HISTORIC PRESERVATION COMMISSION

AGENDA
of the
CITY OF WILDWOOD'S
HISTORIC PRESERVATION COMMISSION
Wildwood City Hall – Community Room
16860 Main Street - Wildwood, Missouri
Tuesday, November 22, 2016 - 7:00PM

I. Welcome And Roll Call

II. Opening Remarks And Chair Comments

III. Approval Of Minutes Of The Historic Preservation Commission Meeting Held On 10/27/2016

Documents:

DRAFT HPC MTG MINUTES_10-27-16.PDF

IV. New Business

a. Ready For Action – One (1) Item

1. Public Hearing – H.R. 1-16 Ryan L. And Katherine C. Dingley, 16002 Surfview Court, Wildwood, Missouri, 63040
A request to place a single-family dwelling, which is located at 2550 Eatherton Road (Locator Number 24V530032), known as The Cottage in Wildwood, c. 1918, per St. Louis County Tax Records and City of Wildwood's Historic Building Inventory [Survey 2014-15, Page 50 of 298], on the City's Historic Register. This tract of land is zoned C-2 Shopping District. The property owners submitted an application to place this building onto the City's Historic Register with the intent of its reuse as a retail business/restaurant, with possible waivers to and/or incentives for such, which can only be considered by the City Council, if historic preservation goals are met. (Ward Eight)

Documents:

PUBLIC HEARING HR 1-16 DINGLEY.PDF

b. Not Ready For Action – No Items

V. Old Business

a. Ready For Action – One (1) Item

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

Documents:

DOCUMENT IMAGING RESEARCH.PDF
QUOTE (1)_DDI.PDF
QUOTE (2)_XDD.PDF

b. Not Ready For Action – Two (2) Items

1. An Offer From Mary Guise To Sell To The City Of Wildwood The Original Logs From The Heege-Boxwood Log Cabin. (Wards - All)

2. Services From Rosener Nursery & Landscaping, Inc. For Design And Fabrication Of A New Sign For Kohn Park [Originally Presented For The Centaur Historic Marker Sign Post]. (Ward One)

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

a. Ready For Action – One (1) Item

1. Demolition Request
Discussion of the demolition request, and the scheduling of a site visit, to the property located at 19305 Jaeger Farms Drive (Locator Number 23Y440043), owned by Richard and Rebecca Vestal, c/o Kevin Miller, Work Horse Construction Group. The single-family dwelling was constructed in 1880, according to St. Louis County Real Estate Records. (Ward One)

Documents:

19305 JAEGER FARM DEMO REQUEST.PDF

b. Not Ready For Action – No Items

VII. Closing Remarks And Adjournment

VIII. Projects-Initiatives-Efforts Updates

- **Celebrate Wildwood 2017**
- **Historic Marker Program**
- **Historic Preservation Training & Workshops**
- **CLG Report – Second Draft Review**
- **City Projects' Updates**
  - **Belleview Farms - Master Plan**
  - **Manchester Road Streetscape – Phase III (Route 66 Byway)**
- **Other**

Documents:

UPDATES REPORT WITH BACKGROUND.PDF

a. Celebrate Wildwood 2017

b. Historic Marker Program

c. Historic Preservation Training & Workshops

d. CLG Report – Second Draft Review

e. City Projects' Updates

1. Belleview Farms - Master Plan

2. Manchester Road Streetscape – Phase III (Route 66 Byway)

f. Other

IX. Closing Remarks And Adjournment

Note: The Historic Preservation Commission will consider and act upon these matters listed above and any such others as may be presented at the
meeting and determined appropriate for discussion at that time. The City of Wildwood will provide reasonable accommodations for persons
attending public meetings. Requests for reasonable accommodations should be made by contacting Liz Weiss, City Clerk at 636-458-0440 or email
at liz@cityofwildwood.com at least 48 hours prior to the start of the meeting.

CITY OF WILDWOOD
RECORD OF PROCEEDINGS

MEETING OF THE HISTORIC PRESERVATION COMMISSION
CITY HALL – COMMUNITY ROOM
16860 MAIN STREET
WILDWOOD, MISSOURI 63040
October 27, 2016

I. Welcome and Roll Call

Meeting: Thursday, 10/27/16, 7:02 p.m., City Hall, Community Room.
Attending: Acting Chair Barth, Commissioner Wojciechowski, Commissioner Jeter, Alternate Thompson, Council Member Liaison Cullinane, Council Member Liaison DeHart, and Planning and Zoning Commission Liaison Gragnani
Absent: Commissioner Sahm, Commissioner Rosener, and Commissioner Long
Staff: Director of Planning Joe Vujnich and Senior Planner Terri Gaston

II. Opening Remarks and Chair Comments

Acting Chair Barth welcomed everyone in attendance to tonight's meeting. With no further comments, the meeting proceeded as outlined.

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

A motion was made by Commissioner Wojciechowski, seconded by Alternate Thompson, to approve the Commission's regular monthly meeting minutes for September 22, 2016, as prepared by staff. Acting Chair Barth declared the motion approved, after an affirmative and unanimous voice vote [4/0].

IV. New Business

a. Ready for Action – One (1) Item

i. Preliminary Review of the Application Packet for a property located at 2550 Eatherton Road, which seeks its placement on the City's Historic Register. Potential incentives may be sought by the owners relative to its future use. (Ward Eight)

The Department recently received a request for placement of the dwelling, known as 'The Cottage in Wildwood,' circa. 1918, on the City's Historic Registry. Director Vujnich welcomed Mr. Ryan Dingley, the owner, who was in attendance for this preconference discussion. Director Vujnich noted this request was a bit unique due to the owners are seeking the dwelling be added to the registry, prior to a submittal

for its reuse. He provided the Commission a brief slide presentation, noting the surrounding land use pattern, zoning, and existing businesses in the area; he also mentioned the owners have recently provided maintenance to the site. Mr. Dingley stated it was his and his wife's desire to renovate the dwelling as a wine shop, with a tasting bar and patio seating. It was their intent to keep the building as authentic as possible, retaining the bungalow style, and maintaining the characteristics of the long history of the Grover Area.

Discussion centered on connection to public sewer, requirements for a liquor license, possible expansion of non-conforming structures, provisions for parking, and potential waivers and/or incentives that might be considered with respect to being on the Historic Registry.

If the Commission believed the packet of information provided by the Dingley's was sufficient, Director Vujnich suggested the Public Hearing be scheduled for the next meeting to be held on November 22nd, which was agreed upon by the members.

b. Not Ready for Action – No Items

V. Old Business

a. Ready for Action – One (1) Item

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

Director Vujnich updated the Commission on Pat Kozlowski's condition, noting she is recovering well. Senior Planner Gaston mentioned the former City Clerk did not retain prior information gathered on document imaging companies, so research will need to be repeated, while a list of companies has been started, but no contacts have been made yet.

b. Not Ready for Action – Two (2) Items

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

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

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

a. Ready for Action – No Items

b. Not Ready for Action – No Items

VII. Projects-Initiatives-Efforts Updates

- **Celebrate Wildwood 2017**
- **Historic Marker Program**
- **Historic Preservation Training & Workshops**
- **City Projects' Updates**
  - **Al Foster Memorial Trailhead Project**
  - **Belleview Farms - Master Plan**
  - **Connector Trail along Meramec River**
- **CLG Report – first draft review**
- **Other**

Director Vujnich noted the final feedback was received from the last committee regarding the **Celebrate Wildwood Event**. He noted the Assistant Director has compiled a spreadsheet on these comments of all the committees that made this event possible, which will be provided for further discussion at the next meeting. Senior Planner Gaston has already drafted another list of Points of Interest for next year's event, beginning with those locations that were cut from 2016. Chair Barth suggested that, in lieu of having 'marathon meetings' [i.e. one (1) hour Work Sessions, followed by a 2-hour regular meeting], perhaps the regular meetings could simply be moved up a ½-hour earlier, and discussion on the event could take place during it.

The unveiling ceremonies, planned for Kelpe and Fox Creek **Historic Markers** on October 27th, was postponed due to the heavy workload during the fall season for the City's contractor, who was unable to have them installed, as well as the survey stakes being removed at the Fox Creek location. Regarding the other remaining signs, the City Attorney and staff are working on the easement documents [Grover and Melrose], and the Orrville Marker is being considered for incorporating it with the bridge replacement. The Centaur Site requires landscape embellishments; however, it was decided that the sign should be installed first and the landscaping done afterwards. Therefore, a motion was made by Commissioner Wojciechowski, seconded by Alternate Thompson, to move forward with it, Kelpe, and Fox Creek prior to the next meeting. The motion passed by voice vote [4-0].

Historic Preservation Training & Workshops: Senior Planner Gaston noted the State's Annual Historic Preservation Conference that was to be held in Hannibal, Missouri this month was moved to May 2017. Director Vujnich suggested the Commission get a group together to attend it, given there is plenty of funds budgeted for such. Per the SHPO survey regarding offering different means of training, he reported going back to the method of rotating the location for it from year to year, and suggested holding the 2018 CLG Forum in Wildwood, if possible.

Although there is nothing new to report on the **Essen Log Cabin** at this time, Director Vujnich received feedback from the City of Town & Country that, while Tim Kilby's estimate may be expensive, he is the best at reassembly and restoration. It's location is still under consideration - More to follow …

Director Vujnich provided detailed updates, per his report dated 10/27/2016 [*refer to pages 2-3*]. In summary, **Al Foster Memorial Trailhead** is complete, with exception of the restroom facility that will be finished January 2017; the recommendation for Concept 2 of the **Belleview Farms Master Plan,** prepared by DG2 Design Landscape Architecture, was forwarded to the Planning and Parks Committee; the **Meramec River Connector Trail** was completed by Krupp Construction and the ½-mile of the natural trail east of Rock Hollow Trail is underway by AmeriCorps, which will complete a 12-mile loop; and the **Strecker Road Bridge Replacement** is out for bid.

The first draft of the annual **CLG Report** was provided to the Commission, only for staff to receive a re-formatted layout for the 2015-16 version just earlier today. Senior Planner Gaston requested the Commissioners review the highlighted sections and provide any updates to her prior to the next meeting. The report will be revised and formatted in the new version for its second review in November.

VIII. Closing Remarks and Adjournment

Chair Barth again suggested moving starting time of meetings to 6:30 p.m., beginning after the New Year, in lieu of holding separate Work Sessions prior to the regular meeting, in an effort to lighten the schedule, yet provide ample time to discuss the 22nd Anniversary Celebration Event.

The next regular monthly meeting of the Commission would be held on Tuesday, November 22, 2016, with the Historic Markers unveiling ceremonies the same day at 4:00 p.m.

A motion was made by Commissioner Jeter, seconded by Commissioner Wojciechowski, to adjourn the meeting, with a unanimous voice vote. The meeting adjourned at 8:26 p.m.

WILDWOOD

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

NOTICE OF PUBLIC HEARING
before the
CITY OF WILDWOOD
HISTORIC PRESERVAITON COMMISISON
November 22, 2016 (**Tuesday**), at 7:00 p.m.

The Historic Preservation Commission of the City of Wildwood will conduct a public hearing on **Tuesday, November 22, 2016, in the City Hall Community Room, 16860 Main Street, Wildwood, Missouri 63040** for the purposes of obtaining testimony regarding a proposal to place a certain structure, building, and/or property (historic element) on the City's Historic Registry, which will then be considered for action. This hearing is open to all interested parties to comment upon this request, whether in favor or opposition, or provide additional input for consideration. If you do not have comments regarding this request, no action is required on your part. Written comments are requested to be submitted prior to the hearing and addressed to the Historic Preservation Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040 or via the City's website at **www.cityofwildwood.com/comment**. The following request will be considered at this time:

H.R. 1-16 Ryan L. and Katherine C. Dingley, 16002 Surfview Court, Wildwood, Missouri, 63040 - A request to place a single-family dwelling, which is located at 2550 Eatherton Road (Locator Number 24V530032), known as *The Cottage in Wildwood*, c. 1918, per St. Louis County Tax Records and City of Wildwood's Historic Building Inventory [Survey 2014-15, Page 50 of 298], on the City's Historic Register. This tract of land is zoned C-2 Shopping District. The property owners submitted an application to place this building onto the City's Historic Register with the intent of its reuse as a retail business/restaurant, with possible waivers to and/or incentives for such, which can only be considered by the City Council, if historic preservation goals are met. **(Ward Eight)**

By Order of the Historic Preservation Commission
On November 3, 2016
by Elizabeth Weiss
City Clerk

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

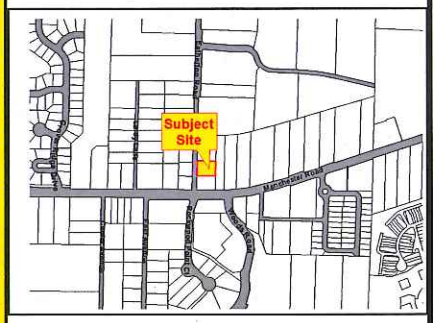
WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC HEARING
before the Historic Preservation Commission
Tuesday, November 22, 2016, at 7:00 p.m.

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

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



Street Addresses of Subject Site:
2550 Eatherton Road
Wildwood, MO 63040

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

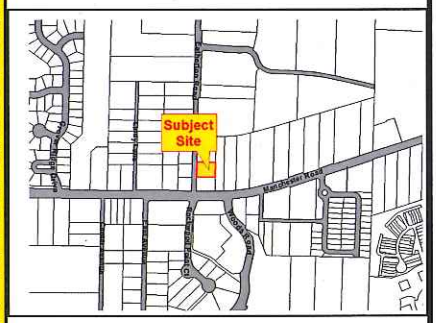
WILDWOOD

16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC HEARING
before the Historic Preservation Commission
Tuesday, November 22, 2016, at 7:00 p.m.

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

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



Street Addresses of Subject Site:
2550 Eatherton Road
Wildwood, MO 63040

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

The Historic Preservation Commission of the City of Wildwood will conduct a public hearing on **Tuesday, November 22, 2016, at 7:00 p.m.** **in the City Hall Community Room, 16860 Main Street, Wildwood, Missouri 63040** for the purposes of obtaining testimony regarding a proposal to place certain structures, buildings, and/or properties (historic elements) on the City's Historic Registry, which will then be considered for action. This hearing is open to all interested parties to comment upon this request, whether in favor or opposition, or provide additional input for consideration. If you do not have comments regarding this request, no action is required on your part. Written comments are requested to be submitted prior to the hearing and addressed to the Historic Preservation Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040 or via the City's website at **www.cityofwildwood.com/comment**. The following request will be considered at this time:

H.R. 1-16 Ryan L. and Katherine C. Dingley, 16002 Surfview Court, Wildwood, Missouri, 63040 - A request to place a single-family dwelling, which is located at 2550 Eatherton Road (Locator Number 24V530032), known as *The Cottage in Wildwood*, c. 1918, per St. Louis County Tax Records and City of Wildwood's Historic Building Inventory [Survey 2014-15, Page 50 of 298], on the City's Historic Register. This tract of land is zoned C-2 Shopping District. The property owners submitted an application to place this building onto the City's Historic Register with the intent of its reuse as a retail business/restaurant, with possible waivers to and/or incentives that can only be considered by the City Council, when historic preservation purposed are met. **(Ward Eight)**

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

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

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

The Historic Preservation Commission of the City of Wildwood will conduct a public hearing on **Tuesday, November 22, 2016, at 7:00 p.m.** **in the City Hall Community Room, 16860 Main Street, Wildwood, Missouri 63040** for the purposes of obtaining testimony regarding a proposal to place certain structures, buildings, and/or properties (historic elements) on the City's Historic Registry, which will then be considered for action. This hearing is open to all interested parties to comment upon this request, whether in favor or opposition, or provide additional input for consideration. If you do not have comments regarding this request, no action is required on your part. Written comments are requested to be submitted prior to the hearing and addressed to the Historic Preservation Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040 or via the City's website at **www.cityofwildwood.com/comment**. The following request will be considered at this time:

H.R. 1-16 Ryan L. and Katherine C. Dingley, 16002 Surfview Court, Wildwood, Missouri, 63040 - A request to place a single-family dwelling, which is located at 2550 Eatherton Road (Locator Number 24V530032), known as *The Cottage in Wildwood*, c. 1918, per St. Louis County Tax Records and City of Wildwood's Historic Building Inventory [Survey 2014-15, Page 50 of 298], on the City's Historic Register. This tract of land is zoned C-2 Shopping District. The property owners submitted an application to place this building onto the City's Historic Register with the intent of its reuse as a retail business/restaurant, with possible waivers to and/or incentives that can only be considered by the City Council, when historic preservation purposed are met. **(Ward Eight)**

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

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

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

HISTORIC REGISTER APPLICATION FORM

WILDWOOD

NAME OF ELEMENT/PROPERY

Historic Name: The Cottage in Wildwood

Other Known Names: _____

LOCATION

Street Address: 2550 Eatherton Rd.

City: Grover

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

OWNERSHIP INFORMATION

Name of Owner: Ryan L Dingley and Katherine C Dingley

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

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

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

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

PAST AND PRESENT USE OF PROPERTY

Past Use: Residential single family

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

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

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

Locator Number: 24V530032

Township: 44 N Range: 3 E

Section: 1

Element/Property Name: The Cottage in Wildwood

2550 Eatherton Rd.

CITY OF WILDWOOD
HISTORIC ELEMENT/PROPERTY INVENTORY AND SURVEY

Name of Historic Element: The Cottage in Wildwood

Other Names: _____

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

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

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

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

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

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

Past use: single family

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

Style or Design: bungalow

Roof type/material: shingle / _____

Number of bays: Front 0 Side 0

Wall treatment: paint

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

Wall Construction: drywall

Foundation Material: concrete Basement? Yes ✓ No ____

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

Information pertaining to additions, alterations, etc.: Open Frame Porch 196 sq ft. Finished Attic 42 sq ft.
Detached Frame Garage, Built 1985. Total area 27 x 31 = 837 sq ft. Wood Deck 248 sq ft.
We have removed all clutter & overgrown landscaping, propane fireplace, upground pool & surrounding decking.
Removed wall paper & replaced interior doors, excluding old wooden doors. Painted all interior ceilings, walls & trim.
Replaced garage doors on detached garage. Filled in gap on driveway & resurfaced black top.

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

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

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

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

Element/Property Name: The Cottage in Wildwood

2550 Eatherton Rd.

Recorder of Deeds Search Information: Locator number 24V530032

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

Probate Records Search:

Verbal History:

Element/Property Name: 2550 Eatherton Rd.

Text History:

Miscellaneous Documentation Information: See attached documentation

Other Information:

Survey Prepared by: Kathie Dingley ***Date:*** 10/10/2016

Real Estate Information

Ownership, Legal and Assessments

2550 EATHERTON RD, GROVER, MO 63040

Ownership and Legal Information: 24V530032 - 2016

Locator No.	Tax Year	Tax District	City Code	Site Code	Destination Code
24V530032	2016	110WE	107	1626	

Owner's Name:	Dingley Ryan L & Katherine C T/E
Taxing Address:	2550 Eatherton Rd Grover, MO 63040
Care-Of Name:	
Mailing Address:	16002 Sextview Ct Grover, MO 63040
Subdivision Book - Page:	
Assessor's Book - Page:	10 - 0011
City Name:	Wildwood
Subdivision Name:	Section 1-44-3
Legal Description:	Loc 102 Feet N Of Manchester Road Important: This is a brief legal description and is not meant for use in recorded legal documents.

Lot Number:		Block Number:	
Lot Dimensions:	0117 / 0114 - 0140 / 0140	Total Acres:	0.37
Tax Code - Description:	A - Taxable	Land Use Code:	110
Deed Document Number:		Deed Type:	
Deed Book and Page:	Book: 15385 Page: 577	Trash District:	Not Applicable
Deed Index List:	View Deed Index Information Recorded With Locator Number 24V530032		
School District:	Rockwood	County Council District:	7

Real Estate Information

Property and Sales

2500 CATHERTON RD, GROVER, MO 63040

Dwelling Information: 24V530032 - 2016 - Card 1

Locator Number	Tax Year	Card Number	Total Living Units
24V530032	2016	1	1

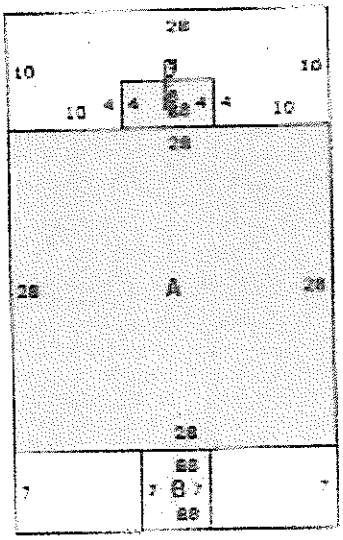
Stories:	1	External Wall Type:	Frame
Style:	Bungalow	Year Built:	1918
Effective Year:		Remodeled Year:	
Rooms (total):	5	Bedrooms (total):	2
Full / Half Baths (total):	1 / 0	Fixtures (total):	5
Remodeled Kitchen:		Remodeled Bath:	
Basement:	Full	Heat:	Central With AC
Basement Garage:			
Fuel Type:	Electric	Heat System Type:	Warm Air
Attic:	Part Finished	Interior / Exterior Condition:	Same
Recreation Room Area:		Finished Basement Area	
Wood Fireplaces / Stacks:	/	Metal Fire Places (total)	
Ground Floor Area:	784 ft²	Total Living Area:	971 ft²
Grade:	D-	C.D.U. Code - Name:	AV - Average

Real Estate Information

Property Sketch

2558 HATHERTON RD, GROVER, MO 63040

Property Sketch Image: 24V530032 - 2016 - Card 1



Property Sketch Information: 24V530032 - 2016 - Card 1

Key	Area	Description	Floor
A	704 ft²	Main Dwelling - Frame Stories - 1 Basement - Full	
B	196 ft²	Open Frame Porch	First
C	42 ft²	Finished Attic	Lower First
D	280 ft²	Open Frame Porch	First
E	32 ft²	Finished Attic	Lower First
F	248 ft²	Wood Deck	First

Total Living Area - 974 ft²

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

Assessment Information: 24V530032 - All Available Years

	Year	Property Class	Appraised Values Land	Appraised Values Improv.	Appraised Values Total	%	Assessed Values Land	Assessed Values Improv.	Assessed Values Total
-	2016	Residential:	41,200	58,000	99,200	19%	7,830	11,020	18,850
		Agriculture:				12%			
		Commercial				32%			
		Total:	41,200	58,000	99,200		7,830	11,020	18,850
-	2015	Residential:	41,200	58,000	99,200	19%	7,830	11,020	18,850
		Agriculture:				12%			
		Commercial				32%			
		Total	41,200	58,000	99,200		7,830	11,020	18,850
+	2014	Total:	32,000	81,200	113,200		6,080	15,430	21,510
+	2013	Total:	32,000	81,200	113,200		6,080	15,430	21,510
+	2012	Total:	19,800	88,400	108,200		3,760	16,800	20,560
+	2011	Total	19,800	88,400	108,200		3,760	16,800	20,560
+	2010	Total:	19,800	77,700	97,500		3,760	14,760	18,520
+	2009	Total	19,800	77,700	97,500		3,760	14,760	18,520
+	2008	Total:	19,800	98,600	118,400		3,760	18,730	22,490
+	2007	Total:	19,800	98,600	118,400		3,760	18,730	22,490
+	2006	Total:	19,800	71,400	91,200		3,760	13,570	17,330
+	2005	Total	19,800	71,400	91,200		3,760	13,570	17,330

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

Sales Information: 24V530032 - All Available Years

Sale Date	Sale Price	Sale Type	Sale Validity Code - Name	Book - Page
07/19/2016	$164,000	Land And Building	V - Certificate Of Value (Unverified)	22105 - 1737
03/04/2011	$145,000	Land And Building	2 - Not Open Market	19585 - 577
05/06/2008	$0	Land And Building	4 - Related Individuals / Corporation	17682 - 4660
05/06/2008	$0	Land And Building	4 - Related Individuals / Corporation	17682 - 4688
05/01/1995	$100,000	Land And Building	V - Certificate Of Value (Unverified)	

Other Buildings and Yard Information: 24V530032 - 2016

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

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

FATHERTON RD
MANCHESTER RD

REAL PROPERTY CERTIFICATE OF VALUE
ST. LOUIS COUNTY

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

Date____/____/____

DAILY _____

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

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

   If any of the above are marked yes, go to item 10.
7. Did this transaction involve any of the following:
   A. A transaction between relatives or related corporations? ..... Yes ( )
   B. A compulsory transaction in lieu of foreclosure, divorce, court order, condemnation, probate? ..... Yes ( )
   C. A transaction with one of the following types of deed: Quit Claim Deed, Trustee's Deed, Deed conveying less than full fee simple interest in property? ..... Yes ( )

   If a, b, or c was answered yes, explain: [Enter Data]
8. A. Full consideration, including the amount of all assumed mortgages and liens, excluding personal property:
   Mortgage(s): $_____ Cash: $_____ Total: $164,000.00
   B. If a gift, in whole or part, state the estimated market value of the gift portion: $_____
   C. Was a trade of property involved in this transaction? Yes ( ) No ( )
   If "Yes" estimate the value and describe the traded property Estimated Value: $_____
   Describe Property: _____
9. If you believe this transaction does not represent market value, please attach any additional information that you want the County Assessor to consider.
10. I certify under the penalty of law that this statement has been examined by me and to the best of my knowledge and belief is a true, correct and complete statement.

7/15/16
DATE

Ryan Dingley Katherine Dingley
SIGNATURE OF GRANTEE OR HIS REPRESENTATIVE

Ryan Dingley and Katherine Dingley
PRINT NAME AND POSITION

CODE		ASSIGNED		ASSESSMENT FOR YEAR 1965		ASSESSMENT FOR YEAR		ASSESSMENT FOR YEAR	
SCHOOL	SUB	DATE	INITIAL	DATE	INITIAL	DATE	INITIAL	DATE	INITIAL
110	J			LOT VALUE	390	LOT VALUE		LOT VALUE	
				ACREAGE VALUE		ACREAGE VALUE		ACREAGE VALUE	
				IMPROV. VALUE	1,850	IMPROV. VALUE		IMPROV. VALUE	
				TOTAL VALUE	2,240	TOTAL VALUE		TOTAL VALUE	

OWNER	ACCOUNT NO.	DEED DATE	R.S.	LENDING AGENCY CODE	INT

24V53-0032

~~2314690~~ 129 - 2/23/56 888

EMPHASIS ORLAND E & RUTH MELBA

TREASURER Koch, Harold C. & Eunice E.

SCHOOL DISTRICT EUREKA 4-6

COUNTY BLOCK 03227 PARCEL 029

NAVBOOK 16 PAGE 0911 ACRE SURVEY

SECTION 01 TOWNSHIP 44 RANGE 3

LEGAL DESCRIPTION

EATHERTON ROAD FEET FRONT 117
FEET DEEP 140 LOC 102 FEET N OF MANCHESTER ROAD

TRANSFER, CHANGES DATE AND INITIAL

DATE INIT

PROPERTY ADDRESS

MAILING ADDRESS EATHERTON R

CROWLS 63040 MO

Book:22106 - Page:1737

16226684

201607190047 8

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

TYPE OF INSTRUMENT	GRANTOR	TO	GRANTEE
WD	HOWARD RANDALL D ETUX		DINGLEY RYAN L ETUX

PROPERTY DESCRIPTION: PT SEC 1 TWNSHP 44N R 3E

Line Number	Notation	Locator

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

RECORDER OF DEEDS DOCUMENT CERTIFICATION

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

Document Number
00478

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

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

SW
Deputy Recorder

Recorder of Deeds
St. Louis County, Missouri

Mail to:

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

RECORDING FEE 27.00
(Paid at the time of Recording)

Destination code 4001

7-19-2016
BOOK 22166 PAGE 1737

Continental Title 16226684

GENERAL WARRANTY DEED

(Individual)

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

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

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

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

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

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

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

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

Randall D. Howard

JoAnn E. Howard

STATE OF MISSOURI)

)SS.

COUNTY OF St. Louis)

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

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

MELISSA L. ROY - **Notary Public**

MY TERM EXPIRES:
01-21-19

NOTARY SEAL

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

City of Wildwood Historic Building Survey 2014-15

2550 EATHERTON RD

Locator#

Town or village: Grover

Ownership information (2014):
HOWARD RANDALL D & JOANN E H/W
2550 EATHERTON RD
GROVER MO 63040

Date:

Historic Name:

Other Name:

Architect: unknown

Builder:

Style:

Vernacular Type: Bungalow

Historic Use/sub-use: Residential / Single dwelling

Integrity: Good to Fair

Condition: Good

No. Stories: 1.5

Structural system: Frame

Wall material: vinyl or aluminum

Roof Shape: Hip

Roof Material: Composition Shingle

Foundation: Not visible

Ancil. Bldgs: 1

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

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

History/Significance

Sources:

Previous Survey/Historic Designation:
n/a

Photo date: 1/13/2015

Surveyed by: Lynn Josse, Preservation Research Office

21 ~~7~~ 8

Document Imaging System-St Louis
No reviews · Office Supply Store
20.6 mi · 1463 S Vandeventer Ave
(314) 531-0167
WEBSITE DIRECTIONS

Microtek Document Imaging Systems, Inc.
2 reviews · Records Storage Faci...
13.3 mi · 2282 Weldon Parkway
(314) 872-3322
Open until 5:00 PM
WEBSITE DIRECTIONS

Saint Louis Document Scanning
No reviews
21.1 mi · 4064 Laclede Ave
(314) 735-2919
Open until 7:00 PM
WEBSITE DIRECTIONS

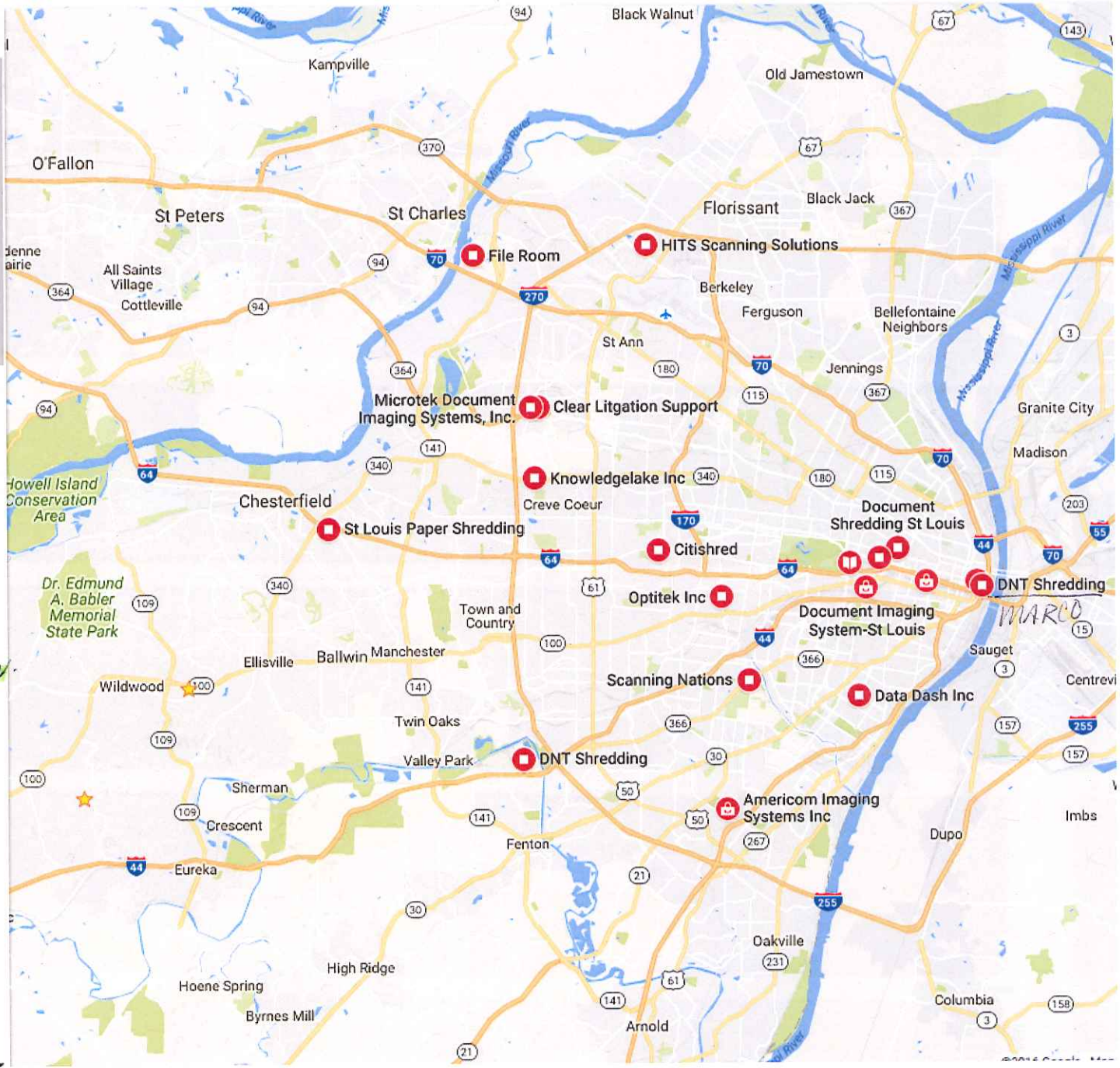
DNT Shredding ✓ Jimmy - bought out ★ by MARCO
4 reviews · Shredding Service
24.0 mi · 10 S Broadway #325
(314) 446-0629
Open until 5:00 PM
WEBSITE DIRECTIONS

✓ Referred to: Simone & Adam: MCT Data Dev.

Citishred
5.0 ★★★★★ (24) · Shredding ...
14.7 mi · 9242 Clayton Rd
(314) 800-6545
Open until 5:00 PM
WEBSITE DIRECTIONS

Document Copy Services ★ Referred by Jimmy
No reviews · Print Shop
23.9 mi · 701 Market St # 125
(314) 421-2679
WEBSITE DIRECTIONS

Iron Mountain St. Louis, MO
No reviews · Records Storage Facility
(800) 899-4766
Open until 5:00 PM
WEBSITE



Optitek Inc
No reviews · Corporate Office
16.2 mi · 2001 S Hanley Rd #250
(314) 644-2880
Open until 5:00 PM
WEBSITE DIRECTIONS

Americom Imaging Systems Inc ✓ Provides software for doc-mgmt.
No reviews · Computer Consultant
16.6 mi · 100 Green Park Industri...
(314) 894-1154
Open until 5:00 PM
WEBSITE DIRECTIONS

ARC Document Solutions ✓ Sales
No reviews · Commercial Printer
22.4 mi · 2665 Scott Ave C
(314) 231-5025
Open until 5:00 PM
WEBSITE DIRECTIONS

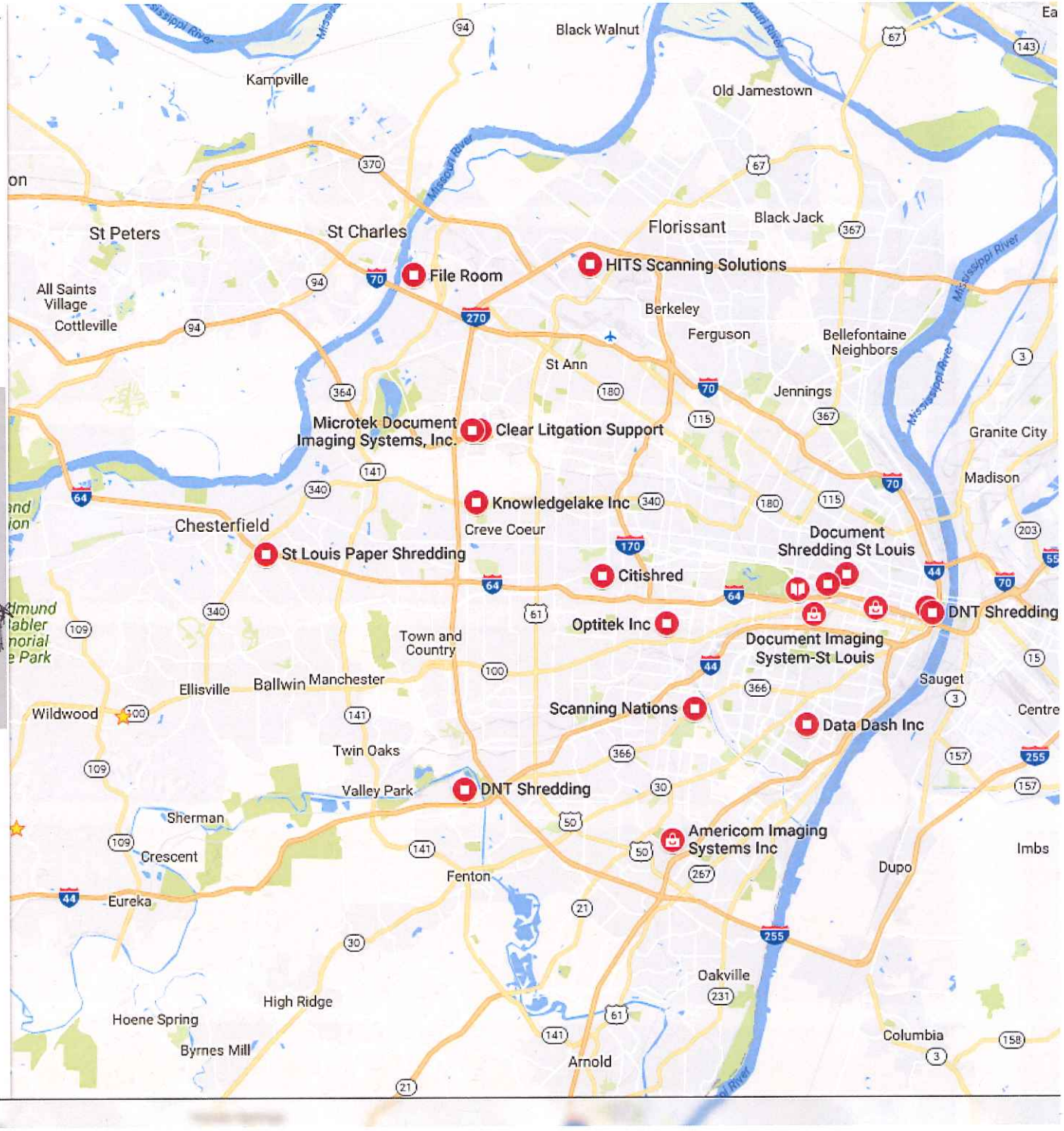
File Room
1 review · Records Storage Facility
15.6 mi · 4107 Rider Trail N
(314) 209-0600
WEBSITE DIRECTIONS

Data Dash Inc ✓ Susan - Toni & Jennifer
No reviews · Services
20.1 mi · 3928 Delor St
(800) 211-5988
WEBSITE DIRECTIONS
Farmington, MO. 636.219.2164 314.832.5788

St Louis Paper Shredding
No reviews · Shredding Service
6.4 mi · 15450 S Outer Forty Rd
(636) 238-3848
Open until 7:00 PM
WEBSITE DIRECTIONS

Clear Litgation Support
No reviews · Law Firm
13.5 mi · 11837 Westline Industri...
(314) 994-2123
WEBSITE DIRECTIONS

HITS Scanning Solutions
No reviews · Corporate Office



HITS Scanning Solutions ✓ Heather- x212
No reviews · Corporate Office
19.1 mi · 611 Lambert Pointe Dr
(314) 837-4000
Open until 12:00 AM
WEBSITE DIRECTIONS

Scanning Nations
No reviews · Records Storage Fa...
PostNet
16.8 mi · 7253 Watson Rd
(314) 549-8799
Open until 6:00 PM
WEBSITE DIRECTIONS

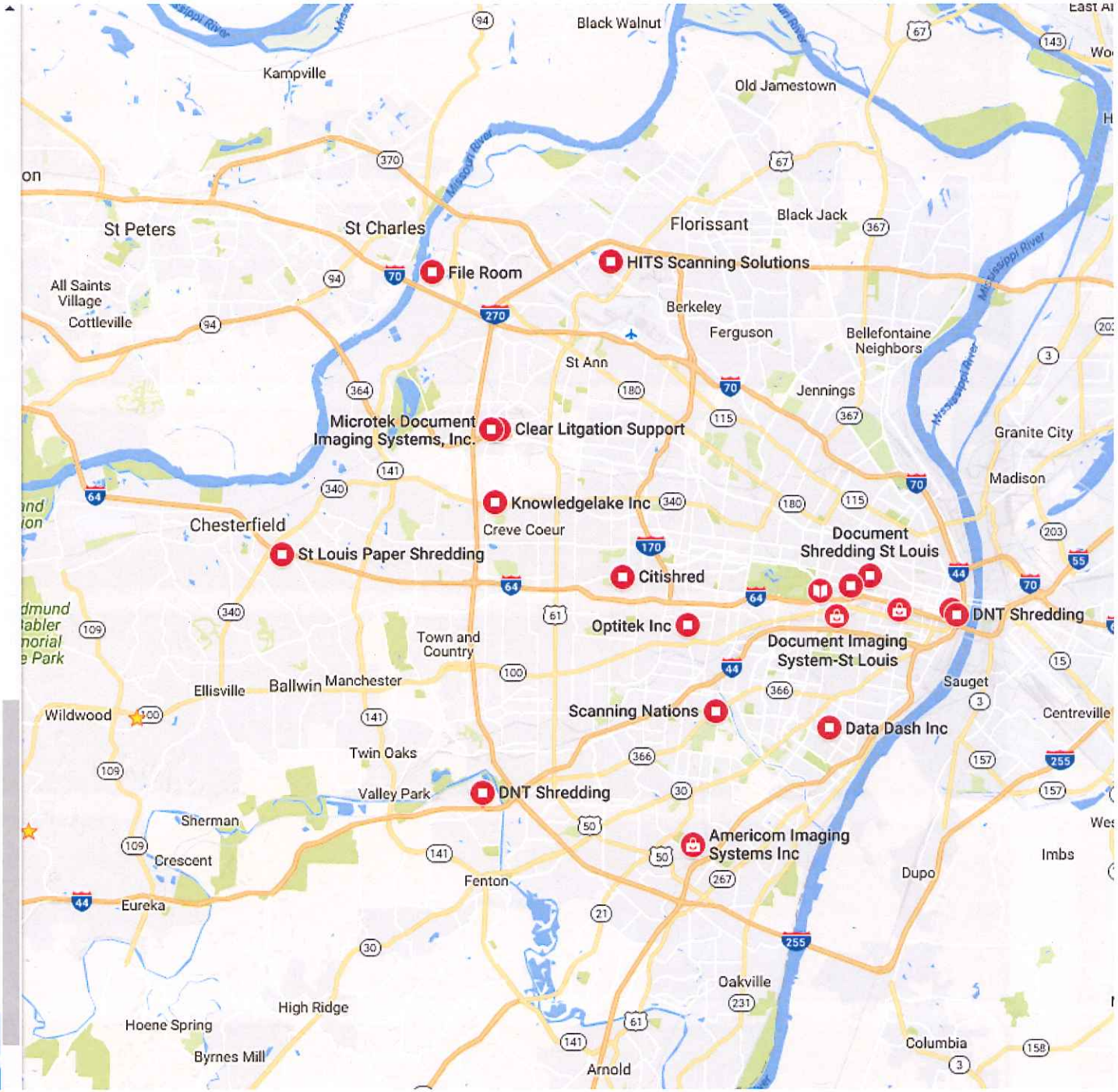
DNT Shredding
No reviews · Shredding Service
10.3 mi · 2275 Cassens Dr #112
(314) 773-6000
Open until 5:30 PM
WEBSITE DIRECTIONS

Document Shredding St Louis
1 review · Shredding Service
STLVentureWorks
21.7 mi · 3830 Washington Blvd
(314) 748-5204
Open until 7:00 PM
WEBSITE DIRECTIONS

Bernard Becker Medical Library
1 review · Library
20.2 mi · 660 S Euclid Ave
(314) 362-7080
Open until 12:00 AM
WEBSITE DIRECTIONS

Knowledgelake Inc
2 reviews · Software Company
12.2 mi · 6 Cityplace Dr
(314) 898-0500
WEBSITE DIRECTIONS

Can't find what you are looking for?
ADD A MISSING PLACE



Need Help?
Call:(314)531.0167
Or Email:morr@disrepro.com

Categories

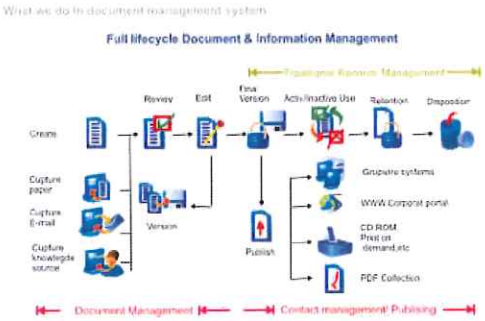
DIS Services

D.I.S. is a reprographer specializing in the most cutting edge technology of our industry. Recognizing that competitive pricing is simply not enough, we have striven to separate ourselves by offering peripherals that compliment the traditional printing and copying services that we provide. The companies within our growing list of new accounts and long-time customers take advantage of our versatility in the areas of:

- **Printing (B&W, Color, Large & Small Format)**

Document reproduction accounts for the backbone of our services and success, however our capabilities stretch well beyond standard black line printing and scanning. Operating Oce large-format plotters, the undisputed leader in our industry, we can simplify and expedite your company's printing for construction projects (projects to be a button) large and small. Our color printing division is constantly growing and is heralded by many of our customers as the best they have seen. Many of our commercial developer and architect customers rely upon us to print in color the materials used to present their multi-million dollar projects. We produce marketing materials, large and small format and much of our business in this area continues to be driven by word of mouth. At DIS, we take this as the highest possible compliment and will happily provide samples upon request.

- **Document Management, Scanning, and Indexing**



D.I.S. can take your existing documents and store them electronically, saving physical space and making your information easy to search and retrieve. Storage methods can be as simple and cost-effective as compact disc, or as

Stress Balls

Tools & Hardware

Travel Items

Watches

robust as an off-site server-managed facility. Custom search features and fields make this ideal for any industry.

- **Bid-Invite and Plan Room Services & Support**

An ever growing aspect of our role as reprographer, D.I.S. has engaged our customers to share the work load. By allowing our production team to help manage your bid invites, and by providing you and your company your very own on-line plan room, project printing and distribution is blended harmoniously into your existing process and links all related parties. Knowledgeable technical support personnel compliment our user-friendly software.

- **Facilities Management and On-Site Solutions**

D.I.S. can go one step further as your business partner by providing the equipment and often the manpower needed to take your company to the next level. By meeting your needs on-site, we can help to dramatically reduce turnaround time and your cost of delivery, making your company more efficient and ultimately more environmentally friendly.

DIS

1463 South Vandeventer
St Louis, MO 63110

p. 314.531.0167
morr@disrepro.com

Information, data and designs from this website may not be copied, archived, mined, stored, captured, harvested or used in any way except in connection with use of the site in the ordinary course for its intended purpose.

Please call us with any questions or for a free and no obligation estimate!
800.264.2808 or 314.872.3322

MICROTEK
Document Imaging Systems, Inc.

Scanning Paper Documents

With almost 50 years' experience in document conversion services, Microtek can create digital images from almost any type of paper documents. We can scan financial records, medical records, student records, engineering drawings and computer reports and other various business records.

Microtek operates a state of the art document conversion laboratory designed specifically for document and data conversions. Using the latest scanning equipment available from leading imaging equipment companies like Fujitsu, Panasonic, Canon and Kodak, we will accurately and efficiently scan your documents. Our image enhancement software can produce images that can be better than the originals. The finished images and data can be returned to you via FTP or on a CD or DVD. Or, we can host them on a completely secure repository, with free electronic search and retrieval software which you can use to view, email, and print.

Our capture software gives us the ability to produce images and data that can be uploaded into most major document imaging systems. So even if you have an in-house document scanning system, Microtek can be a cost effective resource for helping you stay caught up or

Please call us with any questions or for a free and no obligation estimate!
800.264.2808 or 314.872.3322

MICROTEK
Document Imaging Systems, Inc.

- ~~Pick up and delivery by Microtek personnel~~
- Document preparation
- Document scanning
- Image clean-up
- Image indexing and index verification
- Output digital images to storage media and return to client or via FTP
- Return original documents to client or secure shredding and recycling of original documents

Copyright © 2016 - Microtek Document Imaging Systems, Inc.

Document Scanning Service

At St. Louis Document Scanning we understand that every scanning project is unique. We take the time and ask the right question to ensure that you get a customized quote for scanning services that match your specific needs. We won't force-fit your job into a standardized framework.

Our scanning services include paper scanning, microfiche conversion, microfilm conversion, and even blueprint scanning or architectural scanning.

Here's a list of document scanning services we provide throughout Missouri- to get free quotes on your job, fill out the form to the right!

Within minutes of receiving your request we will contact you:

Name *

Company:

Phone Number *

Ext.

Email *"

Zip Code *

Service Type *:

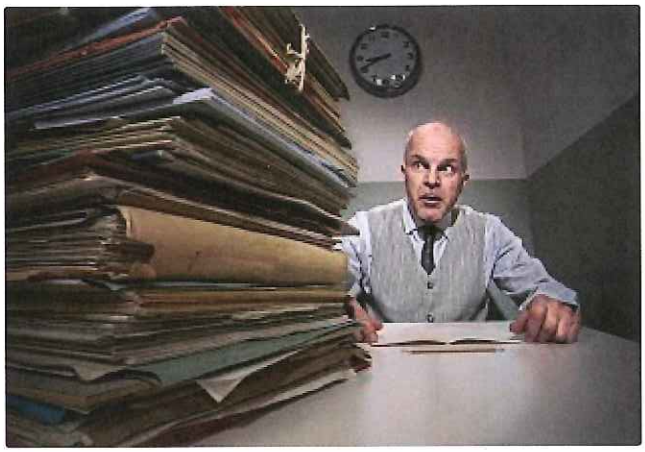
[select type]

Description of Service *

GET QUOTES

Scanning Services We Provide in St. Louis

Document scanning:



Document scanning projects come in all sizes and types- we can handle them all, from credit card receipts to full-size architectural drawings. We connect you with experts that can handle the entire conversion process from scanning to indexing, including optical character recognition (OCR) to make your files editable.

If you need to select a document management system and implement day-forward scanning to help you convert to a paperless office, we can provide quotes for that too!he choice is yours!

Large Format Documents and Drawing Scanning:

We can output digital images in any format you prefer, including TIFF, Adobe PDF images, DWG, CALS, and JEDMICS. We can output digital images in any format you prefer, including TIFF, Adobe PDF images, DWG, CALS, and JEDMICS. Our scanning and conversion services for drawings include blueprints, architectural drawings, engineering drawings, contracts, legal-sized documents, and any sized drawings from "A" to "J" .

Get Free Quotes on Document Scanning Services In St. Louis

If your project doesn't fit these categories, no problem! We can get you a quote for any size scanning job. St. Louis Document Scanning can help you find a secure scanning provider that can handle your project.

We're the experts in document scanning and imaging, including OCR and indexing services. We're ready to handle your sensitive records to ensure your documents are protected from conversion to storage and/or disposal.

To learn more about the services offered by St. Louis Document Scanning, just give us a call at (314) 735-2919 or request a FREE quote

Remember the paperless society?

Like Y2K and the 2012 Mayan calendar, some things just never happened

At least not yet. Despite the online, electronic world we live in, organizations still write things down, print documents, make tons of copies and stash thousands of boxes every day. To complement our eDiscovery services, XDD provides organizations with paper discovery services to help discover, produce and archive important legal documents for use in litigation purposes.

From copies to exhibits, advanced reprographic services and beyond, XDD Paper Discovery Services encompass the same core principles that drive our company's success – communication between people, processes, technology and data to make projects happen.

Please contact me regarding XDD Paper Discovery Services

XDD Paper Discovery Services

XDD's Paper Discovery Services include the following:

- Standard Copying
- Oversized Paper Copying
- Color Laser Copying
- Blowbacks

- Trial Boards
- Exhibits
- Binding Services
- Optical Character Recognition (OCR)
- Tiff / PDF Conversion
- Electronic Bates Numbering
- Branding / Endorsement
- Manual Bates Labels
- X-Ray Duplication
- Audio and Video Duplication
- Bankruptcy Mail-Out Services
- On-Site Services
- Deposition Exhibits
- Trial Exhibits
- Bankruptcy Mailers

Please contact me regarding XDD Paper Discovery Services

Upcoming Webinars

Take our quick Webinar Topic Survey to help tailor our educational series

Because you need to know

CONTACT US

ABOUT OUR COMPANY

Xact Data Discovery (XDD) is unlike any other discovery services company out there. The reason we stand alone is our understanding that open communication is critical to the success of a discovery project. XDD forms close partnerships with clients to ensure that technology, process and people work in harmony to successfully close a case.

IN THE NEWS

XDD Webinar Topic Survey

Xact Data Discovery Introduces Blac...

New XDD article on the evolution of ...

Xact Data Discovery Expands Mana...

XDD Quoted in Recent ILTA Peer to ...

CONNECT WITH US

TOLL FREE | (877) 545-9228
TECH SUPPORT | (214) 545-6000

Relativity
BEST IN SERVICE ORANGE

© 2016 Xact Data Discovery | All Rights Reserved | Privacy Policy | Minneapolis Website Design - by 8bitstudio

Welcome to DCS - Document Copy Service

About Us

Document Copy Service is a full service copy, scan & print center. We specialize in the legal field by tending to the rules and regulations that keep your documents secure and confidential. However, DCS also provides services in other large business fields.

To give us an edge over the competition we gladly offer no additional charge for rush jobs and free delivery within the St. Louis area.

Document Management Centers:

Copy

DCS copy center specializes in helping our customers manage their production while being sensitive to their deadlines as well. We have multiple high speed B&W and color copiers to ensure we can meet any deadline.

- B&W or Color Copying
- Binding

- Brochures with tri-fold or Saddle Stitching
- Large Format B&W duplication
- VHS/CD-ROM/DVD/Audio duplication
- Bates Labeling
- Quality Control
- Exhibit Boards and Mounting

Scan

DCS has invested in state of the art technology to digitize your documents. Scanning documents is the most efficient way for our customers to store, organize and retrieve their data files.

- OCR
- Load File
- Electronic Discovery
- Digitizing X-Rays
- Conversions
- Electronic Bates Numbering
- VHS to DVD
- Larger Format B&W scanning
- Document Coding

Print

The latest technology allows DCS to rip documents and print at faster speeds.

- High Speed B&W and Color Printing
- Large Format B&W and Color Printing

Document Copy Service
701 Market, Suite 125
St. Louis, MO 63101
p. 314-421-COPY (2679)
f. 314-421-2681

© 2016 Document Copy Service | Web site design by The Net Impact

OPTITEK INC
An Information Management Company

Search

About Us | Services | Industry Solutions | PR | News | Contact Us

OUR STORY
LEADERSHIP
CLOUD
SOFTWARE
PROFESSIONAL SERVICES
NEWS

CONTACT

Name (required) *

Email (required) *

Company

Phone

Message (required) *

Captcha

Scanning Services

Need help scanning and indexing? Want to know it's being done right? Looking for a speedy solution to your document conversion needs but you don't know where to begin?

Bring the job to the Optitek Experts!

As one of the industry's leading providers of Document Conversion Service solutions over the last twenty years, we've managed the day-to-day scanning needs of diverse organizations in several industries including manufacturing, transportation, financial services, health care, government, law, education, and communications companies, among others.

Having scanned millions of documents using Optitek's state-of-the-art technology and proven approach in organizing information for easy retrieval, our skilled technicians are standing by to assist you with any and every conversion and storage need.

In addition, we provide conversion services for microfilm, microfiche, aperture cards, book scanning, E-size drawings and larger, color scanning, HICFA, UB92, exception and remittance documents.

Looking for document delivery over the web?

Optitek's affiliate, Imaging\\Warehouse Net™ service provides a cloud based solution so you can retrieve your documents and other files through your web browser from anywhere in the world, 24/7. A hosted solution eliminates the need for capital expenditures of hardware and software and also reduces your IT staffing requirements.

SUBMIT

Opti-Info

St. Louis, MO. USA
Optitek, Inc
2001 South Hanley Road
Suite 250
St. Louis, MO 63144

How to Contact Us
info@optitek.com
Local: 314-644-2880
Toll Free: 1-855-422-0101
Fax: 314-644-7727
Get Directions

Socialize With Us!

Opti-News

SS Lean Mfg
25 Aug 2015

SLU Fair
14 Jul 2015

GovConectx
18 Jun 2015

Golf Funds
8 May 2015

BCC Luncheon
23 Apr 2015

Opti-Tweets

Tweets by @Optitek

Optitek, Inc.
@Optitek
I posted a new photo to Facebook
fb.me/inpt/Kr6X

Optitek, Inc.
@Optitek
I posted a new photo to Facebook
fb.me/1BjdTixV

Optitek, Inc.
@Optitek
I posted a new photo to Facebook
fb.me/7ThNg6U8

Embed | View on Twitter

News, research, education, best practices, and more direct to your inbox.

Email Address Submit

Sign Up For Our Newsletter!

Toll Free: 800.211.5988

Fax: 314.832.5775

Email: info@datadash.com

WBE Certified

Click to learn more

Laserfiche® Webinar

An excellent way to gain an introduction to the Laserfiche ECM suite and a wealth of ideas for how to get more value out of your system.

Scanning Services

Data Dash has extensive experience scanning paper documents into digital format at our state-of-the art conversion facility. Our experienced staff and professional grade equipment will ensure your scanning project is a success.
Data Dash provides document conversion services, including all document preparation, scanning, indexing, OCR/ICR, production and management to ensure accurate conversions and strict quality control. All of our processes are designed to maintain a high degree of accuracy throughout the process. Our scanners are equipped with advanced double-feed detection systems to further ensure quality.

We are equipped with high-speed scanners for customers who do not wish to acquire document capture technology, require back-file conversions or need to augment their existing in-house capabilities.

Our document scanning and capture services include

Document preparation

- Prepare documents for scanning:
- Remove staples and paperclips
- Repair torn or crumpled pages
- Cut booklets/pamphlets
- Insert or apply barcodes

.

Scan Documents

- Convert Paper documents in digital images
- Black & White 200 - 600 DPI, Black & White, Gray scale, or Color
- Automatic or manual feed
- Smplex or Duplex

..

Large Format Scanning

- Scan documents wider than 11".
- Black & White 200 - 600 DPI, Black & White, Gray scale, or Color
- Automatic or manual feed
- Simplex or Duplex

Quality Control

- Quality assurance to check each document scanned
- Skew/Orientation
- Readability

Indexing Services - Define document for retrieval

- Barcode
- OCR/ICR/OMR
- Manual Data Entry
- Bates Numbering

Export - Convert scanned documents and indexes

- CD, DVD, Retrieval search engine on every copy
- Hard Drive/Computer System
- FTP
- Data Dash is experienced in creating scanned images and index information compatible with all popular Enterprise Content Management (ECM) software

Document Return or Shred

- Once all quality checking is complete, we can return your documents or shred.

Data Dash is Focused on Security
Maintaining the confidentiality of your records is of the highest importance at Data Dash. That is why all employees must pass background checks and sign non-disclosure agreements. We comply with the requirements of the Health Insurance Portability and Accountability Act (HIPAA). Our facility is access-controlled and equipped with DVR camera surveillance, and our IT systems use advanced security systems. All Data Dash systems and operating procedures have passed third-party audits with flying colors.

We Have the Experience to Get the Job Done
Data Dash has scanned millions of images and we are ready to bring this experience to your scanning project. We also provide day-forward records scanning of documents for multi-location companies. Each location can send documents directly to us. We scan and index them so they are online in your corporate imaging system daily. This saves you money and improves workflow.

How much does it cost to scan my paper?

Scanning Considerations

About how many pages are you thinking about scanning?

Paper is often organized in file folder or binders. Are all the paper organized in a common manner? If not, in how many different manners are the paper records organized? Please describe each manner of organization and their frequency.

Can the paper be shipped to Farmington, MO for scanning? How will the paper records be grouped in the shipment?

While in our possession will you need access to the documents? If so, on average, how many times per day will you need to access?

How are the paper records labeled? Is a unique identifier present on the outside of each paper record? If yes, please describe in detail.

Is your office going to provide an inventory of paper records to be converted?

Is your office going to provide a database extract with values such as employee number, name, SSN, or other identifying information?

Is anything other than sheets of paper filed in the paper records? If yes, please detail what other types of things are in the paper records and their frequencies.

What varying sizes of sheets of paper are filed in the paper records and their frequencies?

What is the condition of the paper?

What percentage of the paper exhibit less than good legibility?

What is the percentage of paper that contain information on the backs of pages?

On average, how many sheets of paper comprise to make a document?

On average, how many documents comprise a paper record?

What types and frequencies of fasteners (i.e., staples, paper clips, rubber bands, binders, and such) are present in the paper records?

Do we have to reattach removed fasteners?

Is black & white, greyscale, or color scanning required? If greyscale or color scanning is required, under what conditions is each scanning mode used?

Indexing Information

Is both folder level and document level indexing required?

What indexing fields do you plan to use for document retrieval?

How many document type values will be used to identify documents?

Will documents be indexed by effective date of the transaction?

What other indexing values are required for each document?

Image Processing Information

Are there any special image processing requirements or standards regarding the de-skewing, cropping, enhancement, re-sizing, rotation, and/or endorsing of the scanned images?

Do you need full text OCR?

Will we FTP the images to you or ship via flash drive?

What format for the images, PDF, Tiff, jpeg?

What format for the index data?

What document management system do you use?

Quality Control Information

What is your standard for image quality?

What is your standard for indexing?

How much time does your office require to perform inspection and acceptance of delivered images and indexes?

How many images and indexes per day can your office inspect?

What is your turnaround expectation?

Contact Us

Fill out the form below or contact us via email at info@datadash.com to learn more about how Data Dash can help your company.

Name *

Email *

Company *

Phone Number *

Website

Comment *

Submit

Back to the top

St. Louis Office
3928 Delor Street
St. Louis, Missouri 63116
314.832.5788

Farmington Office
802 Progress Drive
Farmington, Missouri 63640
573.760.0230

Toll Free: 800.211.5988
Fax: 314.832.5775
Email: info@datadash.com

© 2016 Data Dash, Inc.
Sitemap Privacy Policy

Email Us

HITS

Ho

r Conversion

Allow HITS to eliminate your storage cost and free up office space

Search and Retrieve your documents quickly.

Paper Conversion

HITS has an extensive process, using an in-house developed record tracking application, which allows us to accurately catalog all HITS and our customers to feel confident as to what has been sent, and allows HITS to track each record as it moves through the

Once the files have been indexed to your criteria HITS then makes it easy to view the records in your particular environment. We c Index and other metadata can also be provided in multiple formats, as required by your individual application. This allows the dat information management environment.

After formatting the new file, HITS then transfers the data onto CD/DVD/HardDisk. The media creation is then delivered directly t their computer, network hard drive or server allowing access by multiple users. This eliminates the need for a permanent file area

"The Health Information Department at Barnes-Jewish Hospital is looking for partnership with HITS Scanning Solutions to handle any s

William Woloszyn, RHIA

Director of HIM

Email Us

HITS

Ho

611 Lambert Pointe Drive
St. Louis, MO 63042
Email: sales@hitsscan.com
Phone: 888-445-4484
Fax: 314-837-4059

Home
HITS Process
Data Migration
Document Destruction
Large Format Conversion
Microfilm Conversion
Monitoring Strip Conversion
Paper Conversion
Contact Us

HITS Scanning Solut
2 days ago

Happy Halloween from the HI
Thanks again to the people th
up!

Photo

View on Facebook · Share

© 2016, HITS Scanning Solutions, All Rights Reserved | Terms & Conditions | Privacy Policy

November 2, 2016

Terri Gaston
The City of Wildwood
16860 Main Street
Wildwood MO 63040

Dear Ms. Gaston,

Data Dash, Inc. (DDI) is pleased to respond to your request for quote to scan your files.
We understand you have approximately 20 banker boxes of documents, containing documents. Once we take a look at your documents we will be able to better assess your city's needs. I've enclosed a ballpark quote for the services, but have included the actual per page cost.

Our Data Dash team will prep your documents for high speed scanning which includes making sure all paperclips, staples and clips are removed. During this process we also make sure all documents are facing the same direction, right side up, and unfold any folded documents. All pages that are fragile or damaged will be scanned on a flatbed scanner separately. Color photos or annotations will be scanned in color, and those pages that are not will be scanned in black and white. Data Dash Inc. will provide each file folder scanned in a PDF named by the folder name tab that is on the outside of each folder.

Included in our scanning price is separate second step quality check. We have quality control operators check each page for scan quality and ensure every page is scanned. During this process we also look at image quality, orientation and ensure document naming conventions.

The following pricing reflects:
Document preparation, Scanning and Quality Check, for black and white, color and gray scale PDF Images.

Process	Unit Price	Amount	Totals
Black and White 1 page with OCR Small Box approx. 2500 documents Large Box approx. 5000 documents	.135	50,000 100,000	$6,750.00 $13,500.00
Grey Scale/Fragile Documents 1page	.25	TBD	TBD
Color 1 page	.15	TBD	TBD
Large Color over 8x10 1 page	2.50	TBD	TBD
DDI Shipping by DDI courier Pick up and Drop Off plus tax.	46lbs 60lbs	1	$200.00
Output to External Hard Drive Or to other Media	$85.00	1	$85.00
Additional Document Indexing	Additional	Additional	Additional
Optional Shred Documents	$.35 LB	0lbs.	$00
Total		**Small Box Large Box**	**$7,350.00 $14,700.00**

DDI has been providing information technology solutions since 1991. We have the enthusiasm, talent and expertise to be an excellent vendor of choice. We provide top quality services to our clients. Data Dash adheres to the highest standards of ethical behavior. Quote Valid for 30 Days.

Please do not hesitate to give Susan Morton or myself a call at 314-832-5788 should you have any questions. Thank you for your consideration.

Warmest Regards,
Jennifer Thomas
Sr. Account Executive

November 18th, 2016

Terri Gaston
DEPARTMENT OF PLANNING & PARKS
CITY OF WILDWOOD
16860 Main Street Wildwood, MO 63040

Dear Terri –

Xact Data Discovery would like to thank you for the opportunity to provide discovery services for the project as defined within this document. With the recent enhancement of our proprietary processing engine (XEDD), forensics division, and high-level executive management throughout our Managed Review Services, Xact Data Discovery is in prime position to exceed your firm's expectations as a tier one data discovery/management company.

Communication is Everything

In life and in business, relationships succeed or fail because of communication—or lack thereof. At Xact Data Discovery, *communication is everything*—internally, externally, and in between. In fact, we believe *over-communicating* is a good thing, not a nuisance—especially when it comes to your data. *Because you need to know* who's working on your data, how it's being processed, where it is in the process, what you can expect, when you'll get it and most importantly—the information and knowledge you'll obtain from it.

We also believe *people* make discovery projects happen—not just technology. Via our personal human-interface approach, Xact Data Discovery streamlines the complex communication processes between people, projects, technology, and data by orchestrating and maintaining consistent, clear, and ongoing collaborative communications between *all* parties throughout *all* phases of discovery projects. The tangible result—information provided to clients when, where, and how they want it. The intangible benefits—clients can sleep at night knowing their data is in good hands today, and will be in their hands tomorrow.

Communication is not cliché, nor is it a novel concept. Communication is definitely not to be taken for granted. It starts here, right now, with this proposal. It continues on with the hopeful opportunity to handle your discovery needs on this project and many more to follow. We look forward to exceeding your expectations. Thanks again for the opportunity.

Regards,

Simon Bagwell
Senior Discovery Consultant
314-221-8655 /sbagwell@xactdatadiscovery.com

COMPANY PROFILE

Xact Data Discovery has been in business since 1994 and employs over 250 people within multiple locations across the United States, with physical branch offices located in 16 cities or geographical regions.

The following information lists each Xact Data Discovery geographical location defined as either a branch office/sales/production center or a sales center. Xact Data Discovery provides forensics, electronic discovery, imaging, coding, and paper discovery services in all locations listed below. Xact Data Discovery projects are processed and hosted in our technology center in Carrollton, Texas.

U.S. Offices:

▪ Carrollton, TX	Tech Data Center
▪ Dallas, TX	Forensics Lab/EDD/Sales/Production
▪ Detroit, MI	Branch Office/Sales/Production/Review Center
▪ Mission, KS	Corporate Headquarters/Review Center
▪ Atlanta, GA	Branch Office/Sales/Production
▪ Chicago, IL	Branch Office/Sales/Production/Review Center
▪ Houston, TX	Branch Office/Sales/Production/Review Center
▪ Indianapolis, IN	Branch Office/Sales/Production
▪ Kansas City, MO	Branch Office/Sales/Production
▪ Los Angeles, CA	Branch Office/Sales/Production
▪ Miami, FL	Branch Office/Sales/Production
▪ Minneapolis, MN	Branch Office/Sales/Production /Review Center
▪ New York, NY	Branch Office/Sales/Production
▪ Overland Park, KS	Satellite Office/Sales
▪ Palo Alto, CA	Branch Office/Sales/Production
▪ Phoenix, AZ	Branch Office/Sales/Production
▪ St. Louis, MO	Branch Office/Sales/Production
▪ St. Paul, MN	Satellite Office/Sales

PROJECT MANAGEMENT TEAM

The following information illustrates the project management team that will work in conjunction with you and your staff to ensure that each project facet is completed to satisfaction, on time, and within budget. This hand-picked project management team is composed of multiple individuals with expertise in various disciplines, each crucial to project success.

▪ Director of Forensics:	Scott Polus, CCE
▪ Vice President, eDiscovery:	Nick Reizen, CEDS
▪ EDD Project Manager:	Andy Lee, RCA
▪ Hosting Project Manager:	Carl Chivers, RCSP
▪ Relativity Analytics/RAR Expert:	Chris Powell, RCA, RCSP
▪ Director of Managed Review:	Chris Chapman, Esq., CEDS, RCRS

SERVICE OVERVIEW AND PRICING GUIDE

The following is an overview of services available in this matter. This is not an exhaustive list and does not represent the full portfolio of services XDD can provide. Please note that rates quoted are highly discounted from our standard pricing and confidential handling is therefore requested. Rates are provided as a bundled service offering.

Scanning services:

Item	Unit	Unit Price
Scan charge under standard timeframe	Per page	.14
Scan charge under agreed upon time frame	Per page	.10
Naming of files	Field	.20
CD or media for deliverable	Unit	Included
OCR ”makes document searchable”	Per page	.01
Documented destruction/shredding of box	Per box	$5.00
Pickup and delivery of documents		No charge

NEXT STEPS:

Xact Data Discovery believes the strongest business relationships are built on communication and understanding the specific needs of each client. We are ready to start working with you build such a relationship.

Thank you for inviting Xact Data Discovery to provide this proposal. We look forward to continuing the conversation and assisting with any questions you might have.

Contact Information:

Simon Bagwell
Xact Data Discovery
Senior Discovery Consultant
314-221-8655 /sbagwell@xactdatadiscovery.com

Authorization # 160597

WILDWOOD

MUNICIPAL ZONING APPROVAL FOR PERMIT APPLICATION

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: 19305 Jaeger Farms Dr.

Subdivision Name: Jaeger Farms Lot #: 3

Property Owner's Name and Address:
Richard + Rebecca Vestal
1 The Pines Court, Suite A
Chesterfield, Mo 63141

Applicant's Name and Address:
Work Horse Construction Group
PO Box 142
New Melle, Mo 63365

Contact Person (if different than applicant): Kevin Miller Daytime Phone: (636) 221-9041

Cell: (636) 221-9041 Email: kevin@workhorsecg.com

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: 11-15-16 By: Cm Lohbeck Locator Number: 23Y440043

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: HPC

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

Grading Permit required: Yes ___ No ___ GP #: EXISTING 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: ____

Subject: 19305 JAEGER FARMS RD
From: "Slaughter, Dee" <DSlaughter@ameren.com>
Date: Wed, November 9, 2016 4:18 pm
To: "KEVIN@WORKHORSECG.COM" <KEVIN@WORKHORSECG.COM>
Priority: Normal

Ameren Missouri
One Ameren Plaza
1901 Chouteau Avenue
PO Box 66149
St. Louis, MO 63166-6149

[amlogomo]

REMOVAL VERIFICATION

To: WORKHORSE CONSTRUCTION

KEVIN@WORKHORSECG.COM

Attn: KEVIN

Demolition

From: Ameren Missouri

Date: November 09, 2016

RE: Removals

From: DEE SLAUGHTER

Our electric facilities have been removed from the address listed below. If there are any questions, please feel free to contact our Construction Hotline at (866)992-6619.

LOCATION

DATE REMOVED

19305 JAEGER FARMS RD
WILDWOOD MO 63038

11/09/2016

Septic Services of St. Louis County

Invoice

7059 Hwy 47
PO Box 632
Union, MO 63084

Date	Invoice #
11/8/2016	102333B

Bill To	Ship To
Work Horse Construction PO Box 142 New Melle, MO 63365	19305 Jaeger Farms Road

Terms	Account #
Net 30	WORKHOR

1	INSTALL	Dug up, pump out, cap off and crush existing septic tank for demo.	2,550.00	2,550.00
1	PREPAID	Down payment on septic job.	-1,275.00	-1,275.00

"Service is our Business"

WE APPRECIATE YOUR BUSINESS!

Phone #	Fax #
(636) 583-5564	(636) 583-6432

Total	$1,275.00
Payments/Credits	$0.00

Complete Water Services

FLYNN DRILLING COMPANY

Work Horse Con. Group
Kevin 636-221-9041

RE:
Richard Vestal 314-221-9041
19305 Jaeger Farms Rd, Wildwood

Completion of work

On Oct 25 2016 Flynn Drilling successfully disconnected the water well lines from the existing farm house at 19305 Jaeger Farms Rd, the well is currently set up for temporary use only with all controls and hydrants at the well head.

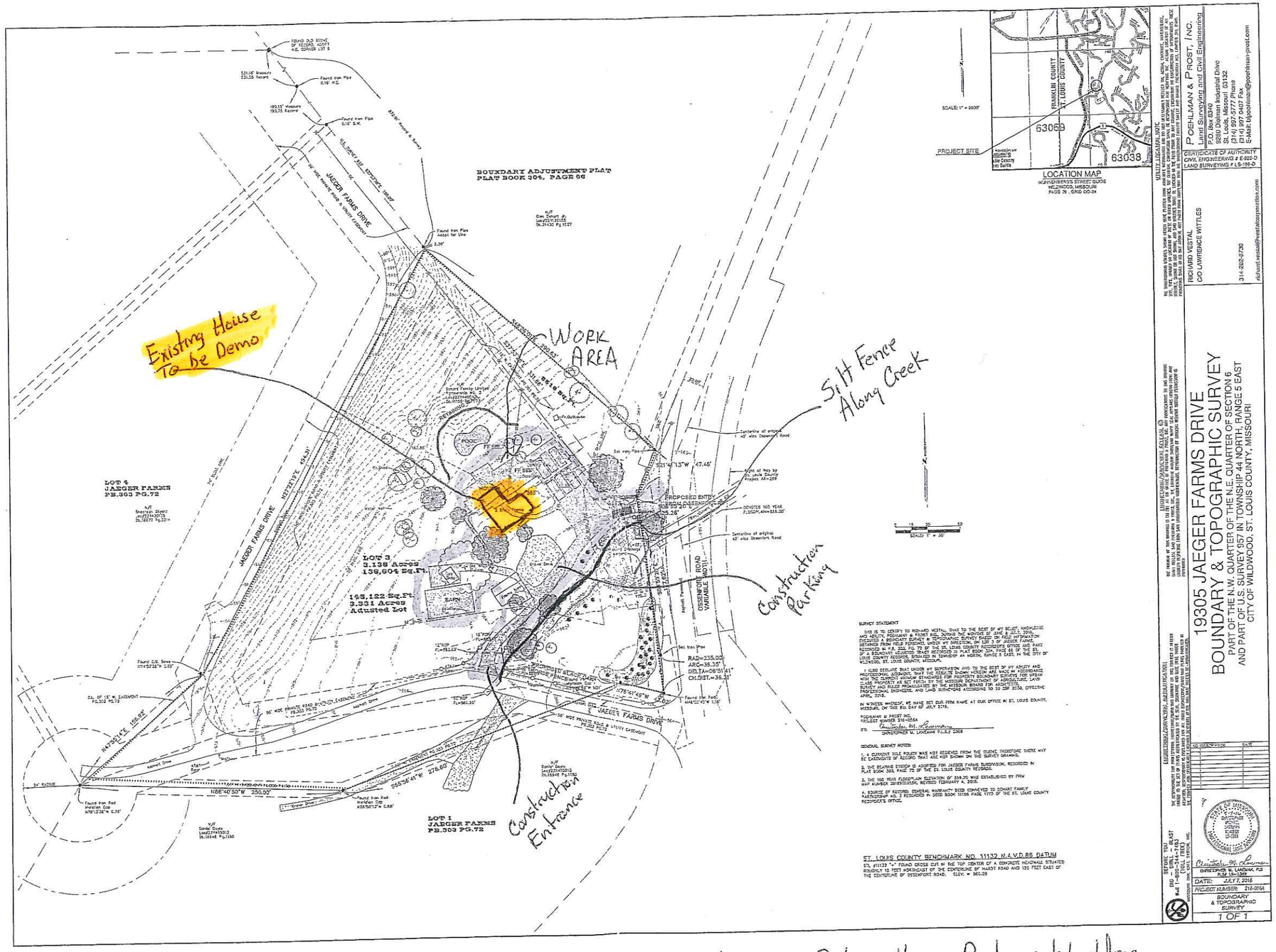
On Oct 25 Flynn Drilling also successfully disconcerted the geothermal lines from the existing farm house at 19305 Jaeger Farms Rd, we terminated the lines from the house to the 1st heat pump hole, capped and marked.

Kurt Johnley 10/27/16

WORK HORSE
CONSTRUCTION GROUP

There is No Natural
GAS To This Property

636-614-0066
www.workhorsecg.com



This is a Approx. Plan for location of future Home, Pool, & out building
Would like To Clear underbrush, Dead Trees + Bushhog To Help Verify
These locations

WILDWOOD

November 22, 2016

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

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

Commission Members:

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

A. **Celebrate Wildwood 2017 Version – Next Year** – *A copy of the feedback and related information* from the discussions that were held with all of the different participating parties in this year's Celebrate Wildwood Event is provided as part of this update letter. The major efforts for the Historic Preservation Commission relating to this event for 2017 include the following items:

1. Complete Chapter Two of the Wildwood History Book, which will cover the period of time from 1776 to 1865 (Revolutionary War to Civil War). The Department is meeting with Jill Von Gruben on November 28, 2016 to discuss the Wildwood Historical Society's role in the preparation of this chapter. The Society assisted this year in the preparation of the book's first chapter.
2. Create a new theme for this year's booklet cover.
3. Develop new poster boards about preservation efforts in Wildwood, which would be displayed at the Celebrate Wildwood Event in 2017.
4. Prepare new Points of Interest for the Celebrate Wildwood Booklet, including the required mapping of them.
5. Participate at the Celebrate Wildwood Event on Saturday, August 26, 2017, at the City/Founders Tent.

B. **Historic Marker Programs** – An update of the remaining markers for installation is as follows:

Community Name	Item Needed to Complete Installation
Kelpe	The marker is ready for installation and the Department of Planning contacted Lisa and Tom Kelpe about final placement details. The Department, given its schedule, has not been able to meet with the Kelpes to investigate locations in this area of Wildwood.
Grover	The easement area has been defined on this private property, but the Department is

	seeking a nearby location in public right-of-way (*see plan sheet*).
Melrose	A plan for the use area has been developed where the marker is to be situated, which would include adding asphalt to the existing shoulder, thereby creating a pull-off area for viewing.
Orrville	The evaluation of locations for the marker's placement is still underway, given concerns about safety and stormwater drainage along the edge of roadway (Eatherton Road).

C. **Historic Preservation Training –** Please note the State's Historic Preservation Conference, which was originally planned for this month, was rescheduled to May 2017. The 2017 Missouri Annual Certified Local Government (CLG) Forum will be held on April 7th in Jefferson City, Missouri.

D. **Certified Local Government Annual Report (1st Draft)** – At tonight's meeting, the Department will be presenting its first draft of the Annual Report for the State Historic Preservation Office (SHPO) for the City's Certified Local Government (CLG) designation to the Commission. This report is in draft form and any changes the Commission members would like to make to it can be discussed at this meeting. The report is due at the end of December of this year, so the final draft will be presented to the Commission at its December 13, 2016 meeting. This report is a requirement of the State Historic Preservation Office (SHPO), thereby assisting in maintaining Wildwood's designation as a Certified Local Government (CLG), only one (1) of thirty-nine (39) across all of Missouri.

E. **City Project Updates -** The Department has been working on a number of projects that have ramifications relative to the Historic Preservation Commission. These projects include the following:

1. **Al Foster Memorial Trailhead**: The project is completed. However, the Department had noted in its October 2016 Update Letter to the Commission, the restroom facility, originally planned for November timeframe, would now be delayed to a January/February timeframe (2017).
2. **Belleview Farms**: The Department is recommending, as part of its 2017 Fiscal Year Budget that funding be set aside for the design and engineering plans for Phase One of the park project. Phase One consists of the development of an access roadway, parking lot area, and a trail within the one hundred (100) acre site. The Draft Concept and Phasing Plan were provided to the Commission members at their September meeting and discussion will follow on this plan at the next available meeting. The Department has been authorized by the City Council Committee on parks and planning matters to discuss amending the lease to allow more time to complete the first phase of improvements to the site. These improvements were to be completed by the beginning of 2017.
3. **Manchester Road Streetscape Project - Phase 3** - This last phase of the Manchester Road Streetscape improvements has the design and engineering components completed and City staff is now preparing easements and dedication requests for abutting property owners to accommodate the addition of bicycle lanes, on-street parking, and stormwater infrastructure, along with landscaping. Manchester Road, through this project's boundary, is the original location of Historic Route 66.

F. **Essen Log Cabin** – The Department of Planning had a telephone conversation with Phillip Karst, one of the owners of the cabin this past week. The conversation related to addressing the last few

owners considerations to complete the transfer to the City of Wildwood. Outstanding considerations for the City that remain relative to this cabin are: (1.) the selection of a contractor for its reconstruction; (2.) a location for the cabin's placement, i.e. community park or some other public property; (3.) a location in that selected park or pubic property; and (4.) future use of it.

G. **Pond Inn Update** - The Department of Planning was advised the Pond Inn was recently sold to RL Jones Properties. RL Jones Properties is the current owner of the Wildwood Square Commercial Property, which is located at State Route 109 and New College Avenue. No specific plans have been discussed with the Department of Planning in regards to the asset's future use, but the site will have to be served by public sanitary sewer, given the tract of land is now located in the jurisdiction of the Metropolitan St. Louis Sewer District (MSD). The new owners of this historic asset may seek incentives from the Commission for its restoration and reuse.

H. **Historic Cemetery Property - Wild Horse Creek Road** - The property owner of this historic cemetery, where Elijah Hamilton may be interned, along with a number of other freed slaves, and the City continue their respective due diligences on its possible sale and the appraiser is working on completing the appraisal of this one (1) acre parcel of ground for review by the owner and the City.

I. **Others – Old Slave Cemetery Site** – No changes to this item from the updates the Department provided at the February 25, 2016, April 7, 2016, May 5, 2016, June 23, 2016, August 4, 2016, September 22, 2016, and October 27, 2016 Commission meetings.

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

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

Respectfully submitted,
CITY OF WILDWOOD

Joe Vujnich, Director
Department of Planning and Parks

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

Celebrate Wildwood – 2016 Event Wrap-Up Notes

Art Festival/Hospitality Room

Comments:

Positives	Negatives
• Zapplication again worked well for registration and notification.	• Need 1' space between booths.
• Loved the music on the garage on Sunday.	• Stairs difficult to climb to access Hospitality Room.
• 53 was a good number of artists.	• Family assisted restrooms should be closer.
• Fans in area were a nice addition.	• Chris' Cakes left a mess.
• Good variety/quality of work.	• Artist check-in was a bit chaotic.
• Glow lighting was a nice addition.	• Artists didn't know when booth judging was completed.
•	• A couple of vendors' booths were not on par with the majority.
•	• 1st, 2nd, 3rd awards, but no ribbons/recognition at booth.
•	• People left items on parking garage to breakdown later in the afternoon and police were left with trying to provide security well after event was over.

Suggestions:

• Increase space between booths.
• Set times for artists to move-in.
• Make sure artist move-in is a one-way circulation.
• Assist with emptying cars so they can park and move out of booth area quickly – Provide artists with specific procedures so they know this is required.
• Determine if want to renew Zapplication.
• Consider having music on the garage throughout the event, except during night concerts.
• Provide art festival judges with colored stickers to put on the booth number once they completed judging.
• Change hospitality room to hospitality tent.
• Collect a deposit from Chris' Cakes or withhold partial payment.
• Provide acknowledgment (ribbons, etc.) at winning artists booths to display on tents.
• Have water and cooling tent available through breakdown of art festival.
• Set mandatory check-in times, with a start and completion time.
• Have a deadline for break-down where items must be off the garage.

Volunteers

Comments:

Positives	Negatives
• Coordination was very well done.	• A lot happening at one time – difficult for 1 person to manage.
• Key Club students worked hard.	• RecDesk sign up – ease of use?
• RecDesk list was nice and easy to use.	• Communication difficult, because so spread out.
• Assistance at check-in desk when Volunteer Coordinator was out on event grounds.	•

Suggestions:

• Increase number of volunteers.
• Identify additional volunteer jobs: o Straighten dining area and wash tables in dining tents; o Deliver water to artists/vendors; o Handout booklets; o Deliver water buckets to vendors (BBQ Society); o Booth sitters for artists (try to keep to a timeframe, i.e. 30 minutes);

○ Assist in the hospitality room; ○ Setup event & tear down event; ○ Deliver ice to food and other vendors; ○ Cover the information booth; ○ Number all artist booths; ○ Handout numbers to floats to be judged; ○ Take photos of floats to be judged.
• Bill Brandes noted he had more adult volunteers available for next year .
• Create a one-page instruction guide of how to sign-up on RecDesk. If the volunteers still won't use RecDesk then have a form to provide as a backup plan.
• Send thank you letter to Lafayette High School.
• Assign additional person to help manage volunteers (could be on an as-needed basis or by area).
• Start planning earlier.
• Have another co-chair.

Activities/Kid's Area/Scout-a-Rama/Entertainment

Comments:

Positives	Negatives
• Water slide was a HUGE hit!	• Nothing for kids to do on Sunday.
• Good variety of activities in Scout-a-rama.	• Nowhere for parents to sit near the kids activities.
• Scouts enjoyed the event and want to participate again next year.	• Military band was a great performance, but attendance was light.
•	• Scouts preferred when there were more activities around them.
•	• People don't know scout-a-rama is for public. They think it's just for scouts.

Suggestions:

• Look into adding some kids activities on Sunday – balloon animals, clowns, etc.
• Provide a large tent, or several small tents spaced around perimeter or between play areas, with tables, near the kids area for parents.
• Provide orange fencing for Scout area as the event was ongoing.
• Better advertise the type of music played by the military band, since not just military music.
• Scouts want to provide more activities for older kids (teenagers), such as: zipline for younger kids (up to 100 pounds); bring in a large pool and do scuba diving; milk carton stacking; dunking booth; slack line and roping; game with potato launchers; archery range; BB gun/air soft gun range; robotic competition (public watch and Boy Scouts compete, or people bring in their own and compete). City will check with Captain Tanner and City Council on BB gun/air soft gun use and archery range.
• Change name of Scout-a-Rama so people understand it's not just for scouts. Maybe say 'hosted by Boy Scouts of America.'
• Better advertise the events in the scout area so the public knows what is there and that they are welcome.

Vendors – Food/Drink/Book Authors/General

Comments:

Positives	Negatives
• Meat Trailer, nice, but not all knew location.	• Requests for tables, tents, water, etc.
• Wider variety of vendors this year.	• Several food vendors did not serve on Friday night or Sunday.
• Increased number of authors was a hit.	•

Suggestions:

• Better clarify what City will provide for booths. Or have them make selections in advance. Require a deposit on tent/tables/chairs.
• Clarify for staff and other vendors if meat/cold storage trailer and ice will be available.

• Require a deposit from food vendors that would be returned if they stay all weekend. Include cleanup in deposit return.

Veterans Tent & Founders Tent

Comments:

Positives	Negatives
• Veterans tent - huge success.	• Flags from branches of service not displayed.
• Food provided by Bill Brandes and HV was wonderful and appreciated. They served over 100 veterans, police officers, and firefighters. Completed lunch for $5 a plate.	• Ran out of space in tent.
• Veterans were happy.	• Had to eat lunch near their displays.
• Several veterans' organizations gained volunteers from those in attendance.	•
• Several veterans' organizations received donations from attendees.	•

Suggestions:

• Needed more space and possibly a small dining tent for the Vets.
• Add items needed in each tent to the master spreadsheet.
• Bill is retiring from HV, but he would still like to organize the lunch for the veterans.
• Add a second a/c for food, tables, and eating.
• Have volunteers assist Ron in getting the military vehicles to the site, plus loaded and unloaded. Bill Brandes has several volunteers who could help with this.
• Veterans would like to be involved in the opening ceremonies.

Car Show

Comments:

Positives	Negatives
• Great variety in types of cars.	• Regular cars were mixed in the show.
• Number of cars was a success.	• Layout was random – not evenly filled in.
• Car cruise was fun and a success.	• Registration location was blocking traffic and disrupting parade. Too much congestion in this area.
• Police assistance during car cruise was great.	• Concerns with pedestrians on Main Street viewing cars when Main Street was open.
•	• Some attendants were rude regarding prizes and wouldn't follow judge's instructions.

Suggestions:

• Have volunteer assist and make sure cars fill from west to east (or in an order).
• Try to secure spots earlier – Thursday or earlier Friday.
• Provide a trash can at car show check-in area.
• Pre-number spaces. Allow pre-registration to fill spaces in order. Or assign spaces by number as they register.
• Find new location for registration tent, or adjust times for registration to not interfere with the parade.
• Revise award structure. Possibly just award 1st (Huber award); 2nd (Founders award); and 3rd (City award).
• Find new location instead of Main Street.
• Encourage additional entrants to participate in car cruise.

Parade

Comments:

Positives	Negatives
• Parade itself was managed well .	• Fountain Place southbound was open and causing confusion for drivers and conflicts between parade pedestrians and cars.

• Marching Band!	• Participants were parked in odd locations – behind theater; in bank lot; etc.
• Good amount of floats.	• A little chaotic at lineup.
•	• Large gaps in parade.
•	• Lafayette High School marching band wanted to be closer to the front.
•	• Judges had a difficult time seeing floats to judge and wanted to compare them all at one time.
•	• Some judged floats did not have numbers.
•	• Once parade started, drivers were trapped in Town Center.

Suggestions:

• Close Fountain Place south of Plaza Drive during parade.
• Determine better way to handle parking for those in the parade.
• Add parade marshals to prevent gaps and keep parade moving.
• Move marching band closer to front of parade.
• Add volunteers to the start of the parade who are in charge of attaching numbers to floats wanting to be judged and taking photographs of these floats for the judges to use.
• Work on traffic throughout Town Center during parade, so people aren't stuck.

Logistics (Advertising, Layout, Electric, Setup, Take Down, etc.)

Comments:

Positives	Negatives
• Extra Staff members available to able to assist with setup on Friday.	• Main stage/concerts was too far from activities.
• Fireworks were great, especially on Saturday night.	• Why is Sunday not the same activities?
•	• No kids activities on Sunday.
•	• ScreenVision didn't run advertisement in B&B.
•	• Attendance lower on Sunday.
•	• Electricity – had issues and electrician didn't complete setup before leaving the site.
•	• Had to relocate bald eagle area.
•	• Extra staff released on Friday, but more work needed.
•	• Staff pulled in many directions.
•	• Staff confusion on minor details that need to be completed. Details just in memory of those who have been doing it for years.
•	• Monthly meetings of Committee – too many? Can be redundant.
•	• Some issues with wi-fi.
•	• Complaints about getting to upper level activities with strollers.
•	• Parking filled quickly on Saturday. May need to consider off-site parking with shuttles.
•	• Friday night attendance was light (high school football, less activities, etc.).
•	• Difficult to get around event because layout was spread out.
•	• Concerns on having 1 place for emergencies.

Suggestions:

• Provide activities near the main stage to draw crowds there.
• More publicity of just Sunday event for lunch.

• Better clarify work for electrician – have on-site longer hours?
• Plan the bald eagle location and preparation of that space better (tent and/or shady location).
• Keep staff all day on Friday. City provide lunch.
• Consider assigning staff members as 'Zone Captains' so people are in charge of specific areas.
• Get all logistics into a spreadsheet.
• Consider changing Committee meeting schedule to every 2 months (February, April, June, August).
• Determine if the 'hotline' was useful?
• Have smaller 'podium' area near parade ending point for opening ceremony.
• Move opening ceremony to Friday night when event kicks-off.
• Provide locations for overflow parking. Consider off-site parking with shuttles.
• Provide cooling tent for police.
• Provide credentials/parking passes to committee and organizers for parking areas and in/out traffic during event. Possibly a lanyard with Event Official card.
• Will need to revise layout, traffic circulation, and fireworks locations once Stonecrest and Bright Leaf are under construction.
• Could eliminate Friday night activities, which also eliminates 1 night of fireworks.
• May want to consider having gators donated for event and allowing donating businesses to advertise on the gator.
• Have an Incident Command Structure and break down the event into different sections. Also have a Rapid Intervention Team. This command post could be provided by EMA, Police, or Eureka Fire District (have one funded by Homeland Security).
• Provide additional signage/notification of street closings in Town Center.
• Add new items each year, to keep event fresh.

Terri Gaston

From: Sayers, Mary <Mary.Sayers@dnr.mo.gov>
Sent: Wednesday, October 26, 2016 12:23 PM
To: Rost, Rebecca
Cc: Prawl, Toni
Subject: Save the Date for 2017 Missouri Annual CLG Forum (Blind Copied. Please use "Reply," not "Reply All")

Dear CLG Partners in Preservation,

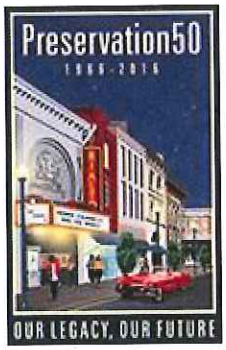
We will be holding the 2017 Missouri Annual CLG Forum on **Friday, April 7th, 2017.** The location will be in the Lewis and Clark State Office Building, just like the 2016 Forum this past May. We expect registration costs to remain approximately the same as well – around $25 for early registration and $30 standard registration. We have a number of ideas we are working on, but please let me know if there is something in particular you would like us to do. I cannot promise wish fulfillment, but I can assure you any ideas submitted will be given due consideration. I look forward to seeing LOTS of you next spring!

Regards,
Mary

Mary Sayers

Historic Preservation Outreach & Education Coordinator
State Historic Preservation Office
Missouri Department of Natural Resources
P.O. Box 176
Jefferson City, MO 65102
Phone: (573) 522-5632
E-mail: mary.sayers@dnr.mo.gov
Website: http://www.dnr.mo.gov/shpo/index.html

Promoting, Protecting and Enjoying our Natural Resources. Learn more at dnr.mo.gov



CERTIFIED LOCAL GOVERNMENT PROGRAM ANNUAL REPORT

City of Wildwood, St. Louis County, Missouri

Historic Preservation Commission Activities

October 1, 2015 through September 30, 2016

Prepared by
City of Wildwood Department of Planning & Parks

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

TABLE OF CONTENTS

1. Introduction

2. Historic Preservation Commission Membership

3. Scheduled Meetings Held and Attendance Records

4. Subcommittees and Study Groups

5. Commission Activities:
   a. Landmarks Designations
   b. District Designations
   c. National Register Nominations Reviewed
   d. Cases Reviewed and Decisions
   e. Training and Conferences
   f. Public Education and Outreach

6. Comprehensive Historic Preservation Plan

7. Historic Properties Inventory Status

8. Historic Preservation Financial Incentives
   a. Local Tax Incentives Program
   b. Local "Bricks and Mortar" Grants/Loans Program

9. Local Property Acquisition Program

10. Local Design Review/Regulatory Compliance Program

Certified Local Government Program Annual Report

1. Introduction:

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

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

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

greater densities of use, smaller lot sizes, or expanded activities in certain zoning district designations, thereby encouraging participation in historic preservation by these offerings.

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

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

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

Despite the challenges of convincing some owners about the benefits of historic preservation and maintaining a link to the past, through the protection of elements from demolition or deferred maintenance, the Historic Preservation Commission continues its work toward improving the quality of life in the community by implementing the ordinance. In the upcoming year, the Historic Preservation Commission will work on several new and exciting projects that began in 2015 and continued into 2016, which supports its on-going

efforts of making this area's past a vibrant part of today's community. Among some of these new projects are: the continued implementation of the amended Chapter 440: *Historic Preservation and Restoration Code* of the City of Wildwood's Municipal Code; the initiative to archive incorporation documents; completion of installation of the eleven (11) Historic Communities Markers; and Phase 1 of the Belleview Farm Project.

2. Historic Preservation Commission Membership:

List Commission members, dates of appointment and expiration, and, as applicable, professionals in a preservation related field such as historical architect, architectural historian, or others as defined in 36 CFR 61.

Member Name	Appointed	Expires	Preservation Related Field (as applicable)
Greg Barth, Acting Chair/Vice Chair, WARD 4	Reappointment 10-2016	10-2019	
Judy Sahm, Secretary WARD 1	Reappointment 10-2013 to 10-16	10-2016	
Russ Rosener WARD 1	Reappointment 12-2015	12-2018	
Mary Lou Long WARD 7	Reappointment 11-2014	11-2017	
Paul Wojciechowski WARD 8	Appointed 3-2015	3-2018	
Jerry Jeter WARD 1	Appointed 5-2015	5-2018	

Larry Thompson, Alternate WARD 6	Appointed 1-2015	1-2018	
Sue Cullinane – **City Council Liaison** WARD 3	Year to Year Reappointment		
Glen DeHart – **City Council Liaison** WARD 1	Year to Year Reappointment		
Francine Gragnani – **Planning and Zoning Commission Liaison** WARD 1	Year to Year Reappointment		

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

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

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

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

Russ Rosener has been a member of the Blacksmith Association of Missouri for the last twenty three (23) years; he personally purchases and restores historic properties and even owns a farmstead dating back almost one hundred fifty six (156) years. He also preserved and documented three (3), hand-hewn log cabins from several Wildwood locations; the c. 1845 cabin has been rebuilt and two (2) others c. 1870 are being stored for future resurrection. Along with these projects, Mr. Rosener is presently in the process of restoring a stone church that began holding services around 1859 - the Bethel Methodist Church. He was also involved in the incorporation effort of the City.

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

Jerry Jeter has always had a deep interest in historic preservation and restoration activities. Since 2003, he has lived in the historic Ball-Essen Farmstead. The Ball-Essen Farmstead is listed on the United States Department the Interior's National Register of Historic Places and Mr. Jeter has made several new improvements to the property, outbuildings, and the historic dwelling, which have preserved the integrity and physical condition of this wonderful element.
Paul Wojciechowski has been involved with the City of Wildwood's activities and preservation efforts for several years. Mr. Wojciechowski previously served as a City Council Member, Planning and Zoning Commission Member, and has been a part of several other City initiatives relating to his expertise in planning and civil engineering. He brings a unique insight and perspective to preservation efforts, with this knowledge in planning and public works.

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

Francine Gragnani also has a strong interest in historic preservation and restoration and wants to assist in preserving the character of the City of Wildwood, while serving the community where she resides. Ms. Gragnani, who serves on the Planning and Zoning

Commission, is its liaison to the Historic Preservation Commission. She also serves on the Master Plan Update Committee and has contributed a significant amount of time and effort towards the incorporation effort of the City.

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

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

3. Scheduled Meetings Held and Attendance:

	2015					2016											
	10/29		12/1		12/22		1/28		2/25		4/7		5/5		6/23		8/4		9/22
Greg Barth, Vice Chair – Acting Chair	*		*		*		*		*		*		*		*		*		*
Judy Sahm, Secretary	*		*		*absent*		*absent*		*absent*		*absent*		*absent*		*absent*		*absent*		*absent*
Russ Rosener	*		*		*		*		*		*		*		*absent*		*		*
Mary Lou Long	*absent*		*absent*		*absent*		*absent*		*absent*		*absent*		*absent*		*absent*		*absent*		*absent*
Paul Wojciechowski, *(Appointed March 2015)*	*		*		*		*		*		*		*		*		*		*
Jerry Jeter	*		*		*absent*		*		*		*		*		*		*		*
Larry Thompson, Alternate	*		*		*		*		*		*		*		*		*		*

Raymond Manton *(No longer on Commission - May 2016)*	*		*absent*		*absent*		*		*		*absent*		*n/a*		*n/a*		*n/a*		*n/a*
Sue Cullinane, City Council Liaison	*		*absent*		*		*		*absent*		*		*		*absent*		*		*
Glen DeHart, City Council Liaison *(appointed following the April 2016 meeting)*	*n/a*		*n/a*		*n/a*		*n/a*		*n/a*		*n/a*		*absent*		*		*		*
Francine Gragnani, Planning and Zoning Commission Liaison	*		*		*		*		*		*		*		*		*		*

4. Subcommittees and Study Groups:

Describe the purpose of any subcommittees appointed and the topics under study.

5. Commission Activities:

a. Local Landmarks Designated:

List property names and addresses for locally designated landmarks. Indicate if the property was identified and evaluated as part of an HPF funded project or as part of a local project. Attach copies of nomination reports, ordinances designating individual landmarks and design review guidelines, if this information has not been previously submitted to the SHPO, otherwise, reference the date of transmittal. Summarize the process leading to nomination and designation; or nomination and veto of designation as a landmark. Indicate if the landmark is or will be considered for nomination to the National Register of Historic Places. (Report #'s 1-10 were previously submitted; #11 per Attachment X)

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

b. Local Districts Designated:

List names of locally designated districts and indicate the type of district (i.e. commercial, residential, etc.) Indicate if the property was identified and evaluated as part of an HPF funded project or as part of a local project. Attach copies of nomination reports,

ordinances designating local districts and design review guidelines, if this information has not been previously submitted to the SHPO, otherwise, reference the date of transmittal. Summarize the process leading to nomination and designation; or nomination and veto of designation as a historic district. Indicate if the historic district is or will be considered for nomination to the National Register of Historic Places.

District Name	Type of District	HPF Project/Local
Pond Area Historic District	designated as part of the City's Town Center in 1998	
Westland Acres	African-American Community – 2005	
Westland Acres – addition of five (5) parcels of ground	African-American Community – 2007	

c. National Register of Historic Places:

List the dates, property or district and the recommendation or decision for each property considered for listing in the National Register of Historic Places. Provide a summary of the commission meeting minutes in which the nomination of individual properties and districts was discussed and voted upon. Identify the consultant who prepared the nomination, or the party responsible for preparation.

Date	Property/District	Recommendation/Decision
Prior to 1995 [City's incorporation]	Dr. Edmund Babler State Park	
1999-2000	Kreienkamp Store	
2003	Ball-Essen Farmstead	
2003	Big Chief Dakota Grill	
2004	Orrville Historic District (Hoppenburg-Fick Store)	
2012	Old Pond School	

d. Cases Reviewed and Decisions Reached:

Include a brief discussion of the commission's review responsibilities. Otherwise, this information may be presented in summary form as follows:

Date	Property/Address	Recommendation and Decisions
January 2013 - on-going	Glencoe Pond Westland Acres Monarch Hollow Fox Creek Kelpe Centaur Grover Melrose Orrville	For several years, the Historic Preservation Commission discussed the implementation of the **Historic Community Markers Program**. The project was approved by City Council, as part of the 2014 Capital Improvements Program, with a total of eleven (11) roadside signs planned; to date, five (5) signs have been installed and two (2) are pending installation. Special unveiling ceremonies have been held by the Commission, with local residents invited to attend. The Glencoe and Pond Historic Markers were installed in 2015, with Westland Acres, Monarch, and Hollow Historic Markers installed over the course of 2016 and Fox Creek and Kelpe Historic Marker still yet to follow this year. The four (4) remaining signs have been ordered from the manufacturer, received by the City, and are being stored, until the proper easements have been acquired for their installations.
October 2013 - on-going	Abandoned or Threatened Cemeteries	The Commission approved a letter that was sent to certain property owners, whose lots have abandoned or threatened cemeteries (elements) located upon them. Included with this letter was an explanation of the Commission's intentions in this regard and the Cemetery Preservation Manual, developed by the City of Cape Girardeau, Missouri. The Department noted the

		stormwater runoff issue in the area near Old Slave Road and the cemetery continues to create concerns for all property owners along the drainage tributary's course. Additionally, the Department conducted a site visit to this area on January 28, 2015 and it was explained to one (1) of the owners the City's willingness to help in any way it can to preserve and protect this historical element with the direction from the three (3) property owners that share the boundaries of the cemetery. The Commission continues to work toward finding an acceptable solution to the erosion issue on Old Slave Road, which is the greatest threat to these burial sites.
October 2013 - on-going	Historic Inventory Survey	A decision was made by the Commission, during the later part of 2013, to begin addressing the remaining properties and elements in Wildwood that would meet the minimum requirements to be considered historic, so they could be added to its survey list. A few updates had been made to the City's overall survey list over the past few years, but many properties were still not inventoried. Thus, after a recommendation by the Historic Preservation Commission to the City Council, which authorized funding to undertake this survey process and begin the individual property inventories, a consultant was engaged. The Commission engaged the *Preservation Research Office* to complete the approximately remaining three hundred (300) inventories on the survey list. Michael Allen, Director of the *Preservation Research Office*, attended a Commission meeting and provided an overview of his strategy pertaining to the project.

		Additionally, as part of this process, a letter was developed by the Commission, which was sent to historic property owners assuring them this inventory/survey process would not have a detrimental effect on their property, explaining the process, and identifying the consultants by photographs. After the consultants worked on this project for several months, and determined that some properties were not visible from the public right-of-way, another letter was sent to these property owners asking permission to visit their property in order photograph the historic element. The Department received a fair amount of positive feedback from this second letter and the consultants were able to obtain photographs of several more historic elements. The initial Historic Inventory was received September 22, 2015, with a celebratory open house/ice cream social hosted by the Commission at City Hall on October 29, 2015. Over forty (40) property owners attended and provided feedback on their property. The *Preservation Research Office* added this additional information to the database created for this project and presented the final version by year-end. As more buildings are determined historic [i.e. 75 years], the inventory will be updated routinely in the future.
January 2015 - on-going	Belleview Farm	The City of Wildwood entered into a lease agreement with St. Louis County, Missouri for a one hundred (100) acre property in the Sherman Beach Area, which has a number of historic structures located upon it, and known as Belleview Farms. Unfortunately, the main building was burned to the ground by an arsonist in 2014.

		However, the other structures and the site offer a number of opportunities for the Commission to restore them to their former condition. A site visit and tour of the park site occurred on Saturday, April 11, 2015, and was well attended by Commission Members. Martha Bunch, from the Wildwood Historical Society (WHS), attended and provided valuable information about the property due to her family's connection to it. The restoration of this property will be a large project for the City, along with the Commission, and is on-going, with Phase 1 improvements to begin this winter [2017].
February 26, 2015 – on-going	Donation of the Essen Log Cabin	Commission Member Jeter discussed a historic log cabin that is located on a property in Wildwood with its owners and the potential for it to be restored and relocated. In Commissioner Jeter's discussions with the owners, they noted their willingness to donate the cabin to the City. The owners attended a Commission meeting on February 26, 2015 to discuss their wishes and vision for the log cabin and share the history of it. It was noted the log cabin and surrounding property was once owned by Rudolph Essen, Sr., prior to the current family. The current owners also stated they would like to see the log cabin relocated to a park property, where the public would be able to enjoy it. The City Council agreed to temporarily secure the cabin from weather and trespass, while the Department obtained three (3) bids for disassembling it, relocating it, and then reassembling it at the City's community park property. The Department had obtained two (2) bids, which varied greatly, when the Department received unfortunate news in November 2015 that the cabin had been stolen! Upon investigation

		by the Wildwood Police Department, the most of the cabin materials were recovered and the offender charged. Fortunately, the cabin had been photographed extensively to aid in its reassembly. The Commission continues to work on this project, once a new location for the cabin is determined.
April 23, 2015 - on-going	Responses to Call for Family Histories	The Commission received three (3) responses to its call for family histories, which were published in the e-newsletter and as part of the Gazette, which is mailed to all households in Wildwood. The Commission has invited the first of these families to its meeting on December 1, 2015. Ms. Jan Stevens provided an in-depth review of her family's history, specifically noting her 4th great grandfather, Ninian Beall Hamilton, had settled in the area of Lewis Spring Farm, near Strecker Road, in 1799. Ms. Stevens previously provided the Department of Planning and the Commission with seven (7) letters indicating lineage, as well as four (4) survey maps and three (3) pedigree charts. Her interview and discussion with the Commission and staff was recorded for historical account.
April 23, 2015 - ongoing	Stabilization of Pond Inn	The Commission noted concern with the condition of the historic element known as the Pond Inn, which has been for sale for some time. To this end, the Department met with the property owner, William Mehard, and discussed the immediate steps to stabilize the property. The owner complied with this request, but has yet to find a use or buyer for the property. Although not occupied and in use, the main building is being maintained.
August 26, 2015 - on-	Historic Register Application by the Robert H. Butler Trust for the property located at 16941 Manchester Road	A request for the placement of the ***Second John E. Schnarr House***, located at 16941 Manchester Road, on

going	(c. 1929)	the Historic Register. At the pre-application conference held with the Commission on September 24, 2015, the owner noted the historic home was built in 1929 and located in the Historic Grover Area. The owner had previously sought a change in zoning from the NU Non-Urban Residence District to the C-8 Planned Commercial District, which was supported by the Planning and Zoning Commission and approved by City Council. One (1) key condition of the site-specific ordinance, which allowed for the reuse of the historic bungalow, was the owner was required to submit an application to the Historic Preservation Commission for its consideration to be placed on the City's Historic Register. The public hearing regarding this request was held on December 1, 2015, at which the Commission noted the structure is a beautiful example of a Craftsman-style bungalow, and the draft Recommendation Report was reviewed on December 22, 2015. Throughout this process, the City's Architectural Review Board also considered changes to the exterior of the bungalow, per review of architectural elevations showing it being restored to its original style. With the addition of promoting the economic development endeavors of the City, the final report was approved and forwarded to the City Council, and became Ordinance #2162 on March 28, 2016. Improvements to the site and building renovations, both interior and exterior, are underway and due to be completed in 2017. **(Ordinance Attached)**
October 29, 2015 -	Demolition Request Review and Site Visit – 22 Thornhill Drive	A review of a demolition permit request for a detached garage (c. 1940) that was located at 22 Thornhill Drive,

December 7, 2015		which contains one of the most-historic dwellings in the City, the River-Craig Mansion. The Commission conducted a site visit to the property on December 1, 2015. The owners explained the structure was too small for their needs, in disrepair, and not complementary to the existing historic dwelling. The proposed, new detached garage, slightly larger, with more appropriate overhead door openings to accommodate today's standard automobiles, will exhibit a limestone base, matching that of the home. Approximately two-thirds of the overall structure will be used for vehicle storage [4 overhead bays; 2 accessed from the west side and 2 on the east], with the remainder of the building dedicated to a small greenhouse and tool storage. The Commission suggested repurposing of the 1-by pine-wood planks, if the owners found any interested party to retrieve them. The owners were amenable to such, which Department staff followed up with a possible resource for them to contact. Additionally, the Commission requested the existing weather vane be reused in or on the new garage, as a condition to allow the demolition to proceed. On December 7, 2015, a letter was written by the Commission to the owner approving this demolition request, as conditioned above.
October 29, 2015 - January 6, 2016	Demolition Request Review and Site Visit – 2448 Pond Road	A review of a demolition permit request for a single-family dwelling and detached garage located at 2448 Pond Road (c. 1929). The Commission conducted a site visit to the property on December 7, 2015, where the owners explained the dwelling had been damaged by a fire approximately three (3) years ago and, since, left vacant and in disrepair. It would be too costly for the

		owner to restore it; besides, it is too large for the intended use of the property, that being a private dog park. Additionally, the owner noted black mold and asbestos issues existed within the building, leading to further concerns about its reuse, but noted the materials would be dismantled and repurposed by ReFab St. Louis, a local 501(c)3 company, which hires veterans through AESI, estimating over 80% of the materials would be utilized for other construction projects, if proved viable. The members did note, however, the construction practices associated with these brick buildings were very good and both appeared to be structurally sound. At its December 22, 2015 meeting, some members of the Commission questioned the need for the building's removal, but after extensive discussion, proceeded with authorization of such, per a letter dated January 6, 2016.
February 1, 2016 - March 1, 2016	Demolition Request Review and Site Visit – 4734 Fox Creek Road	A review of a demolition permit request for a single-family dwelling located at 4734 Fox Creek Road (c. 1935) for which the Commission conducted a site visit to the property on February 25, 2016. The property owner's contractor, who was chosen due to him being the adjacent property owner to the south and recently completed a new home there, explained the dwelling had been unoccupied for approximately three (3) years and left in neglect. During the tour, the contractor noted there were no materials significant enough for repurposing, based upon a recent assessment he had with an inspector. The Commission acted favorably on this demolition request at its next meeting and a letter approving such was issued by the Department of Planning on March 1, 2016. No new construction has been sought to date.

February 25, 2016 to August 28, 2016	Historic Booklet Created for Celebrate Wildwood/Founders' Day Event	As in previous years, volunteers and others, including members of the Historic Preservation Commission, who organized the arrangements for the annual Celebrate Wildwood Event, agreed the founding of the City, including the rich history associated with the area before 1995, should remain an integral part of it. This agreement led to the decision that a booklet be developed that would be provided to all attendees of the weekend event and identify information pertaining to it, but also continue with the history component that began in 2015 to educate attendees. Along with the history component, the Commission once again agreed to provide the large pull-out map component, which identified the eleven (11) historic communities within the City and fourteen (14) special places of interest (2015) and continue with another eleven (11) points of interest for this year, for a total of twenty-five (25) highlighted on the map. The incorporation history portion made up the bulk of the 2015 booklet, thus, the Commission determined the Pre-History Era, emphasizing the 'beginning of it all,' would be an ideal launch for 2016. During the months leading up to the event, the Committee met on several occasions, completed extensive research on the Pre-History Era of the Wildwood Area, while retaining the Historic Communities Section in a summarized format with QR code links to the full on-line documentation from the 2015 version. Several drafted versions of the historic booklet for review among the Committee itself and the Historic Preservation Commission took place during this six (6) month timeframe. Along with the addition of the

		Pre-History Era of the area, the timeline was updated through August 2016. **(Booklet attached)**
March 17, 2016 - September 22, 2016	Demolition Request Review and Site Visit – 17715 Mueller Road	A review of a demolition permit request for a detached garage (c. 1939) that was located at the property on 17715 Mueller Road. Upon submittal of a zoning authorization (3/17/16) to remove this structure, which was damaged by storms in recent years, thus leaning to one side and may ultimately fall, the Commission conducted a site visit to the property on April 7, 2016. Given site constraints for situating a new similar structure by the current and long-standing tenant and input from the Commission during the site visit, the petitioners postponed any action, until an evaluation could be made by an inspector to remedy the existing garage. Ultimately, the petitioners contacted the Department of Planning to withdraw their request and, at the September 22, 2016 meeting of the Commission, this item was removed from the agenda for demolition consideration, thus retaining the structure to date.

e. Training and Conferences:

List the training seminars and conferences, and the commission members who attended, as well as resource persons presenting workshops or other special information to the commission.

Date	Location	Description of Event and Commissioners Attending
February 27, 2016	Washington, Missouri	Economic Development through Historic Preservation Attended by Chair Barth Mr. Barth summarized the meeting for the Commission, highlighting the civil, social, and

		economic factors, with a focus on depleted Main Street and bringing business back to the area's vacant buildings rather than new big-box sprawl. Several of Wildwood's buildings are being repurposed in the same manner, such as Butler Securities, which Director Vujnich noted to the Commission that a plaque will be provided and the City's maintenance company, Gaehle Contracting, will install it on the front of the building. Other historical buildings include Imogene's, The Black Sheep, The Front Porch, which are all creating an 'organic' historical revival along Old Manchester Road.
April 21, 2016	Marshall, Missouri	'CAMP' - Commission Assistance and Mentoring Program Attended by Senior Planner Gaston Ms. Gaston provided a summary of the program to the Commission at its May 5th meeting. She note it covered a variety of historic preservation matters, from federal and state standards and guidelines, identifying and designating historic resources and planning for the preservation of them, to legal issues, community engagement, and gaining public support. Being new to such historic preservation topics, Senior Planner Gaston stated the training was well worth the trip across the State.
July 26-28, 2016	Washington, Missouri	Missouri Main Street Connection's *Get Plugged in Downtown* Conference Attended by Senior Planner Gaston Ms. Gaston provided a brief presentation to the Commission at its August 4th meeting, noting the classroom sessions provided a comprehensive focus on the Four-Points Approach to Revitalization: Civic/Organization; Physical/Design; Economic/Vitality; and Social/Promotion. Highlights of the conference included the 'Upstairs Downtown' Tour, featuring renovated 2nd and 3rd level residential historic buildings, and the 'Property Redevelopment' Tour, showcasing examples of redeveloped historic buildings funded by partnerships between the municipality and non-profits.

f. Public Education and Outreach:

Public education and outreach may include neighborhood informational meetings; special events; house tours; and other activities designed to involve and educate the public in preservation. Attach copies of news releases, news articles, flyers announcing events; etc., if not previously submitted to the SHPO.

Date	Description of Event
2002 - on-going	Conducted tours of the Old Pond School for Girl and Boy Scout Troops and area school children.
2001 - on-going	Administered an 'Adopt-A-Brick' Program for the Old Pond School Restoration Project.
2013 – on-going	New and updated website highlighting the historic preservation activities of the City's Commission.
2006 – on-going	Provided e-newsletter articles in the City's weekly publication to inform residents of the Commission's activities.
2015- on-going	Held unveiling ceremonies for Historic Community Markers Program to area residents.
2015 – on-going	Created and distributed the second comprehensive booklet and map describing the historic communities of the City, the history of the area, and the incorporation effort of Wildwood, in conjunction with the 21st Anniversary of the founding of the City of Wildwood – "Celebrate Wildwood."

6. Comprehensive Preservation Plan/Preservation Component to City Masterplan:

This may be addressed by a brief discussion of any revisions that have been made to the comprehensive plan submitted as part of the certification request, or submit a copy of the revised document if not previously submitted to the SHPO.

7. Historic Properties Inventory:

Identify all individual properties that have been added to the historic properties inventory, either as individually or as components of a district. Indicate if the properties were identified as a local project or as part of a HPF grants project. ***Refer to attached Inventory of 298 buildings identified in this report.***

Property	Address	Property Type	Local/HPF

8. Historic Preservation Incentives:

a. Local Tax Incentives Program:

During the reporting period, did your community have a tax incentive program/process under local law that could be used to benefit (directly or indirectly) historic properties? If yes, please give a brief description of the tax incentive program and how many historic properties your local government assisted during the current reporting period.

b. Local "Bricks and Mortar" Grants/Loans Program:

During the reporting period, did your community have a local government-funded grants/loans program that could be used for rehabilitating/restoring/preserving historic properties? If yes, please give a brief description of the bricks and mortar program and how many historic properties your local government during the current reporting period.

9. Local Property Acquisition Program:

During the reporting period, aside from eminent domain, did your local government have a program that could be used to acquire (and/or help others acquire) historic properties in whole or in part through purchase, donation, or other means? If yes, during this reporting period, how many historic properties did your local government acquire (and/or help others to acquire) in whole or in part through purchase, donation, or other means?

10. Local Design Review/Regulatory Compliance Program:

During the reporting period, did your local government have an historic preservation regulatory law(s) (e.g., an ordinance requiring Commission/staff review of 1) local government activities and/or 2)changes to, or impacts on, properties within an historic district)? If yes, during this reporting period, how many historic properties did your local government review for compliance with your local government's historic preservation regulatory law(s)?

From: **Julian Jacquin** Julian@cityofwildwood.com
Subject: RE: Pond Inn
Date: November 18, 2016 at 12:38 PM
To: Kathy Arnett Kathy@cityofwildwood.com, Ryan Thomas ryan@cityofwildwood.com, Travis Newberry travis@cityofwildwood.com, Joe Vujnich JVujnich@cityofwildwood.com

JJ

Apply for historic tax credits, rehab the building (to the greatest extent possible), and find a new commercial sales tax generating business for a tenant. Either to lease, or flip and sell.

Interested in City assistance for extending sewer, and perhaps even to help with the rehab of the building. Will be having an open discussion on use of incentives at November meeting of Economic Development Committee (*RL Jones may attend*), and eventual endorsement for a cohesive plan for offering assistance throughout the Town Center. More to come.

WILDWOOD

Julian M.D. Jacquin | Economic Development Manager
City of Wildwood
16860 Main Street
Wildwood, MO 63040
P: (636) 458-0440 x113
C: (636) 399-0060
www.cityofwildwood.com

From: Kathy Arnett
Sent: Friday, November 18, 2016 12:32 PM
To: Julian Jacquin; Ryan Thomas; Travis Newberry; Joe Vujnich
Subject: RE: Pond Inn

I didn't see that coming. Do you know what their intentions are?

Kathy Arnett
Assistant Director of Planning & Parks
City of Wildwood
16860 Main Street
Wildwood, MO 63040
kathy@cityofwildwood.com
636-458-0440 x135

From: Julian Jacquin
Sent: Friday, November 18, 2016 12:29 PM
To: Kathy Arnett; Ryan Thomas; Travis Newberry; Joe Vujnich
Subject: RE: Pond Inn

FYI, in a random and unexpected turn of events, the owner of the Pond Inn and Hall property has accepted a sales contract with none other than **RL Jones Properties**. Just so you know for any future phone calls or inquiries. More discussion to come regarding incentives and sewer extensions. Thanks.

Julian M.D. Jacquin | Economic Development Manager
City of Wildwood
16860 Main Street
Wildwood, MO 63040
P: (636) 458-0440 x113
C: (636) 399-0060
www.cityofwildwood.com

From: Kathy Arnett
Sent: Wednesday, November 16, 2016 10:00 AM
To: Julian Jacquin; Ryan Thomas; Travis Newberry; Joe Vujnich
Subject: RE: Pond Inn

I just called Mr. Eagan and left him a message. I requested more information on what his definition of a 'winery' would be. But, essentially, told him that if he had a tasting room and was selling wine and some food that we would consider it a restaurant and it would be permitted at the Pond Inn.

For everyone's benefit, here's how we would break it down for zoning…

1. If they were growing the grapes and producing the wine for sale elsewhere, it could be a permitted use in the Non-Urban District as farming – and he would need a minimum of 5-acres.
2. If they were selling the wine, regardless of if they were growing the grapes and producing it onsite, it would have to be in the Town Center Area. There is not a Conditional Use in the NU District that would allow for the sale of wine.

Let me know if you have any questions.

Thanks!
Kathy

Kathy Arnett
Assistant Director of Planning & Parks
City of Wildwood
16860 Main Street
Wildwood, MO 63040
kathy@cityofwildwood.com
636-458-0440 x135

From: Julian Jacquin
Sent: Tuesday, November 15, 2016 3:26 PM
To: Kathy Arnett; Ryan Thomas; Travis Newberry; Joe Vujnich
Subject: RE: Pond Inn

Update: Dan Eagan just called to give me an update on the Pond Inn project.

Dan and his wife have placed a low offer on the Pond Inn (since it dropped to $99,900 asking price last night). He does not anticipate the owner to accept his low offer, but knows that the owner does want to sell the property before the end of the year.

Initially, Dan expressed concern over the current unknown factors:

- not knowing if the Committee/Council would support a new NID;
- if the property owners within the NID would vote for its establishment or new special assessment; or
- if the sanitary sewer extension would be approved, and when it would be constructed by the City.

At that time, he stated that they had lost interest in this specific property. Dan and his wife are still committed to this area and are even looking further west (both within the Pond District and further west towards St. Alban's in the NU zoning area). For that purpose, he did want to know if a "Winery" is a permitted use in the Pond District by the Regulating Plan? Similarly, irrespective of what the Pond District allows in the Regulating Plan, would a "Winery" be a permitted use in the "Non-Urban" zoning classification outside of the Town Center? Or if either/both ordinances would require amendments before his project could be approved. Would any of you be able to answer that before the next time he calls? I looked at the Permitted Land Use Activities in the Regulating Plan and "Winery" is not identified as a land use in any category.

Much appreciated.

WILDWOOD

Julian M.D. Jacquin | Economic Development Manager
City of Wildwood
16860 Main Street
Wildwood, MO 63040
P: (636) 458-0440 x113
C: (636) 399-0060
www.cityofwildwood.com

From: Julian Jacquin
Sent: Monday, November 14, 2016 3:50 PM
To: Kathy Arnett; Ryan Thomas; Travis Newberry; Joe Vujnich
Subject: RE: Pond Inn

https://www.coldwellbankerhomes.com/mo/wildwood/17250-old-manchester-road/pid_4637901/

WILDWOOD

Julian M.D. Jacquin | Economic Development Manager
City of Wildwood
16860 Main Street
Wildwood, MO 63040
P: (636) 458-0440 x113
C: (636) 399-0060

C: (636) 399-0060
www.cityofwildwood.com

From: Julian Jacquin
Sent: Monday, November 14, 2016 2:52 PM
To: Kathy Arnett; Joe Vujnich; Ryan Thomas
Subject: Pond Inn

FYI re Pond Inn and Hall and a new Neighborhood Improvement District (NID):

I just took a call from Dan Egan (314-825-4515) regarding the Pond Inn and Hall. Dan and his wife make wine and would like to rehab the Pond Inn into a winery. He is considering putting in an offer on the property, but heard about the issue with the septic system and the need for a sewer extension. He was interested in the City's latest efforts to extend the sewer from Pond Elementary to the Pond Inn ($90k), and further down Manchester into the Pond District ($ TBD). I discussed the NID program with him and how it could be used to fund the extension. Dan and his wife don't want to put an offer on the property until they know if it will be able to receive the extended sewer. He believes that it would make sense for the City to extend the sewer past Pond Inn and Hall to encourage future development of property in that area of the City.

I told Dan that we would be discussing the sewer extension project and opportunity for a new NID at the next Economic Development Committee meeting on November 28. Once we receive an endorsement from the Committee, we would then discuss it with affected property owners to determine where the NID could be drawn, and what level of support it would have from those involved.

Thanks.

WILDWOOD

Julian M.D. Jacquin | Economic Development Manager
City of Wildwood
16860 Main Street
Wildwood, MO 63040
P: (636) 458-0440 x113
C: (636) 399-0060
www.cityofwildwood.com

Terri Gaston

From: Kathy Arnett
Sent: Wednesday, November 16, 2016 11:10 AM
To: theauggrp@earthlink.net
Cc: Joe Vujnich; Terri Gaston
Subject: RE: 18711 Wildhorse Creek Rd. - Preliminary findings
Attachments: 18711 Wildhorse Creek Rd_background.pdf

Jeff,

Please see the attached regarding the background the City has on this property.

Let me know if you need anything else.

Sincerely,
Kathy

Kathy Arnett
Assistant Director of Planning & Parks
City of Wildwood
16860 Main Street
Wildwood, MO 63040
kathy@cityofwildwood.com
636-458-0440 x135

From: theauggrp@earthlink.net [mailto:theauggrp@earthlink.net]
Sent: Monday, November 14, 2016 5:54 PM
To: Kathy Arnett
Subject: RE: 18711 Wildhorse Creek Rd. - Preliminary findings

Hi Kathy;

Terrific, I will resume work on the appraisal and report. I do need copies of all the documentation related to the property that the City has currently. Could you convey to them that I will be stopping by City Hall in the next few days to retrieve them so they are aware.

Thank you.

Jeff

-----Original Message-----
From: Kathy Arnett
Sent: Nov 14, 2016 5:23 PM
To: "theauggrp@earthlink.net"
Cc: Joe Vujnich
Subject: RE: 18711 Wildhorse Creek Rd. - Preliminary findings

Mr. Noyes,

The increase in fee is reasonable. The City appreciates your thoroughness on this project. Please allow this email to serve as approval of an additional $550, bringing the revised fee total to $700 for the appraisal of 18711 Wild Horse Creek Road.

Let me know if you have any questions.

Sincerely,
Kathy

Kathy Arnett
Assistant Director of Planning & Parks
City of Wildwood
16860 Main Street
Wildwood, MO 63040
kathy@cityofwildwood.com
636-458-0440 x135

From: theauggrp@earthlink.net [mailto:theauggrp@earthlink.net]
Sent: Friday, November 11, 2016 1:54 PM
To: Kathy Arnett
Subject: 18711 Wildhorse Creek Rd. - Preliminary findings

Good Afternoon Kathy;

I have completed the 1st inspection for the appraisal at the site known as 18711 Wildhorse Creek Rd. 63005. Upon this inspection it became quite clear that this or at least a portion of this ground is indeed historic.

It has also been brought to my attention that the City of Wildwood has documents pertaining to the property. I need a copy of all of those documents for my work file as well as to increase the opportunity to find out the exact nature of the property and its valuation.

Under the current contract for service, there is a fee of $150 for the appraisal with a contingency to increase fee as needed, if needed to complete the assignment.
With the recent discovery of the historic nature of the property and the type of historic nature of the property, an increase in fee is required to render a complete compliant appraisal and appraisal report for this property.

The increase is based on time and resources and expenses related to tracking down the origination of the property to the original land patent forward to discover when the property became historic as well as the original use of the property, encumbrances and restrictions.

Research for this property is anticipated to be lengthy and complicated as the records needed are not on-line but most likely are on microfiche film and/or the original print in the deed book. Also, heritages must be researched related to the property ownership through time as it will tell when and what the property was and why it is considered historic.

I will also need to contact the State of Missouri Historical Society and The National Historical Society of The United States. This is anticipated to be a long process. It will affect the turn around time for the issuing of the appraisal report.

It is for certain at this time that at least a portion of the ground is going to be determined as historic, if it is not already. This will have an impact on value as well as use, whether current and/or anticipated. On a side note; there will be a need for maintenance and a fund of some kind to facilitate the maintenance into the future.
There may very well be a discovery that causes the subject immediate area (a land area beyond the actual subject site plot itself) to be considered historic. This will be hashed out in the appraisal process through research needed to appraise the subject property.

At this time, work related to the $150 fee has been met and already exceeded. A request for an additional fee of $550, rendered by this email, is made to create a total fee of $700 to appraise the subject property. Once agreed upon, work on the file will resume.

I look forward to hearing from you soon. I imagine there are at least a couple of questions at this point. Please feel free to contact me at 636 299 7513 at your convenience.

I believe this file is about to get very interesting and educational for us all.

Respectfully,

Jeffrey Noyes, President
The August Group Inc.
Real Estate Valuations
Building/Home Inspections
636 299 7513
theauggrp@earthlink.net
taginc1.com

Site Nature: Church and historic residence
Temporal Affiliation: This is a multicomponent site. Prehistoric materials recovered include Late Woodland or Emergent Mississippian period artifacts, although this tenuous placement is based on a single pottery sherd. This sherd is grog and limestone tempered and, although the exterior surface is extremely weathered, it appears to be cordmarked. The historic period component of the site dates to the mid-late 1800s.

Description: This site is situated on a terrace some five to ten ft above the Missouri River floodplain. Early historic maps indicate that Wildhorse Creek once turned eastward at this location and coursed just north of this site. Later, near the turn of the century, the Missouri River changed its course into this channel before gradually returning to its present location. Prehistoric artifacts were found across this terrace. It is possible that materials may continue to the east into inaccessible areas. Remains suggest a variety of activities on site including hide working (scrapers), wood or bone working (gravers), food processing/storage (pottery), agriculture (hoe), and lithic tool production (flakes, core, and bifaces). This range of activities usually indicates a village level occupation occupied at least for short periods and possibly longer. The occupants of this village may have used the large mound at site 23SL33 on the bluff top above.

Historic materials were limited to a 30 x 30 m area on the western edge of the site. Construction debris was noted including foundation limestone, brick fragments, cut nails, and a porcelain door knob. These remains, along with the domestic debris, suggest that a residence once was here. Archival data indicated that this property belonged to John Stump, originally from Virginia. The 1860 census lists him as a farmer whose property was worth $10,800 (US Census 1860a:1021). At that time, he was 73 years old. Living with him was Jane Stump, twenty one years old, from England, and her daughter, age four months, born in Missouri. It is not clear when he acquired the property, but on the 1840 census he is listed as holding four slaves (US Census 1840:267).

Site 23SL699

Topographic Location: Bluff top, 610-650' MSL
Site Size: 60 x 50 m
Ground Cover: Forested with a dense undergrowth, poor visibility 0-20%
Artifacts Collected: None
Site Nature: African Baptist Church
Temporal Affiliation: historic period, early 1900s

Description: The remains of the African Baptist Church and an associated cemetery were defined on the bluff crest immediately north of Wildhorse Creek Road. Only the foundation remains; it measures eleven by seven and one half m and is constructed of limestone blocks covered by the locally common coarse concrete. Archival data revealed that the African Baptist Church was established as early as 1869, although not at this location (St. Louis County Tax Records 1869). Although the 1878 atlas shows no structure at this site (Map 6, page 35 above), one is clearly indicated on the 1909 atlas (Map 7, page 38 above). At that date, it was labelled as "A. F. Church and School" (Pitzman 1878:35; Volk 1909:14);

perhaps mistakenly labelled 'A. F.' instead of 'A. B.' (African Baptist). That it was an AfroAmerican church is confirmed by the list of those buried in the adjacent cemetery just down slope.

The cemetery contains at least twenty six, twelve of which are marked by formal headstones; another eight have rough limestone slabs and six graves are indicated only by shallow depressions (Figure 24). It is possible that other unmarked graves exist. The headstones contained the following:

Name	Born	Died
Henry Hicks*	?	?
Louis Rollins Sr.*	?	?
Elijah Madison*	?	?
Bertha Rollins	1848	1924
James Green	1868	1935
John Anderson	1832	August 16, 1914
Albert O. Hellencamp	April 1, 1894	Nov. 5, 1918
Lillian Hellencamp	Sept. 1890	May 7, 1917
Carrie Brown	Feb. 14, 1855	Feb. 7, 1936
George Brown	Dec. 25, 1853	Jan. 19, 1940
Clematiene Madison	1895	Aug. 16, 1909
E.(Elizabeth) M. Madison	1847	Dec. 31, 1906

Black Civil War Vets. in the area

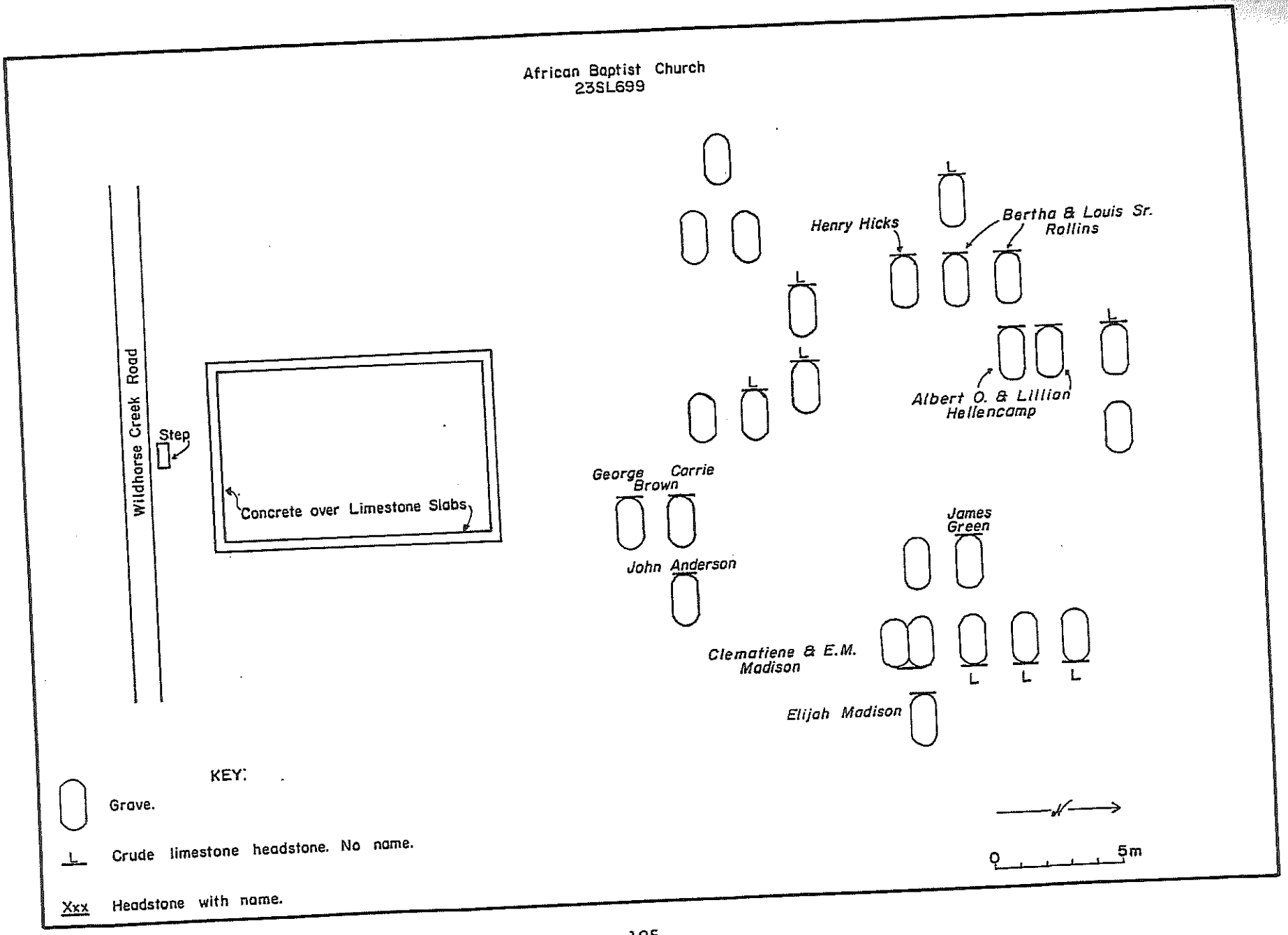
* = Civil War veteran

The three Civil War veterans served in the 68th US Colored Infantry. The 68th, organized in March, 1864, subsequently was assigned to the garrison at Memphis, Tennessee. As part of a brigade of AfroAmerican infantry, it participated in General A. J. Smith's expedition to northern Mississippi in the summer of 1864 and took part in the Battle of Tupelo, Mississippi, on July 14 and 15, 1864. On the morning of the second day of the battle, the AfroAmerican brigade launched an attack on the "mounted infantry" of Confederate General Nathan B. Forrest who believed that AfroAmericans were not capable of being an effective fighting unit. Their charge was ". . . made with spirit and in excellent order, the enemy breaking and fleeing in confusion" forcing General Forest to retreat from the area (Battles and Leaders 1956, 4:422). Following the Mississippi campaign, the 68th regiment was stationed in Florida, Alabama, and finally Texas before it was mustered out in February, 1866 (Dyer 1959, 3:1734).

Coleman/Tyler slave story

Elijah Madison, one of the three men who served with the 68th regiment, was a corporal in Company F. Probably a local slave, he very likely won his freedom by enlisting in the Union Army. He was born in Missouri in 1841 to parents who both were born in Virginia; he probably was born and grew to adulthood on either the Tyler or Coleman family plantation. Madison married Elizabeth in 1868; they had fourteen children over the following twenty seven years (US Census 1900:9). By 1870 Madison, was farming either as a renter or sharecropper. Both the 1870 census and 1869 tax records indicate that he held no land (US Census 1870a:259; St.

FIGURE 24: Detail of Site 23SL699



Louis County Tax Records 1869). The tax records further indicate that he resided in section 5 of T44N, R3E, in the upper reaches of Wildhorse Creek valley.

Louis Rollins, Sr., another veteran of the 68th U. S. C. I., also was buried at this cemetery. He was born in Missouri in 1847 to parents also from Virginia. In 1870 he married Bertha who is buried with him. They had at least four children (US Census 1900:10). A county directory for 1892 indicates that a man named Louis Rollins was then a farmer on Wildhorse Road (Weber 1896:257). A 1909 directory lists him as a farmer on Eartherton Road near Centaur within T44N, R3E; he either rented or sharecropped the property he farmed (Boos 1908:153; 366).

Another veteran of the 68th regiment buried here was Henry Hicks, brother in law of Louis Rollins Sr. Hicks, whose parents were from Virginia, was born in Missouri in 1846. In 1900 he was a farm laborer living alone; by 1910 he resided with Louis Rollins, Sr. (US Census 1900:9; 1910:12).

Also in this cemetery is the grave of James Green. As above, he may have been the son of the freed slave, David Green, who resided at site 23SL674. Census indicated that James Green was born in 1871 and that David Green lived alone in 1870 (US Census 1870a:277; 1900:8); the headstone, however, indicated that this James Green was born in 1868. Either this birth date is in error or there was another local James Green.

John Anderson also is buried in this cemetery. Born in Virginia in 1832, he too may have been a slave on the Coleman or Tyler plantation. In 1870 he married Julia, a native of Missouri, but her parents were born in Virginia suggesting she also was a freed slave. In 1870, John Anderson worked as a farm laborer owning no real estate and only $400 in personal property (US Census 1870a:277). Thirty years later he remained a farm laborer, the owner of a mortgaged home. He and Julia were the parents of nine children, eight of whom were still alive. Living with them in 1900 were son, Edward, and four grandchildren (US Census 1900:10). According to a 1909 directory, Anderson continued to farm property on Wildhorse Road near Centaur; he owned of $120 in real estate (Boos 1908: 5;258).

Carrie and husband, George, Brown also are buried at this site. Born in Missouri in 1855, she was the daughter of parents from Virginia. Carrie may also have been a slave on a local plantation. She married George sometime prior to 1879; they had five children. George likewise was born in Missouri; his parents also from Virginia, he, too, spent his childhood in slavery (US Census 1900:9). By 1893 he had acquired some 40 to 51 acres along the right bank of Wildhorse Creek south of Centaur, on land that had been part of the Henry Tyler estate (Johnson 1893:13). Brown continued to reside on this property probably at least through 1909. An atlas from that date depicts two structures on his land, one probably his residence (Volk 1909:14).

Finally, Albert O. Hellencamp (possibly Ollie Hellencamp in the census) was born in 1894 to George and Sarah (US Census 1900:44). George was

Sons of slave master? too late for that - bi-racial?

identified as a farm laborer born in Missouri of unknown age; his father was a native of Germany the origins of his mother were unknown. Sarah, too, was of unknown age although her mother was from Virginia. The Hellencamps had four children besides Ollie: Josie, Lillie, Maud, and Gilbert (US Census 1900:44). Albert Hellencamp was married to Lillian who was born in 1890. He probably worked as a farm laborer.

WILDWOOD

October 24, 2016

The August Group Inc.
ATTN: Jeffrey Noyes, President
1610 Baronet Drive
Suite I
St. Louis, Missouri 63021

Re: Appraisal of 18711 Wild Horse Creek Road

Dear Mr. Noyes,

Enclosed are two (2) copies of the approved contract for the appraisal to be completed on the property located at 18711 Wild Horse Creek Road. This contract was approved by the City Administrator on October 21, 2016. Please sign both copies of the contract, retain one (1) copy for yourself, and return the other copy to City Hall.

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

Sincerely,
CITY OF WILDWOOD

Kathy Arnett

Kathy Arnett, Assistant Director
Department of Planning and Parks

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