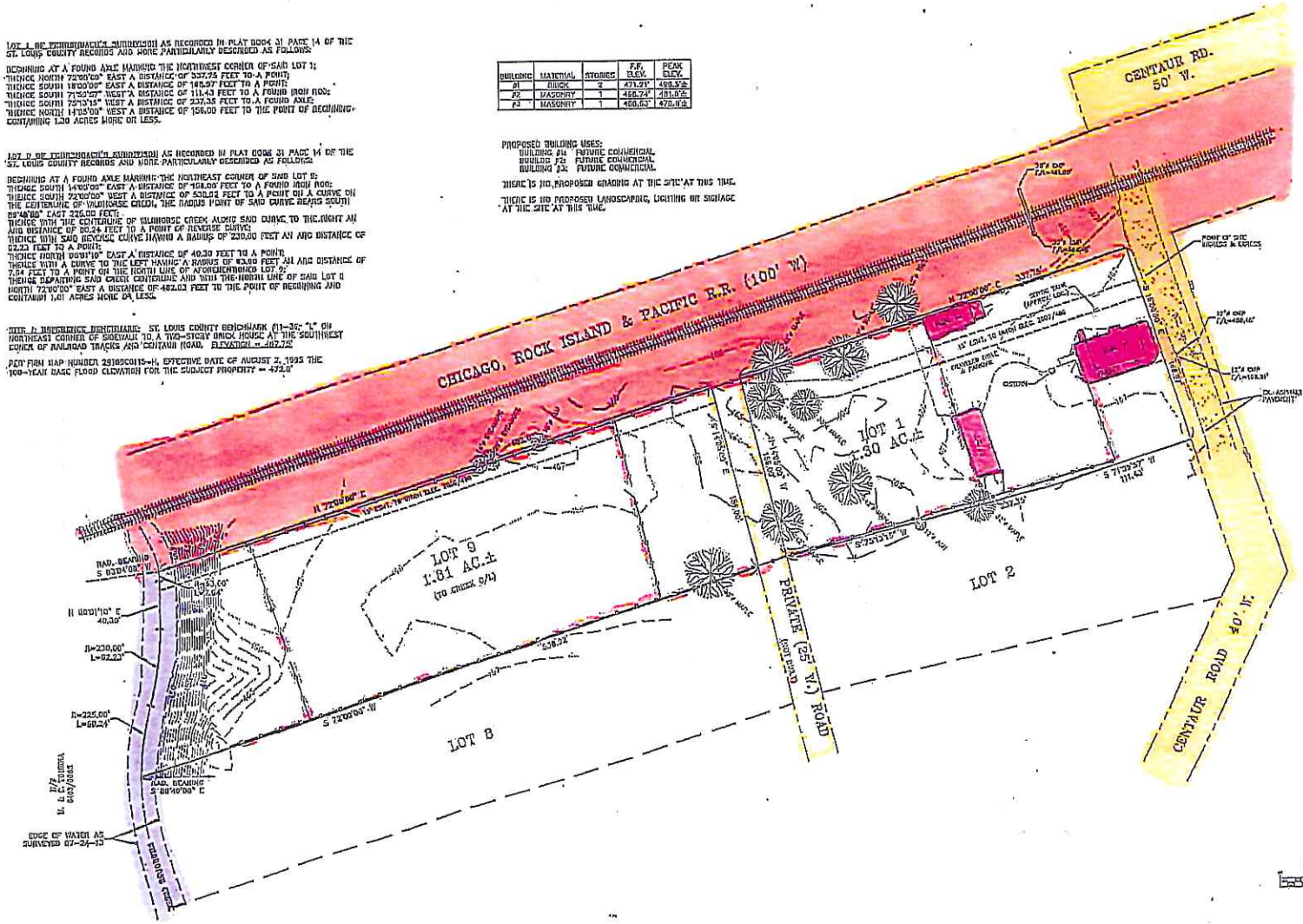
PER FIRM MAP NUMBER 29189C0115-H, EFFECTIVE DATE OF AUGUST 2, 1995 THE 100-YEAR BASE FLOOD ELEVATION FOR THE SUBJECT PROPERTY = 472.0'

BUILDING	MATERIAL	STORIES	F.F. ELEV.	PEAK ELEV.
#1	BRICK	2	471.71'	484.5'±
#2	MASONRY	1	466.74'	481.0'±
#3	MASONRY	1	466.63'	479.0'±

PROPOSED BUILDING USES:
BUILDING #1: FUTURE COMMERCIAL
BUILDING #2: FUTURE COMMERCIAL
BUILDING #3: FUTURE COMMERCIAL

THERE IS NO PROPOSED GRADING AT THE SITE AT THIS TIME.

THERE IS NO PROPOSED LANDSCAPING, LIGHTING OR SIGNAGE AT THE SITE AT THIS TIME.



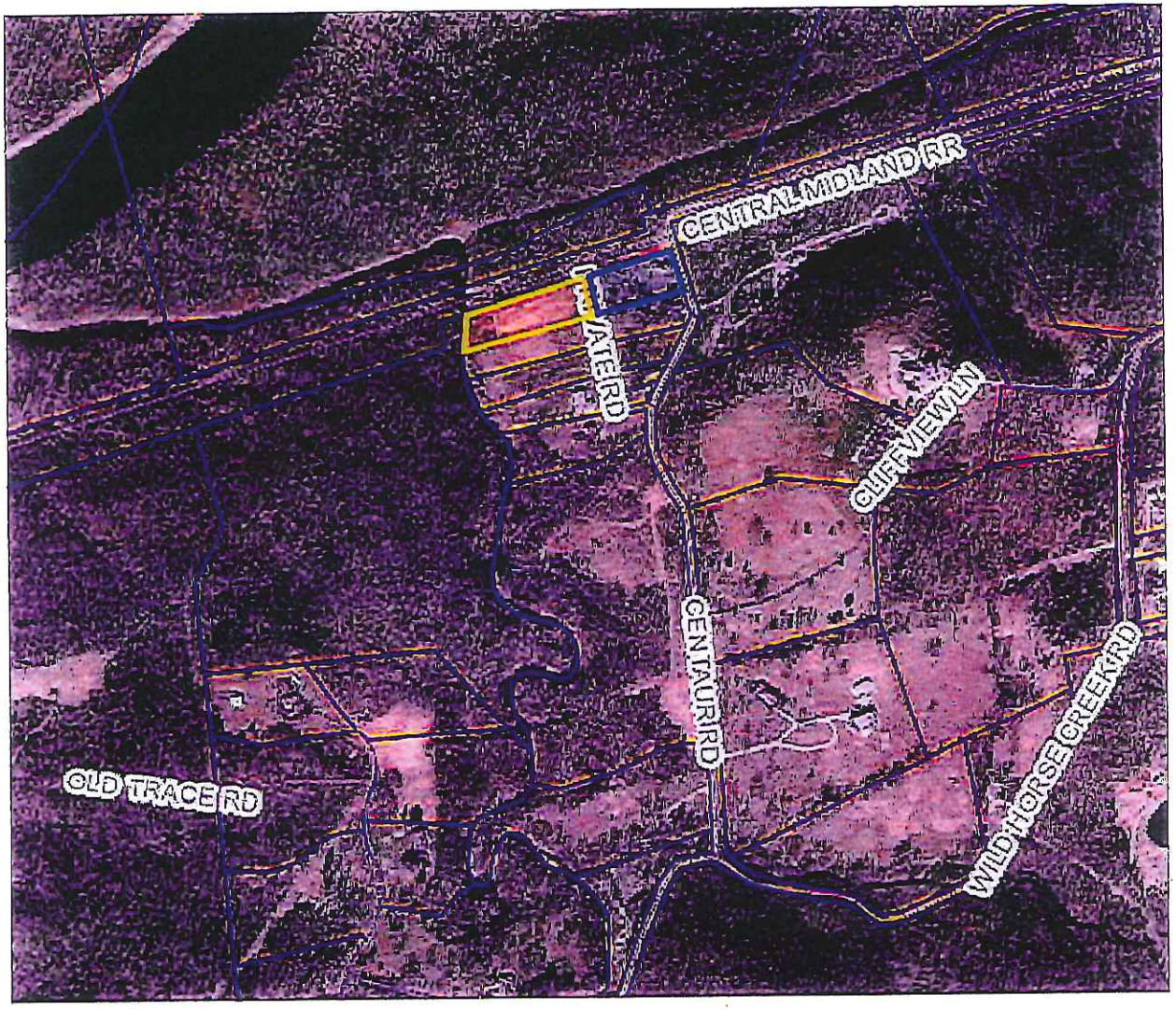
This document shall remain the property of Burscher Ditch and Associates, Inc. (BDA) and may not be used by any other party without the written consent of said BDA.

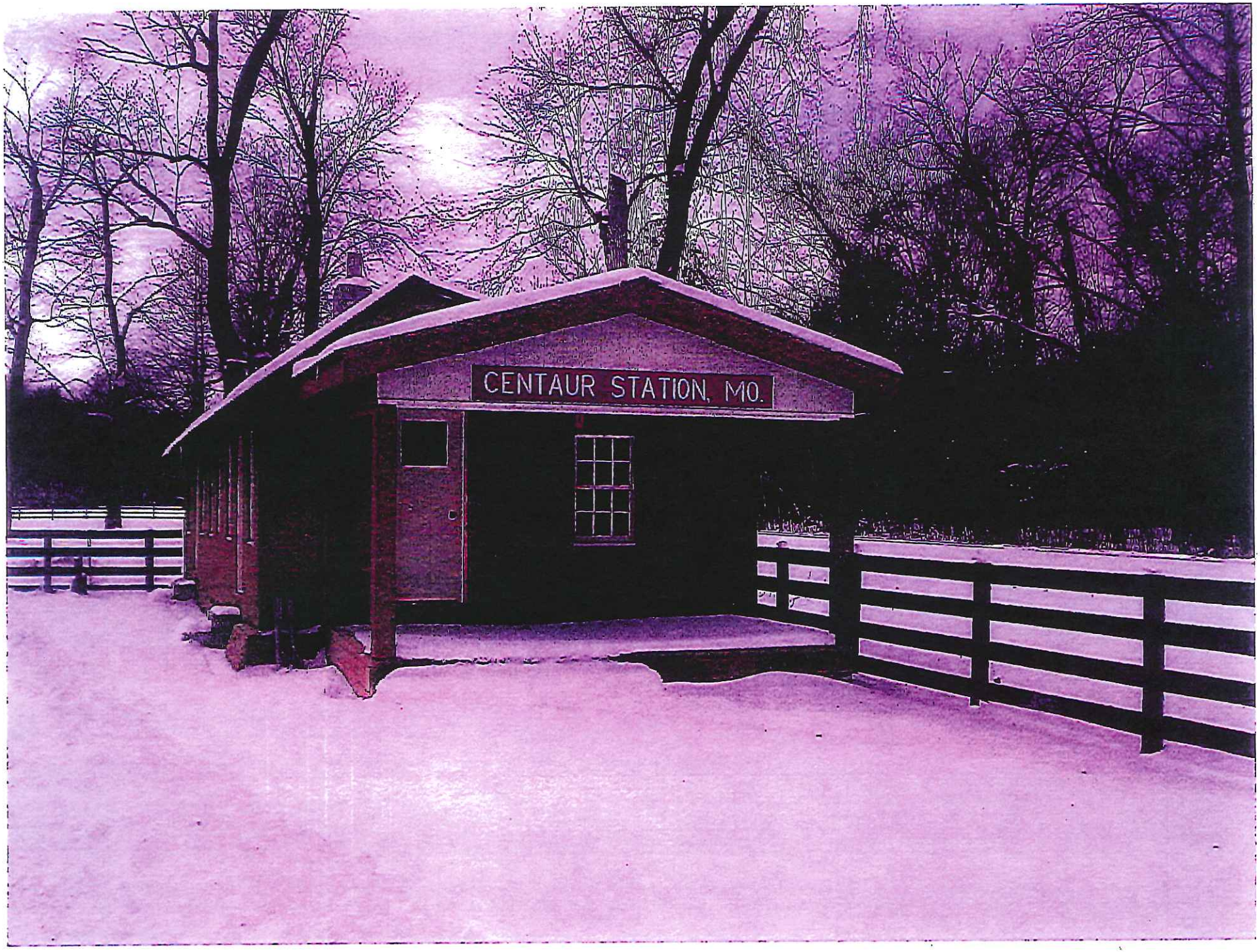
BURSCHER DITCH & ASSOCIATES, INC.
21 East Fifth Street P.O. Box 621, Washington, Missouri 63090
Fax: 1-636-239-7681
E-Mail: www.burscherditch.com
E.P.C. Organization No. 2001010363
L.A.C.S. Organization No. 2001010363

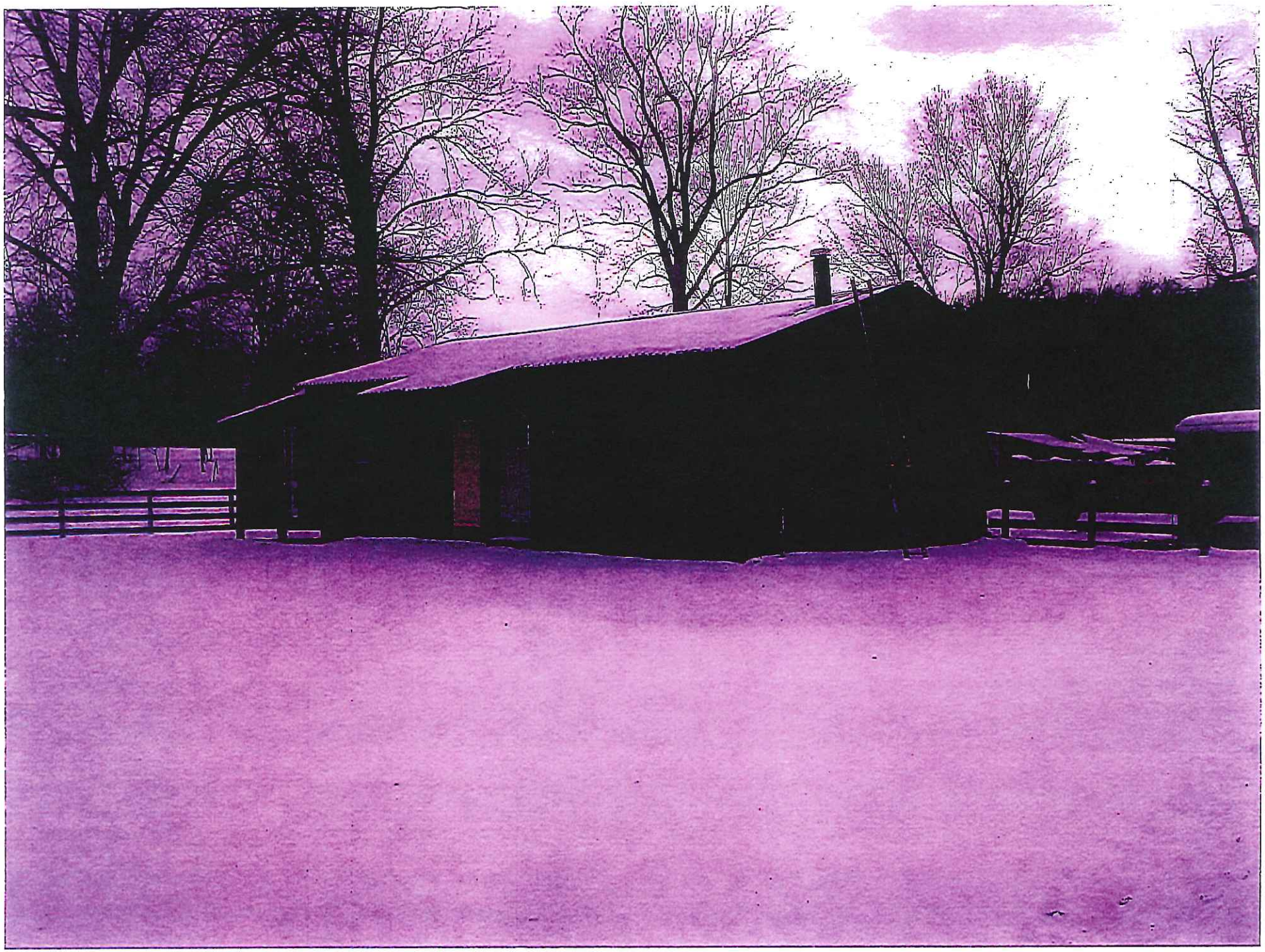
SITE IMPROVEMENT PLAN
LOTS 1 & 9, FEHRENBACH'S SUB.
107 & 109 CENTAUR ROAD
WILDWOOD, MO

PROJECT MANAGER
DWG. NO. 13109
ISSUED / REVISED
12-16-13
DATE
DRAWN BY
PROPOSED DEVELOPMENT PLAN
FILE NAME
SCALE 1" = 30'
SHEET NO. 1 OF 1
CIVIL ENGINEER
STATE OF MISSOURI

Aerial Photograph
107 and 109 Centaur Road




CENTAUR STATION, MO.



Elizabeth Weiss

From: support@civicplus.com
Sent: Tuesday, September 02, 2014 1:23 PM
To: Lynne Greene-Beldner; Ryan Thomas; Elizabeth Weiss
Subject: Online Form Submittal: Public Hearing Comment Form

If you are having problems viewing this HTML email, click to view a Text version.

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered

P.Z. 24-14 Centaur Station, c/o Michael Phelan

Position on Request

(X)Support ( )Do Not Support ( )Other

General Comments

wonderful idea.....Michael Phelan has improved properties around this area....just better for Wildwood

Name*
Mary & Dave Bullock

Address*
19215 E POINT LN

City* CHESTERFIELD
State* MO
Zip* 63005

Phone Number*
6364580616

Email*
mary-bullock@sbcglobal.net

The following form was submitted via your website: Public Hearing Comment Form

: By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city.

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Request Being Considered: P.Z. 24-14 Centaur Station, c/o Michael Phelan

Position on Request: Support

General Comments: wonderful idea.....Michael Phelan has improved properties around this area....just better for Wildwood

Name: Mary & Dave Bullock

Address: 19215 E POINT LN

City: CHESTERFIELD

State: MO

Zip: 63005

Phone Number: 6364580616

Email: mary-bullock@sbcglobal.net

Additional Information:
Form Submitted on: 9/2/2014 1:23:25 PM
Submitted from IP Address: 67.142.182.25
Referrer Page: http://www.cityofwildwood.com/FormCenter/Planning-Department-5/Public-Hearing-Comment-Form-48
Form Address: http://www.cityofwildwood.com/FormCenter/Planning-Department-5/Public-Hearing-Comment-Form-48

St Louis Regional Historical Societies Bi-Annual Meeting

April 17, 2016 1pm-3:30pm

Please Join us at:

The Shrine of St. Ferdinand
1 Rue St Francois,
Florissant, MO 63031

CITY OF WILDWOO
MAR 24 2016
DEPT OF PLANNING &

Please RSVP at
schs.webmanager@gmail.com or 314-918-1617

Light refreshments will be served as we discuss and share ideas for collaboration and resource sharing

The first hour of the program will be open for touring the historic site and meeting with fellow attendees.

SPONSORED BY THE SHRINE OF ST. FERDINAND AND HISTORIC FLORISSANT

Celebrating National Historic Preservation Month-May 2016
Independence, Missouri

All events are free and open to the public unless otherwise noted.
***** denotes a paid event***

Monday, May 2, 2016

Independence City Council Meeting
Council Chambers, Independence City Hall
111 E. Maple Avenue
Begins at 6pm

A proclamation will be made in honor of National Historic Preservation Month and a presentation given highlighting this year's 2016 W.Z. Hickman Preservation Awards. The meeting is held in the City Council Chambers, first floor, City Hall.

Tuesday, May 3, 2016**

"A New Building in an Old Museum"
National Frontier Trails Museum
318 W. Pacific Avenue
7-8:30pm

Wear your jeans and join us for an investigation of the 26 year-long history of the museum. We will discuss the history of the site, explore every nook and cranny of the building, and look into the future plans for possible redevelopment. Tickets are $5.00 per person. Advance reservations are required. Call (816)325-7575 for more details.

Wednesday, May 4, 2016

Lunch 'n Learn-"The Influences of our National Parks: A Centennial Celebration"
Truman Memorial Building
416 W. Maple Avenue
12-1pm

Join Jeff Wade, Acting Chief of Interpretation at the Harry S Truman National Historic Site, for his talk on the history and influence of this country's national park system and the celebration of its August 2016 centennial.

Friday, May 6, 2016**

TALKIN' TRUMAN: Love Letters: Harry & Bess
Truman Presidential Library & Museum, Whistlestop Room
500 W. U.S. 24 Highway
11am-12pm

After a long courtship, Harry Truman married his grade-school sweetheart, Bess Wallace, in 1919. Join Archivist Tammy Williams as she draws on the Library's extensive collection of Truman letters and photographs to illustrate the couple's decades-long relationship and life together. This presentation is one in the series of "Talkin' Truman" programs, offered each First Friday from May through September at 11 am. The program is included with Museum admission; seating is first come, first served.

Tuesday, May 10, 2016

It's a Twitter Takeover!
City of Independence Historic Preservation Twitter Account
Tweet at: @HistPresIndepMO
#AskHST
12-1pm

Ever wonder what it would be like to chat with Harry Truman? You can find out firsthand when the Historic Preservation Twitter account is taken over by President Truman or "HST" as we like to call him. Tweet your questions to Harry about why he loves Independence, questions about his presidency, or just anything you want to learn about this fascinating Independence native. This event is co-sponsored by the Truman Presidential Library & Museum and the National Park Service.

Truman Jackson County Courthouse Tour
Independence Square
112 W. Lexington Avenue
2-3pm

Take a behind-the-scenes tour of the historic Truman Courthouse on the Independence Square with Caitlin Eckard, Archivist for the Jackson County Historical Society. Learn about the most recent renovation in 2013, as well as the 1933 renovation that took place during Harry S Truman's reign as Jackson County Presiding Judge. The tour will highlight the preservation efforts made by Jackson County and the amazing architecture in the courthouse. Sponsored by the Jackson County Historical Society.

Wednesday, May 11, 2016

Lunch 'n Learn-"The History of Lake City"
Truman Memorial Building
416 W. Maple Avenue
12-1pm

Ever wish you knew more about Lake City Arsenal? Take a quick trip through the history of the arsenal using rare images with local historian Michael Calvert. Learn about why and how Lake City played a role in the prosperity of Independence throughout the years and discover more about what Lake City offers the area today.

Wednesday, May 18, 2016

Lunch 'n Learn-"Witness Homes of the Civil War"
Truman Presidential Library & Museum, Whistlestop Room
500 W. U.S. 24 Highway
12-1pm

Michael Calvert, President of the Civil War Roundtable of Western Missouri, presents a virtual tour of houses in Independence that "witnessed" the Civil War. Learn about the movement of troops and the fate of local residents and their homes during the tumultuous years of the American Civil War. This event is co-sponsored by the Civil War Roundtable of Western Missouri.

Saturday, May 21, 2016

5k Health & Heritage Walk
Bingham-Waggoner Estate
313 W. Pacific Avenue
8-10am

This 5k walk/run will take you by many of the city's historic sites and throughout the district starting at the Bingham-Waggoner Estate and looping through the Truman Heritage District, past the 1827 Log Courthouse, the Independence Square, and Independence Farmers Market. Participants will stop along the course to get their "passports" stamped and have an opportunity to learn more about each stop's historic site. Completed passports get participants prizes and free passes to historic sites. *This event is rain or shine.*

Sunday, May 22, 2016

Heritage Tree Driving Tour
Starts on the Independence Square
Corner of Liberty & Lexington
1-4pm

Join the Independence Tree and Heritage Commissions for a self-guided tour of the city's state-recognized "Champion Trees." Visitors will learn about the history and horticulture of these amazing mature trees over eight stops throughout Independence. Begin your tour at the corner of Liberty & Lexington on the Independence Square to pick up your map and get an introduction about how these trees are recognized as outstanding specimens. From there, you will drive to each stop where local historians and horticulturalists will offer details of each tree and the properties they call home. Co-sponsored by the Independence Tree Commission. *This event is rain or shine.*

Wednesday, May 25, 2016

Lunch 'n Learn-"Native Peoples of Jackson County and the Surrounding Region"
Truman Memorial Building
416 W. Maple Avenue
12-1pm

Modern people are very interested not only in their own history, but in the history of other cultures. In Missouri and North America in general, common questions about non-European-Americans are often framed as, "What tribes lived around here?" or "what tribe does this artifact belong to?" These and other complex questions will be addressed in this brown bag lunch by John Peterson, archaeologist and Jackson County Parks & Recreation Historic Sites Curator.

For more information on any of these events, contact the Historic Preservation Division at (816)325-7419 or via e-mail at: wshay@indepmo.org.

Any time you see the brown bag, please bring your lunch. Dessert and drinks are provided for free.

2016 MISSOURI CLG FORUM

Friday, May 13, 2016
Lewis and Clark State Office Building, 1101 Riverside Drive
Jefferson City, Missouri

REGISTRATION FORM

To attend the 2016 MISSOURI CLG FORUM, please complete this form and return it to Mary Sayers before Thursday, May 5, 2016, with your $25.00 registration fee. Please make checks payable to the "State of Missouri." (We are not set up to accept credit card payments at this time.)

Please Print
Name_____
First Last

Address_____
Street Circle one: Home Office

_____
City State Zip

Phone_____ Fax_____

E-mail_____

Certified Local Government Affiliation:

City_____ Commission_____
Check one: Title
__Commissioner _____
__Staff _____
__Elected Official _____
__Other _____

Registration fee:
Check one
___$25.00 if registration form and check are received by SHPO on or before May 5, 2016.
___$30.00 if registration form and check are received May 6 – May 13, 2016.
The Forum registration fee includes continental breakfast and lunch.
Please let us know if you require specific food options so that we can try to accommodate your needs.
Vegetarian? Gluten free? Other _____

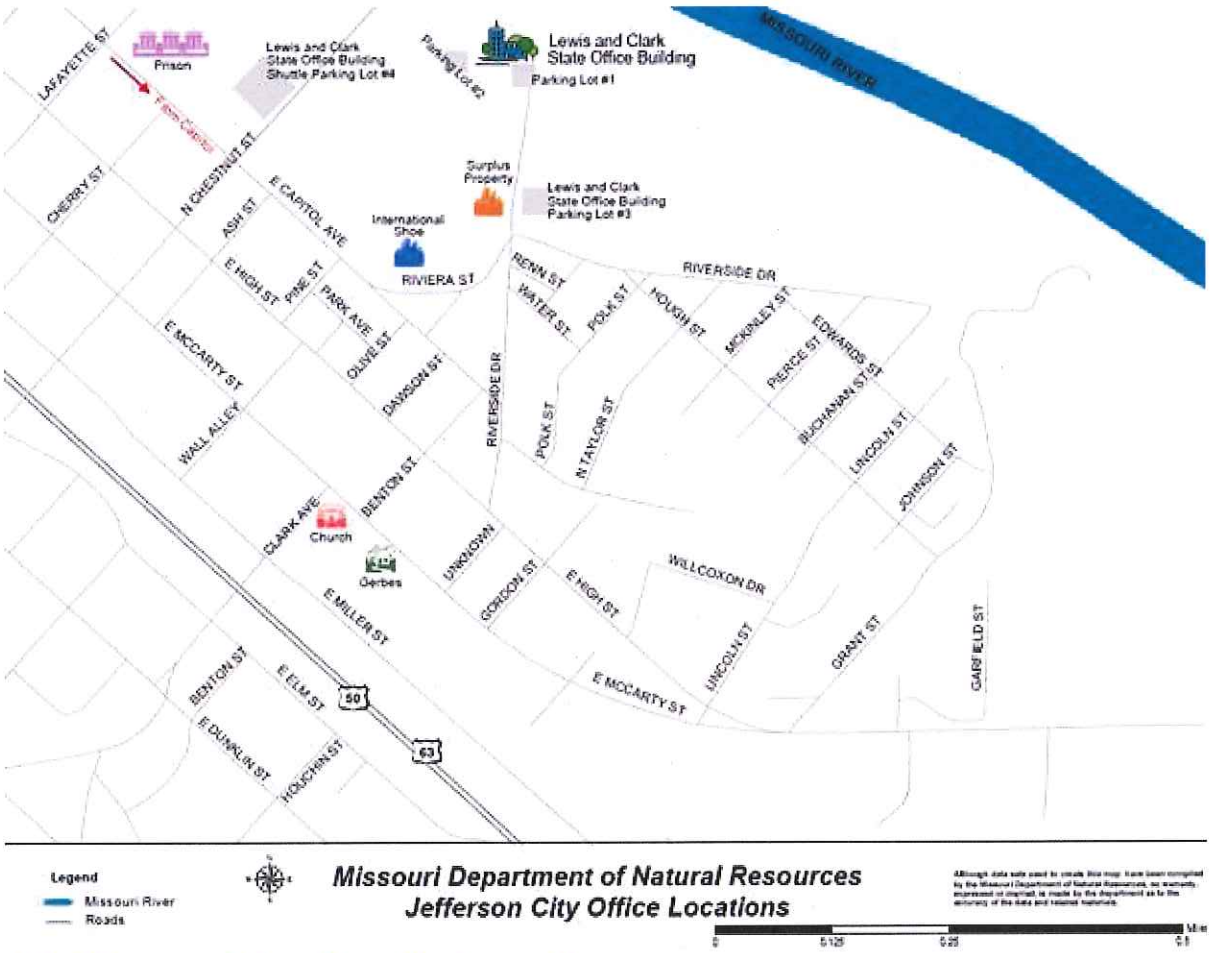
Please make checks payable to the **"State of Missouri."**
Submit REGISTRATION as soon as possible to:

Mary Sayers
State Historic Preservation Office (SHPO)
P. O. Box 176
Jefferson City, MO 65102-0176.

QUESTIONS? CALL MARY SAYERS AT (573) 522-5632
E-MAIL mary.sayers@dnr.mo.gov **FAX 573-522-6262**

Directions

The Lewis and Clark Building is located at 1101 Riverside Drive, Jefferson City, MO 65101. If arriving from the north via 63 or 54, cross over the Missouri River bridge and take the Main Street exit. Turn left on Main Street towards the State Capitol. Main Street turns into Capitol Avenue as you continue around the Capitol Building. Continue on Capitol Avenue and in one mile keep to the left to continue on Riviera Street. Continue following Riviera Street, which ends in front of the Lewis and Clark Building. If arriving from the south via Highway 54, take the Madison Street exit towards the Business District. Continue straight on Madison Street for .5 miles, then turn right on Dunklin Street. Continue on Dunklin Street for .7 miles, then turn left on Chestnut Street. Continue on Chestnut Street for .5 miles, then turn right on Capitol Ave. After .2 miles, keep left to continue onto Riviera Street. Follow Riviera Street to the Lewis and Clark State Office Building.



(http://dnr.mo.gov/shared/maps/landcmap.pdf)

Visitor parking is available in front of the building. Please sign in at the front desk. Take the stairs or elevator down to the ground floor.

2016 MISSOURI CLG FORUM

Missouri Department of Natural Resources
Lewis and Clark State Office Building
1101 Riverside Drive, Jefferson City, Missouri

FRIDAY, MAY 13, 2016

PROGRAM *(Tentative)*

8:30 a.m.	Registration, Continental Breakfast Buffet and Networking	
9:00 a.m.	Opening Remarks: CLG Coordinator	*Rebecca Rost*
9:15 a.m.	**State Historic Preservation Office Update**, SHPO Director	*Toni Prawl*
9:45 a.m.	Break	
10:00 a.m.	**A Useful Preservation Plan: It's Not Just About the Old Buildings** Considerations, Components, and Constraints	*Taylor Cunningham, Wendy Shay*
11:30 a.m.	**Preservation Horizons: Missouri's Statewide Historic Preservation Plan** Why States Need Preservation Plans Too	*Mary Sayers*
11:45 a.m.	Working Lunch: Preservation Horizons: 2018 – 2024 Ideas and Content Discussion	
1:00 p.m.	**IBC Chapter 34: Speaking in Code** How to Work Effectively with Your Local Building & Fire Officials	*Chief Rick Ennis, Darren Lamb*
2:15 p.m.	Break	
2:30 p.m.	**Show Me the Money: Historic Preservation Grant Opportunities** An Overview of the Historic Preservation Fund and Missouri Heritage Properties Program Grant Programs	*Rebecca Rost*
2:45 p.m.	**Missouri Preservation: Field Services Report**	*Bill Hart*
3:15 p.m.	Wrap up and Closing Remarks	*Rebecca Rost*