

**CITY OF WILDWOOD
RECORD OF PROCEEDINGS**

**MEETING OF THE HISTORIC PRESERVATION COMMISSION
CITY HALL – COUNCIL CHAMBERS
16860 MAIN STREET
WILDWOOD, MISSOURI 63040
April 7, 2016**

I. Welcome and Roll Call

Meeting: Thursday, 4/7/16, 7:15 p.m., City Hall, Community Room.

Attending: Vice-Chair Barth (Acting Chair), Commissioner Rosener, Commissioner Wojciechowski, Commissioner Jeter, Alternate Thompson, Council Member Liaison Cullinane, and Planning and Zoning Commission Liaison Gragnani.

Absent: Commissioner Sahm, Commissioner Long, and Council Member Liaison Manton.

Staff: Director of Planning Joe Vujnich and Senior Planner Terri Gaston.

Officials: Mayor Woerther

II. Opening Remarks and Chair Comments

Acting Chair Barth welcomed everyone in attendance to tonight’s meeting and thanked the Commissioners and Liaisons that were participating in the prior work session.

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

Meeting minutes from the January and February regular sessions remain postponed. A motion was made by Commissioner Rosener, seconded by Commissioner Wojciechowski, to approve the Commission’s February 25, 2016 Work Session minutes, as prepared by staff. Acting Chair Barth declared the motion approved by an affirmative and unanimous voice vote [5/0].

IV. New Business – No Items

V. Old Business

a.) Ready for Action – No Items

b.) Not Ready for Action – One (1) Item

- 1.) Discussion of the following item relating to the **Historic Community Markers Program**: the review of the proof for the final Historic Community Marker – Fox Creek. **(Wards - All)** *Pending completed research regarding the grist mill.*

This item was not ready for discussion, but staff included some background information from the Wildwood Historical Society regarding the past uses in the area for the benefit of the Commission.

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

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

Chair Barth noted the petitioners/owners of the subject property, Mr. and Mrs. Schwartz, requested this item be postponed. Per the wishes of the current tenant, Doug Zick, who has lived there 25 years, the petitioners have reconsidered the demolition of the detached garage, after discussing alternative locations for a replacement garage with this long-standing resident. It was decided the garage could possibly be saved by implementing steel supports, etc., as discussed at the site visit.

- 2.) **4734 Fox Creek Demolition** – Site Visit Summary

Senior Planner Gaston noted the Fox Creek Demolition Site Visit Summary, an addition to the Commission's packet, advising them of staff procedures taken since the Commission's approval for demolition, conditioned upon taking proper care to ensure the protection of the mature white oak on site. Since the Director's letter and Zoning Authorization issued on March 1, 2016, she mentioned a more recent site visit indicated the tree still remains, but not completely undisturbed.

VII. **Projects-Initiatives-Efforts Updates**

Director Vujnich proceeded with the Updates on Projects-Initiatives-Efforts Report, beginning with the **Phelan Property on Centaur**. Director Vujnich provided a brief synopsis of this matter: the Planning and Zoning Commission formally acted upon the revocation of the LPA at its 4/4/16 meeting and it is scheduled for Public Hearing at City Council on 4/25/16. Discussion centered on the site issues, such as signage and not allowing on-going violations, given the revocation of the LPA, which were previously allowed to remain, if Mr. Phelan had followed through with it.

The Commission suggested providing a brochure to historic property owners, which outlines the possible incentives by having their structure listed on the City's registry. Director Vujnich mentioned a flyer had been drafted in the past; it would be restudied and discussed. The layout was suggested to include a bulleted list of incentives, i.e. lot size reduction below that of the underlying zoning district, waivers to certain development items; and a brief review of those properties that have been given such, for instance, a waiver to the City's streetscape requirements; the retention of a dwelling of 75+ years, authorizing a second dwelling; the retention of a 1-room school house/log cabin sites, w/addition of another home, to mention a few recent incentive actions. Also, River Craig – best, yet also worse, example of historic incentive: 4 lots were allowed by keeping the mansion, but on smaller site with a new home situated east of it, in line with the bluff view.

Celebrate Wildwood: this 21st anniversary event will be held the last weekend in August, with the 2nd Annual Plein Aire Event being a precursor to it, which participants meet at 7:00 a.m., paint or photograph all day, then present that evening and each are judged thereafter. Similar to last year's Celebration, this year's event will also begin with the U.S. Army Band and feature a wine-beer garden, fireworks on Friday night; Saturday has a parade, car show, art fair, WHS and Veterans displays [in the air conditioned tent!], with MO Vets history project. Please contact Sally Branson to interview vets and provided a DVD of it; also enriching, would be to highlight any female veterans. There will also be the Boy Scout Encampment, water slide and bounce house, another concert, and fireworks. Sunday's main emphasis is the art fair.

Historic Marker Program: Director Vujnich noted the Westland Acres Marker ceremony was well attended, with Council Liaison Manton inviting the Frazier Family. Ms. Frazier and several family members were at this unveiling, which was the 3rd of 7 fabricated signs in place; the Monarch Marker was the second ceremony and 4th of the fabricated signs now in place.

Historic Preservation Training: Director Vujnich noted that Chair Barth attended a recent presentation on *Economic Development through Historic Preservation* in Washington, Missouri. Chair Barth summarized the meeting for the Commission, mentioning it not being as applicable as anticipated, but highlighted the civil, social, and economic factors, all being common sense relative to history; not the presenter delivering it. The focused on depleted Main Street and bringing business back to the areas vacant building 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, Three French Hens, The Front Porch, which are all creating an 'organic' historical revival along Old Manchester Road. Sadly, Director Vujnich stated the Rufkahr building was not being utilized for the furniture shop, given it would cost the petitioner too much to address code considerations. He also thanked Chair Barth for his attendance, noting training is necessary for the City to retain its CLG certification.

Pond Inn: Director Vujnich referred to the Department's letter dated 3/2/16, which was sent to Dr. Mehard, after falling back into routine of doing nothing, and needs to maintain property continuously, rather than have it demolished, as was the Pond Hotel, after decades of neglect. It was reported that \$700,000 was spent on the wine and tapas bar; the owner has no more funds left for further improvements.

Essen Log Cabin: As supplied to the Department, the attorney's information proved to be more involved than anticipated, which made it not possible for the donation to be formalized for the 2015 tax year. Director Vujnich indicated this matter would now be budgeted for 2017, given the Kilby and Kelp proposals ranged widely. Only the logs were salvaged from the thieves; no flooring, support timbers, or metal roof materials. The best approach for restoration and location are still being considered, with the Wildwood Historical Society's site being the priority location. This site links with the Hencken House; however, 501(c)3 criteria adds questions of sustainability, yet it remains an option, given its visibility; also being considered is the Community Park. Council Liaison Cullinane researched partnering with the DIY Network, but locations are already being booked for 2018. More to follow ...

Old Slave Cemetery: The Department made contact with the three (3) owners and discussed measures for the cemetery's protection and avoid further destruction of the site. Mrs. Branson suggested sending a letter to Board of Trustees, addressing the issue of stormwater degradation, the creek and headstone being in close proximity to each other. She stated having received a newsletter that did not identify such matters. Cemeteries are protected by the State, but are they truly? It was questioned if the cemetery was under auspices of the Army Corps of Engineers, given its proximity to the creek. A lot of time, effort, and cost are needed to keep it in the condition it is now.

Bellevue Farms: Director Vujnich noted key components will be addressed in a proposal, which is in preparation and will be presented to the Commission at the month-end meeting.

OTHER: Commissioner Rosener provided a sketch of iron split-track railroad post and mount for the Centaur Historical Marker; he could provide an estimate of the forging cost. Caution was expressed with regard to criticism/conflict-of-interest with City money being spent towards a board/committee member's business. Mayor noted that consistency of the sign posts should be continued, since other signs have already been installed; Commission Liaison Gagnani agreed. Chair Barth asked what is planned for Kohn Park, which

Director Vujnich replied that it is being considered for a small parking area, given the high use of bicyclists, but the east side of Eatherton Road is not stable and nothing can be done at this time, until the retaining wall is installed to support the failed slope.

Training & workshops: Senior Planner Gaston reviewed the three (3) training opportunities coming up in the next couple of months and information was included in the Commission's packets. For those interested in attending any of them, please contact her regarding registration.

VIII. Closing Remarks and Adjournment

Director Vujnich noted that the Wildwood Historical Society is holding their classic car show on June 4, 2016. Please contact Dr. John Gagnani for further information.

Senior Planner Gaston noted a third Work Session will be held at 6:00 p.m., prior to the next meeting of the Commission, scheduled for Thursday, April 28, 2016, at 7:00 p.m. *[This meeting has since been rescheduled to May 5, 2016].*

Acting Chair Barth declared the meeting adjourned at 8:56 p.m.