

## Terri Gaston

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**From:** Terri Gaston  
**Sent:** Tuesday, January 17, 2017 12:56 PM  
**To:** 'Laura Jones'  
**Cc:** Main; Steve Vogel (steve@cityofwildwood.com)  
**Subject:** RE: Pond Inn - Demo Request

Laura,

The Zoning Authorization form is a triplicate, pre-numbered form that is filled out at City Hall when submitting the demo paperwork, including disconnects, which should have been processed through Wildwood first, prior to submittal to STLCo.

Given the age of the subject structure, upon submittal of the ZA for demolition, it would be considered by the City's Historic Preservation Commission before the Department of Planning could authorize the demo. I believe the process was explained via several telephone conversations.

Thank you,

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



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**From:** Laura Jones [<mailto:laura@rljonesproperties.com>]  
**Sent:** Tuesday, January 17, 2017 12:47 PM  
**To:** Terri Gaston  
**Cc:** Main; Laura Jones  
**Subject:** Pond Inn - Demo Request

Terri,

We spoke to you in the past about the possibility of demo at the Pond Inn. We submitted everything to St. Louis County and they are requesting a letter from the City of Wildwood for Municipal Zoning Approval, as well as all the utility companies for the disconnects. Attached is what we submitted that shows the two buildings we are planning to demo. We have had a lot of very interested parties in the Pond Inn. We are excited about moving forward to get a good restaurant user in as soon as we can! Please let me know who the correct contact would be to get the approval letter.

Thanks,

### Laura Jones

RL Jones Properties | 17195 New College Ave, Wildwood, MO 63040  
office: (636) 287-2700  
mobile: (314) 420-9334  
fax: (636) 287-2703  
email: [laura@rljonesproperties.com](mailto:laura@rljonesproperties.com)  
web: [www.rljonesproperties.com](http://www.rljonesproperties.com)



OFFICE USE ONLY

41. S. CENTRAL AVE., 6<sup>th</sup> FLOOR, CLAYTON, MO. 63105

RESIDENTIAL ( )

NO. 17DEM-00002

COMMERCIAL (X)

DATE 1/5/16

APPLICATION FOR DEMOLITION PERMIT

MUNICIPALITY Wildwood FIRE DISTRICT METRO WEST LOCATOR # 23W310012

ADDRESS OF STRUCTURE: 17250 Manchester Road 63040  
(number) (street) (zip)

DESCRIPTION OF STRUCTURE AND ACCESSORY STRUCTURES TO BE DEMOLISHED:

- 1. The Hall (bldg #3) Gross Sq.Ft. (Including Basements): 2,600
- 2. Shed (bldg #2) Gross Sq.Ft.: 360

Please list additional structures on separate sheet

Total Gross Sq. Ft.: 2,960

APPLICANT'S NAME RLJ Construction PHONE NO (636) 287-2700

APPLICANT'S ADDRESS 17195 New College Ave., Wildwood, MO 63040

OWNER'S NAME Lloyd & Ramona Jones PHONE NO. 314-574-9412

OWNER'S ADDRESS 17195 New College Ave., Wildwood, MO 63040

NOTE: ALL UTILITIES MUST BE PROPERLY DISCONNECTED AND SEWER CAPPED BEFORE DEMOLITION CAN START. THIS OFFICE MUST BE NOTIFIED IN WRITING BY THE APPROPRIATE UTILITIES WHEN DISCONNECTS ARE MADE.

APPLICANT'S SIGNATURE Lloyd & Jones DATE 12/21/16

\* I certify that I am the Property Owner/Agent for the owner and/or otherwise authorized to perform this work.

\*\*\*\*\*

FOR OFFICE USE ONLY		ACCOUNTING ONLY	
HEALTH APPROVAL	_____	PERMIT & INSPECTION FEE	\$ <u>126-</u>
MUNICIPAL ZONING APPROVAL	_____	OTHER STRUCTURES	\$ <u>47-</u>
WATER DISCONNECT	_____	TOTAL DUE	\$ <u>173-</u>
GAS DISCONNECT	_____	DATE PAID & CHECK #:	<u>1/5, CK# 011014</u>
ELECTRIC DISCONNECT	_____	<b>INSPECTION ONLY</b>	
RIGHT-OF-WAY OWNER APPROVAL	_____	APPROVAL:	_____
PLUMBING PERMIT # _____		DOWN & CLEARED (DATE):	_____
APPROVED ON: _____		INSPECTOR:	_____
DRAINLAYING PERMIT # _____		APPROVED:	_____
APPROVED ON: _____		DATE:	_____

THIS IS NOT A PERMIT RECEIPT ONLY

## R L J CONSTRUCTION

17195 New College Ave  
Wildwood, Missouri 63040  
Office 636-287-2700, Fax 636-287-2703

December 21, 2016

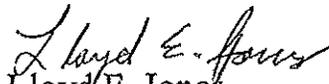
RE: Demo at 17250 Old Manchester Road, Wildwood, MO

To Whom it Concerns:

Pond Inn, LLC is requesting the help of RLJ Construction to request a demolition permit for two of the three buildings known as the Pond Inn located at 17250 Old Manchester Road in Wildwood, MO. The two buildings that we are requesting to demo are known as the shed (360 square foot) and the hall (2,600 square feet). Please see the attached site plan that outlines the two buildings. The original building will NOT be demolished.

Also, attached is the environmental study completed by Abate-Pro that shows there are no environmental issues with the two buildings that we plan to demo. Enclosed is a check for the demo permit. Please let us know if you need anything else.

Sincerely,

  
Lloyd E. Jones  
Owner  
RLJ Construction



OFFICE USE ONLY

41. S. CENTRAL AVE., 6<sup>th</sup> FLOOR, CLAYTON, MO. 63105

RESIDENTIAL ( ) NO. \_\_\_\_\_  
COMMERCIAL ( ) DATE \_\_\_\_\_

APPLICATION FOR DEMOLITION PERMIT

MUNICIPALITY Grover/Wildwood FIRE DISTRICT METRO WEST LOCATOR # 23W310012

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- 2. Shed Gross Sq.Ft.: 360

Please list additional structures on separate sheet

Total Gross Sq. Ft.: 2,960

APPLICANT'S NAME RLJ Construction PHONE NO (636) 287-2702

APPLICANT'S ADDRESS 17195 New College Ave., Wildwood, MO 63040

OWNER'S NAME Lloyd & Ramona Jones PHONE NO. 314-574-9412

OWNER'S ADDRESS 17195 New College Ave., Wildwood, MO 63040

NOTE: ALL UTILITIES MUST BE PROPERLY DISCONNECTED AND SEWER CAPPED BEFORE DEMOLITION CAN START. THIS OFFICE MUST BE NOTIFIED IN WRITING BY THE APPROPRIATE UTILITIES WHEN DISCONNECTS ARE MADE.

APPLICANT'S SIGNATURE Lloyd Jones DATE 12/21/10

\* I certify that I am the Property Owner/Agent for the owner and/or otherwise authorized to perform this work.

\*\*\*\*\*

FOR OFFICE USE ONLY	ACCOUNTING ONLY
HEALTH APPROVAL _____	PERMIT & INSPECTION FEE \$ _____
MUNICIPAL ZONING APPROVAL _____	OTHER STRUCTURES \$ _____
WATER DISCONNECT _____	TOTAL DUE \$ _____
GAS DISCONNECT _____	DATE PAID & CHECK #: _____
ELECTRIC DISCONNECT _____	<b>INSPECTION ONLY</b>
RIGHT-OF-WAY OWNER APPROVAL _____	APPROVAL: _____
PLUMBING PERMIT # _____	DOWN & CLEARED (DATE): _____
APPROVED ON: _____	INSPECTOR: _____
DRAINLAYING PERMIT # _____	APPROVED: _____
APPROVED ON: _____	DATE: _____



# **ABATE-pro, incorporated**

A Commercial, Residential and Industrial Environmental Abatement Company  
**ASBESTOS INSPECTION SURVEY**

## **Performed for**

Andrew Sineni, RL Jones  
17195 New College Ave.  
Wildwood, MO 63040

## **Date**

11/22/2016

## **Inspection Address**

17250 Manchester Rd Building #1, 2&3  
Wildwood, MO

## **Building Description**

Present Use: Vacant  
Former Use: Res/ Commercial  
Future Use: Demolition

Approx Yr Built: 1950  
Approx Size: 1583 sqft  
Condition: Poor Good

## **Building Construction**

Number of Floors: 1  
Roof Material: Metal  
Siding Material: Wood  
Framing: Wood  
Wall Insulation: Fiberglass / None  
Foundation: Crawl Slab  
HVAC: Forced Air / Wood  
Out Buildings: Shed Other

## **Introduction**

Abatepro, Inc. conducted an asbestos survey of the above referenced address. The survey was conducted by an AHERA-accredited and State of Illinois/Missouri certified asbestos inspector in general accordance with NESHAP inspection requirements. Interior/ Exterior building components were surveyed and homogeneous areas of suspect asbestos-containing materials (ACM) were visually identified and documented. Although reasonable effort was made to survey accessible suspect materials, additional suspect but un-sampled materials could be located in walls, in voids or in other concealed areas. Suspect ACM samples were collected in general accordance with the sampling protocols(3-5-7) outlined in EPA

## **Project Objective**

We understand this asbestos survey was requested due to the planned demolition of the building. EPA regulation 40 CFR 61, Subpart M, National Emission Standards for Hazardous Air Pollutants (NESHAP), prohibits the release of asbestos fibers to the atmosphere during demolition or renovation activities. The asbestos NESHAP requires that potentially regulated asbestos-containing building materials be identified, classified and quantified prior to planned disturbances or demolition activities.

### **Field Activities**

Survey activities began with visual observation of the interior and exterior of the Building(s) to identify homogeneous areas of suspect ACM. A homogeneous area consists of building materials that appear similar throughout in terms of color, texture and date of application. Interior assessment was conducted throughout visually accessible areas of the building(s). The exterior survey included an assessment of the exterior walls, windows and doors. The roof system was not sampled and therefore should be assumed to contain asbestos. Building materials identified as concrete, glass, fiberglass, wood, masonry, metal, foam, plastic and rubber were not considered suspect ACM.

### **Physical Assessment for Asbestos**

A physical assessment of each homogeneous area of suspect ACM was conducted to assess the friability and condition of the materials. A friable material is defined by the EPA as a material which can be crumbled, pulverized or reduced to powder by hand pressure when dry. Friability was assessed by physically touching suspect materials.

### **Sample Collection**

Based on results of the visual observation, bulk samples of suspect ACM were collected in general accordance with AHERA sampling protocols. Random samples of suspect materials were collected in each homogeneous area. The inspector collected bulk samples using wet methods as applicable to reduce the potential for fiber release. Samples were placed in sealable containers and labeled with unique sample numbers using an indelible marker. Bulk samples were collected from homogeneous areas of suspect ACM. A summary of suspect ACM samples collected during the survey is included below.

### **Sample Analysis**

Bulk samples were submitted under chain of custody to a trained microscopist for analysis by polarized light microscopy with dispersion staining techniques per EPA methodology (40 CFR 763, Subpart F). The percentage of asbestos, where applicable, was determined by microscopically visual estimation.

**Suspect Materials Sampled and Results**

<b>Material</b>	<b>Description</b>	<b>Location</b>	<b>Est. Qty</b>	<b>Asbestos</b>	<b>Analytical</b>	<b>Sample #</b>
Ceiling Board	White	Building # 3	500 sq ft	No	NoneDetected	001-003
Window Glaze	White/Black Paint	Building # 3	350 in ft	No	NoneDetected	004-006
Drywall	Gray	Building # 3	1200 sqft	No	NoneDetected	007-009
Transite Siding	Gray/ White Paint	Building # 1	2800 sq ft	Cat 2 NF	Chrysotile	30% 10

**Recommendation / Description**

This property has 3 buildings . The main house, building # 1, appears to be a restaurant that is not currently operating and under renovation. The exterior siding is Transite shingles and was the only material that was requested to be sampled. The interior was not inspected.

Building # 2 is a simple garage / shed that is slated for demolition. The foundation is a slab and exterior is sided in a wood product. The roof is asphalt shingles. No other suspect materials were found in this building.

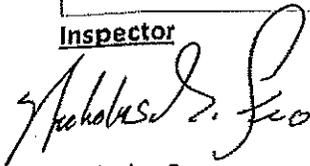
Building # 3 appears to be a former country restaurant that is scheduled for demolition. The flooring is wood through out. The windows are sealed with glaze. The HVAC is a wood burning furnace. The roofing is metal panels. The interior walls are drywall and the ceiling is a pressed fiber panel board in 4x8 sheets.

**Regulatory**

Building # 1 Should have the Transite siding removed by a Missouri licensed asbestos removal contractor if renovations will impact the siding.

Building # 2 The asphalt shingles can be demolished in place if not made friable during the demolition.

Building # 3 No asbestos was found during this inspection. Should additional unsampled materials be discovered during demolition, additional sampling may be required.

**Inspector**


Nicholas Feco  
Missouri Asbestos Inspector  
MO 5380

# Google Maps



Imagery ©2016 Google, Map data ©2016 Google 20 ft

Building # 1

Building # 2

Building # 3



# PRECISION ANALYSIS, INC.

## BULK SAMPLE ANALYSIS

Client : ABATE-pro, Inc.

Date Received: 12-19-16

Project No.: 17250 Manchester Rd.,  
Wildwood, MO 63040

Date Reported: 12-19-16

Technique: Polarized Light Microscopy with Dispersion Staining  
In accordance with EPA/600/R-93/116 Test Method

Lab No.	Sample No.	Asbestos Detected & Percentage *	Fibrous Material	Non-Fibrous Material
305163	001	None Detected	Cellulose	Binders, Paint
305164	002	None Detected	Cellulose	Binders, Paint
305165	003	None Detected	Cellulose	Binders, Paint
305166	004	None Detected		Binders, Paint
305167	005	None Detected		Binders, Paint
305168	006	None Detected		Binders, Paint
305169	007	None Detected	Cellulose	Binders, Paint
305170	008	None Detected	Cellulose	Binders, Paint
305171	009	None Detected	Cellulose	Binders
305172	010	25-30% Chrysotile	Antigorite	Binders, Paint, Aggregate

\* The upper detection limit is 100 percent.  
The lower detection limit is less than 1 percent.

Paul Spell  
Laboratory Director

AIHA Bulk Asbestos Proficiency Analytical Testing Program ID # 101228  
In Association with RTI Center for Measurements and Quality Assurance

PLM is not recommended for analysis of vinyl floor tile. Vinyl floor tile often contains milled asbestos with fiber lengths of 1 micrometer or less. Because these fibers are not detected by PLM, PLM analysis may yield a false negative result. We recommend qualitative analysis of vinyl floor tile by Transmission Electron Microscopy (TEM).

Precision Analysis assumes no responsibility for financial or health consequences for action or lack of action taken by our clients or their agents as a result of these analytical reports. Since Precision Analysis was not involved in the collection of these samples, we cannot attest to the proper collection of said samples and therefore are neither responsible nor liable for the accuracy, validity or completeness of the sample collection.

# **ABATE-PRO, INCORPORATED**

A Commercial, Residential and Industrial Environmental Abatement Company

## **Asbestos Bulk Sample Chain of Custody**

**Address**

17250 Manchester Rd  
Wildwood, MO 63040

**Billing**

Abatepro, Inc  
PO Box 674  
Edwardsville, IL 62025

**Phone**

618-288-8960

**Fax**

775-416-2089

**Email**

[nfeco@abatepro.com](mailto:nfeco@abatepro.com)

**Type of Analysis**

EPA PLM 600 Method

Turn around Time - Same

Sample #	Location and Type of Material	Date Sampled	Instructions
001	003 Ceiling Board Through out	12/14/2016	PLM Stop if Pos
004	006 Window Glaze- Windows	12/14/2016	PLM Stop if Pos
007	009 Drywall -Through out	12/14/2016	PLM Stop if Pos
010	Transite Siding- Main House	12/14/2016	PLM Stop if Pos
			PLM Stop if Pos
			PLM Stop if Pos
			PLM Stop if Pos
			PLM Stop if Pos
			PLM Stop if Pos
			PLM Stop if Pos

Inspector  
Nicholas Feco

Released By

Date

Received By

**RECEIVED**

DEC 14 2016

BY: \_\_\_\_\_

CERTIFICATION  
NUMBER: **7118040816MOIR5380**

THIS CERTIFIES  
**Nicholas M Feco**  
HAS COMPLETED THE CERTIFICATION  
REQUIREMENTS FOR  
**Inspector**



APPROVED: **9/2/2016**

TRAINING DATE **4/8/2016**

EXPIRES: **4/8/2017**

*Kyra L Moore*  
Director of Air Pollution Control Program

Expiration Date **4/8/2017**

Certificate Number: **7118040816MOIR5380**

Training Date: **4/8/2016**

**Missouri State Certificate for Asbestos Related Occupations**

Issued by Department of Natural Resources

P.O. Box 176

Jefferson City, MO 65102

Phone (573) 751-4817

**Nicholas M Feco**

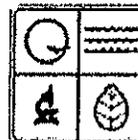
has successfully completed the requirements for certification as a INSPECTOR. This Missouri State Certification is subject to review and the director may deny, suspend or revoke the certification per RSMo chapter 643.230.

9/2/2016

Date

*Kyra L Moore*

Director of Air Pollution Control Program



# STC

# SAFETY TRAINING CENTER

2539 Vandalia Street, Collinsville, IL 62234 \* Phone: 618-855-8764

Environmental and Occupational Safety & Health Training

*Does hereby certify*

**Nicholas Feco**

PO Box 674, Edwardsville, IL 62025

*Has successfully completed and passed the course examination with  
at least 70% for re-accreditation under AHERA (Title II)*

**Asbestos Building Inspector Refresher**

Class Date:

April 08, 2016

Examination Date:

04/08/2016

STC Certificate Number:

STC-04082016-001496ABIR

Certification Expiration:

04/08/2017



David M. Mendoza – President/Training Director  
Certified Environmental Specialist  
OSHA Authorized Instructor