

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  
**January 26, 2017**

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**I. Welcome and Roll Call**

**Meeting:** Thursday, 1/26/17, 7:00 p.m., City Hall, Community Room.

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

**Absent:** Commissioner Wojciechowski, Council Member Liaison DeHart, 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 it proceeded as outlined on the agenda

**III. Approval of Minutes of the Historic Preservation Commission Meeting held on 11/22/2016**

A motion was made by Commissioner Rosener, seconded by Commissioner Jeter, to approve the Commission's regular monthly meeting minutes for November 22, 2016, prepared by staff, with corrections to name spelling. Acting Chair Barth declared the motion approved, after an affirmative and unanimous voice vote [5-0].

**IV. New Business**

**a. Ready for Action – One (1) Item**

**i. Celebrate Wildwood Event - 2017**

Director Vujnich began with the first component of discussion, being Chapter 2: Wildwood History from 1776 (Revolutionary War) to 1865 (Civil War), keeping in sequence with last year's historical account of Prehistory to the Revolutionary War. He mentioned the Wildwood Historical Society has the research underway already and a draft outline will be provided to the Commission by the WHS archivist at the February meeting.

The second component of discussion was choosing a theme for this year's event, which ranged from 'The Wild in the Wood', 'Take a Hike', and 'Horsin'around in Wildwood', to 'Wildwood Outdoors.' This theme is consistent with the recreational opportunities in the City the Economic Development Committee has been attempting to highlight in recent months. The Commission agreed to put attention on the typical recreational aspects available 100 years ago and what they have evolved into today, providing before and after photographs. The back cover of the booklet could depict a rustic barn door or window frame, opened to the outdoors.

The next component of discussion entailed the draft Points of Interest, which included several that were removed from the 2016 list, primarily being the area's schools. After discussing the list of public schools, there was question as to the need to list private schools as well. The Commission decided to switch from a school focus to that of the scenic byways of Wildwood – again, in keeping with the newly-selected theme. The following list of twenty (20) scenic byways was compiled:

- |                        |                           |
|------------------------|---------------------------|
| 26. Allenton Road      | 36. Orrville Road         |
| 27. Alt Road           | 37. Ossenfort Road        |
| 28. Babler Park Drive  | 38. Pond Road             |
| 29. Bouquet Road       | 39. Ridge Road            |
| 30. Fox Creek Road     | 40. Rieger Road           |
| 31. Hencken Road       | 41. St. Paul Road         |
| 32. Historic Route 66  | 42. Shepard Road          |
| 33. Melrose Road       | 43. Strecker Road         |
| 34. Old Eatherton Road | 44. Wild Horse Creek Road |
| 35. Old State Road     | 45. Woods Road            |

These roadways, with exception of three (3), are already depicted and labeled on the previous pull-out maps from the past two (2) years. These roadways could simply be highlighted by changing the symbol to a brighter color, than the grey dashed line, and then numbered, as listed above, continuing on from the prior lists in 2015 [1-14] and 2016 [15-25]. A new outline will be provided to the Commission for further discussion at the next meeting.

The last component of discussion for event planning centered on new display boards and other items of historical value, with the following eight (8) categories identified:

1. Why is Wildwood here today? i.e. incorporation information;
2. Scenic Byways – large, board-mounted map;
3. Bronze plaque displayed on a table;
4. Board display with pictures of the eleven (11) Historic Registry buildings, possibly including another [Dingley Bungalow] by the event date;
5. Key structures and/or buildings of Wildwood display board;
6. Old Pond School display board;

7. Update the Historic Registry brochure to hand out at event;
8. WHS display board featuring families of the historic districts.

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

- i. **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) Public Hearing was held on 11/22/2016.**

**V. Old Business**

a. Ready for Action – No Items

b. Not 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)
- ii. 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)
- iii. Discussion on archiving documents from the City's incorporation that are currently being stored at Old Pond School and City Hall. (Wards - All)

**VI. Review of Proposed Zoning/Plats/Site Development Plans/Demolition Requests - No Items**

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

- Celebrate Wildwood 2017
- Historic Marker Program
- Historic Preservation Training & Workshops for 2017
- CLG Annual Report
- City Projects' Updates
  - AI Foster Memorial Trailhead
  - Belleview Farms

➤ **Manchester Road Streetscape Project – Phase 3**

- **Essen Log Cabin**
- **Pond Inn**
- **Cemetery Update**

Director Vujnich noted the **Celebrate Wildwood Event** was just discussed at length. So comment moved to the **Historic Marker Program**, which four (4) remain to be installed. The Director is still trying to arrange a meeting with Tom and Lisa for the proper location of the *Kelpie Marker* along Wild Horse Creek Road; the easement document for the *Melrose Marker* is underway by the City Attorney and staff; the *Orrville Marker* is still being considered as part of the bridge replacement project; which brings discussion to the *Grover Marker*. Director Vujnich stated a location off private property, eliminating the need for an easement, was found with the Manchester Road right-of-way and close to existing parking, per the sideway plan provided by Metron Surveying. A motion was made by Commissioner Rosener, seconded by Alternate Thompson, to approve the suggested relocation for the *Grover Marker*. The motion was approved by a unanimous voice vote [5-0].

Senior Planner Gaston summarized the four (4) items contained in the Commission's packet regarding upcoming **Historic Preservation Training & Workshops**. She will be attending the annual 2017 Missouri Certified Local Governments (CLG) Forum in Jefferson City, to be held on April 7<sup>th</sup>, and possibly the State's Annual Historic Preservation Conference in Hannibal, Missouri, during mid-May. As always, the entire Commission is also welcome to attend.

The Department submitted the **2015-16 CLG Report** to SHPO by the December 30<sup>th</sup> deadline. With on-going annual certification requirements by the State, staff will continue to update the report template with Commission activities for the next submittal due later this year for 2016-17.

Director Vujnich provided detailed updates, per his report dated 1/26/2017 [*reference page 2*]. In summary: **Al Foster Memorial Trailhead** - majority of project completed, while the restroom facility remains delayed to January/February 2017; **Belleview Farms** - Planning and Parks Committee forwarded its endorsement for the lease extension request for Phase 1 improvements to City Council, which will be considered at its February 13<sup>th</sup> meeting; the **Manchester Road Streetscape Project – Phase 3** – design and engineering for this last section is complete and easements and/or dedication requests to abutting property owners is on-going by staff.

Director Vujnich hopes to have a written Value Assessment by Tim Kilby, with regard to the Karst Family's **Essen Log Cabin** donation, for the Commission's next meeting.

With the sale of the **Pond Inn** property to RL Jones Properties that occurred in December 2016, the City was made aware of an application to the St. Louis County Department of Public Works-Permit Division for demolition of the hall and a shed. The application is on hold

until submittal for Zoning Authorization is made to the City, initiating consideration by the Commission, and prior to any approval.

The appraiser for the **Wild Horse Creek Road Historic Cemetery**, Jeff Noyes, August Group Inc., has contacted the Department twice about the need to conduct further research, prompting a scope-of-work change, since the mid-October contract agreement.

#### **VIII. Executive Session – One (1) Item for Consideration**

##### **a. Closed Session Pursuant to RSMO 610.021(2) 1994/Lease, Purchase, or Sale of Real Estate**

A motion was made by Commissioner Rosener, seconded by Commissioner Jeter, to move to Closed Session. Roll call vote resulted in approval of said motion [Yays: Acting Chair Barth, Commissioner Sahm, Commissioner Rosener, Commissioner Jeter, Alternate Thompson; Nays: none]. Closed Session began at 8:30 p.m.

A motion was made by Commissioner Rosener, seconded by Commissioner Jeter, to move out of Closed Session. Roll call vote resulted in approval of said motion [Yays: Acting Chair Barth, Commissioner Sahm, Commissioner Rosener, Commissioner Jeter, Alternate Thompson; Nays: none]. Closed Session ended at 9:06 p.m.

#### **IX. Closing Remarks and Adjournment**

The next regular monthly meeting of the Commission would be held on Thursday, February 23, 2017.

A motion was made by Commissioner Rosener, seconded by Commissioner Jeter, to adjourn the meeting. The meeting adjourned at 9:07 p.m. with a unanimous voice vote [5-0].