



MUNICIPAL ZONING APPROVAL FOR PERMIT APPLICATION

WILDWOOD

SUBMIT THIS APPROVED/COMPLETED FORM TO:

**Department of Public Works, Permit Division
St. Louis County Government Center (6th Floor)
41 South Central Avenue, Clayton, Missouri 63105**

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

Address of Property: 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):

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

MUNICIPAL OFFICE USE ONLY

Entry Date: 11-15-16 By: Amber Beck Locator Number: 231440043

Fire District: Metro West (?) Municipal Zoning: N/U

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: _____



WILDWOOD

November 28, 2016

Richard and Rebecca Vestal
#1 The Pines Court, Suite A
Chesterfield, Missouri 63141

Re: **Demolition of House and Accessory Structures at 19305 Jaeger Farms Drive**

Dear Mr. and Ms. Vestal:

The Historic Preservation Commission has considered your request for the demolition of the existing house and the other accessory structures that are located on the aforementioned property. The Historic Preservation Commission is involved in the discussion of the demolitions of this existing building and related accessory structures due to a two-story log cabin being located inside of the dwelling located on this site. This cabin has significant historic value, which is based upon its age and the unique nature of it. Under the City's *Historic Preservation and Restoration Code*, the Commission must authorize the demolition of this building, including the cabin, before the Department of Planning can issue the authorization for the required St. Louis County permitting process to begin for this requested action.

The Historic Preservation Commission, as noted, must visit the property to memorialize the asset and determine any conditions associated with the planned demolition regarding the ultimate disposition of the cabin. This site visit has been scheduled for **December 15, 2016, at 3:30 p.m.**, which will require someone to be at the property to allow access to the interior of the dwelling for the Commission members to photograph the log cabin, before its disassembly or demolition. As part of setting this date for the required site visit, the Historic Preservation Commission requested the following information also be provided to it, as part of its preparation for this site visit and decision on the requested demolition:

1. The planned disposition of the log cabin -
 - a. Will it be disassembled and reassembled on the property?
 - b. Will it be disassembled and reassembled on another property in Wildwood?
 - c. Will it be disassembled and reassembled on another property located outside Wildwood?
 - d. Will it be disassembled and the material used in the new construction of the planned dwelling on this property?
 - e. Will it be disassembled and the materials sold for use as building materials to a recognized rehabilitation builder?
 - f. Will it be disassembled and the materials disposed of at an acceptable landfill facility?

2. If Item 1(f.) is planned, would you consider the following:
 - a. Donation to the City?
 - b. Donation to the Wildwood Historical Society, a not-for-profit in Wildwood?
 - c. Donation to another governmental jurisdiction or not-for-profit that would accept a log cabin of this nature?

Once you have had time to consider these questions/actions, the Department would appreciate it very much if you could advise it of your responses, so as the information can be provided to the Historic Preservation Commission members in advance of the site visit to the property to view this historic asset.

If you should have any questions or comments or need additional information on this matter, please feel free to contact the Department of Planning at (636) 458-0440. Thank you for your consideration of these questions and patience during this review process.

Respectfully submitted,
CITY OF WILDWOOD


Joe Vujnich, Director
Department of Planning

Cc: The Honorable James R. Bowlin, Mayor
Historic Preservation Commission of Wildwood
Council Members De Hart and McGowen, Ward One
Ryan S. Thomas, P.E., City Administrator
John A. Young, City Attorney
Kathy Arnett, Assistant Director of Planning and Parks
Terri L. Gaston, Senior Planner
Brian Gramlich, Code Enforcement Officer
Steve Vogel, Planning Technician

From: Richard Vestal richard.vestal@VestalCorporation.com
Subject: Response to letter regarding Application for Special Use/Demolition Permit at 19305 Jaeger Farms Road, Wildwood, MO 63038
Date: December 4, 2016 at 2:26 PM
To: Joe Vujnich JVujnich@cityofwildwood.com
Cc: Brock Harvey (brock@workhorsecg.com) brock@workhorsecg.com, kevin@workhorsecg.com, Rebecca Vestal rebecca.vestal@VestalCorporation.com, Donna Boxx donna@boxxarchitect.com

RV

December 4, 2016

Mr. Joe Vujnich
Director of Planning and Parks
City of Wildwood
16860 Main Street
Wildwood, MO 63040

Via email: JVujnich@cityofwildwood.com

Subject: Application for Special Use/Demolition Permit at 19305 Jaeger Farms Road, Wildwood, MO 63038

Dear Mr. Vujnich:

This email-letter is in response to your letter, dated November 28, 2016, about our Special Use-Demolition Permit application for 19305 Jaeger Farms Road, Wildwood, MO 63038.

Our home design and build team consists of:

Donna Boxx, *Donna F. Boxx, Architect, P.C.*, donna@boxxarchitect.com
Brock Harvey, *Work Horse Construction Group*, President, brock@workhorsecg.com

Unfortunately Richard Vestal will be on an international business trip on Thursday December 15, 2106, however, Rebecca Vestal, and our home builder will be present at the site at 3:30pm when you and the Wildwood Historic Preservation Commission visit the property.

In your letter, you asked us to state the "planned disposition of the log cabin". The log cabin is currently inside of a shell of multiple older house additions and is fully wrapped in vinyl siding. There is only limited exposure of one log wall in the living room and a couple of courses of log walls in the attic. One neighbor, Mr. James Fink, 19324 Jaeger Farms Road, told me that his Aunt lived in the home, that his grandparents built, and that two large openings were cut into the 20 foot long north and west walls of the log cabin when it was expanded 50-60 years ago. Thus, because the condition is unknown, its potential future use is uncertain until we can get it stripped down to the log cabin. Our hope is that the log cabin is in good enough shape that it can be cost-effectively rebuilt as a decorative landscape component on site. However, if the cost of reconstruction on site is prohibitive, we hope that there is enough reclaimable lumber that it can be used in the construction of the new house construction on the same site. Our architect, Donna Boxx is already considering both options. We hope this is enough feedback about our

current intent.

Please contact us with any further questions or comments.

Sincerely,

Richard & Rebecca Vestal

Richard and Rebecca Vestal
441 Bluff Meadow Drive
Ellisville, MO 63021

Rebecca Vestal, mobile 314-607-0749
Richard Vestal, mobile 314-420-1945