

**CITY OF WILDWOOD  
RECORD OF PROCEEDINGS**

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**MEETING OF THE HISTORIC PRESERVATION COMMISSION  
CITY HALL – COMMUNITY ROOM  
16860 MAIN STREET  
WILDWOOD, MISSOURI 63040  
August 4, 2016**

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**I. Welcome and Roll Call**

**Meeting:** Thursday, 8/4/16, 7:03 p.m., City Hall, Community Room.

**Attending:** Acting Chair Barth, Commissioner Wojciechowski, Commissioner Rosener, Commissioner Jeter, Alternate Thompson, Council Member Liaison Cullinane, Council Member Liaison DeHart, and Planning and Zoning Commission Liaison Gagnani

**Absent:** Commissioner Sahm 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 and thanked the Commissioners and Liaisons that participated in the prior Work Session. 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 Commissioner Jeter, to approve both sets of the Commission's Work Session and regular monthly meeting minutes for June 23, 2016, as prepared by staff. Acting Chair Barth declared the motion approved by an affirmative and unanimous voice vote [5/0].

**IV. New Business**

- a. Ready for Action – No Items
- b. Not Ready for Action – No Items

**V. Old Business**

- a. Ready for Action – Three (3) 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)**

Director Vujnich noted there were seven (7) in attendance [commission members, liaison, and staff] for the site visit that was held prior to this evening's meetings to view the logs. The historic logs, dating back to 1809 and known as the Heege-Boxwood Cabin, have been stored outside on a palette, off the ground, with a tarp over them to protect them from the elements. Unfortunately, this method did not protect them entirely, and about 1/3 of the logs were infested with termites, with another 1/3 missing from the original 2-story cabin.

A motion was made by Commissioner Jetter, seconded by Commissioner Rosener, to request the owners to lay out all the logs to better inspect them individually and prove their quality; otherwise, refer them to Rustic Grain [314-422-4667] to potentially have the company purchase them for refabrication purposes. The motion passed unanimously by voice vote [5-0].

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

Upon the Commission's direction to move forward with Mr. Rosener's design and proposal for Kohn Park signage, it was presented to the Planning/Economic Development/Parks Committee on June 21, 2016 and endorsed. Once Mr. Rosener submits the railroad style post-and-sign rendering, Director Vujnich would forward it on to Mr. Kohn [from whom the property donation was made to the City] to decide on its placement and appearance. The Commission also requested Mr. Rosener provide a second estimate to use local track from the Katy Trail, as well as the Rock Island rail estimate.

**iii. Wildwood Historical Society's Participation in Booklet Development**

Director Vujnich stated the contract with Ms. VonGruben, archivist for the Wildwood Historical Society, to develop the period description from 1770 to 1776 for the writing and integration of the Prehistoric Era for this year's event booklet was approved. Most of the research for this timeframe has been completed and she will continue on to the next era in preparation for the 2017 booklet.

**iv. Celebrate Wildwood Weekend Event Planning. (Wards - All)**

The last work session was held just prior to this meeting and Director Vujnich requested the Commissioners to formalize the display for the event tent, as well as provide timeframes for volunteering throughout the weekend. Poster boards from previous years would be displayed again, along with a replica of the historical markers and a map indicating locations of the historical sites, and the bell from Old Pond School. Provide attendees booklets from both this year and 2015; brochures for

application to and benefits of being on the City's Historic Registry, with an outline of the process. Staff will prepare a spreadsheet indicating the commission members' preferred volunteer timeframes, based upon their availability, as discussed, between the hours of 10:00 a.m. and 4:00 p.m., in 2-hour increments.

- b. Not Ready for Action – No Items

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

- a. Ready for Action – No Items

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

- i. 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 – ACTION POSTPONED; REMAINS POSTPONED.*

## VII. Projects-Initiatives-Efforts Updates

Director Vujnich proceeded with updates on the City's projects, initiatives, and efforts, beginning with ~~Celebrate Wildwood~~, which was again discussed at length during this evening's Work Session; final discussion was made on the booklet for staff's publication preparations [*refer to Work Session Minutes for details*].

Dates were discussed for the fifth (5) installment of the eleven (11) ~~Historic Markers~~. Director Vujnich suggested an unveiling ceremony for the marker in the Hollow Historic Community, specifically at Stovall's Grove, on Sunday, August 28<sup>th</sup>, which would be after the close of the Celebrate Wildwood Event in Town Center and prior to the Founders & Friends BBQ from 4:00-7:00 p.m.

~~Historic Preservation Training & Workshops~~: Senior Planner Gaston provided a brief overview of the 3-day Missouri Main Street Connection's *Get Plugged in Downtown* Conference held July 26-28 in Washington, Missouri. 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 2<sup>nd</sup> and 3<sup>rd</sup> level residential historic buildings, and the 'Property Redevelopment' Tour, showcasing examples of redeveloped historic buildings funded by partnerships between the municipality and non-profits.

The remaining training opportunity for the year is the State's Annual Historic Preservation Conference to be held in Hannibal, Missouri in October. For those interested in attending, please contact Senior Planner Gaston regarding registration.

Being that a re-assembly bid from an associate of Tom Kelpo for the ~~Essen Log Cabin~~ came in significantly lower than the other bid by Mr. Kilby, Director Vujnich noted to the Commission he will request the City Council not require the typical third bid. More to follow on this matter ...

Director Vujnich provided detailed updates on the City's wide range of projects regarding: **Al Foster Memorial Trailhead, Belleview Farms Master Plan, Meramec River Connector Trail, Manchester Road Bicycle Lanes, and Strecker Road Bridge Replacement** [*refer to pages 3-4 of report dated 8/4/2016*].

Lastly, the packet included a site visit summary, prepared by Senior Planner Gaston, of the ~~Jaeger Farm Log Cabin~~ that was held on July 6<sup>th</sup>, hosted by Councilman DeHart. Included in the summary is a historical synopsis, as well as panoramic pictures compliments of Acting Chair Barth.

## **VIII. Closing Remarks and Adjournment**

Director Vujnich requested the Commission consider cancelling its August 25<sup>th</sup> meeting, given the 3-day Celebrate Wildwood Weekend Event kicks off on Friday. All were in agreement. Senior Planner Gaston noted the next regular monthly meeting of the Commission would then be September 22, 2016, at 7:00 p.m.

A motion was made by Commissioner Rosener, seconded by Commissioner Jeter, to adjourn the meeting, with a unanimous voice vote. The meeting adjourned at 8:15 p.m.