

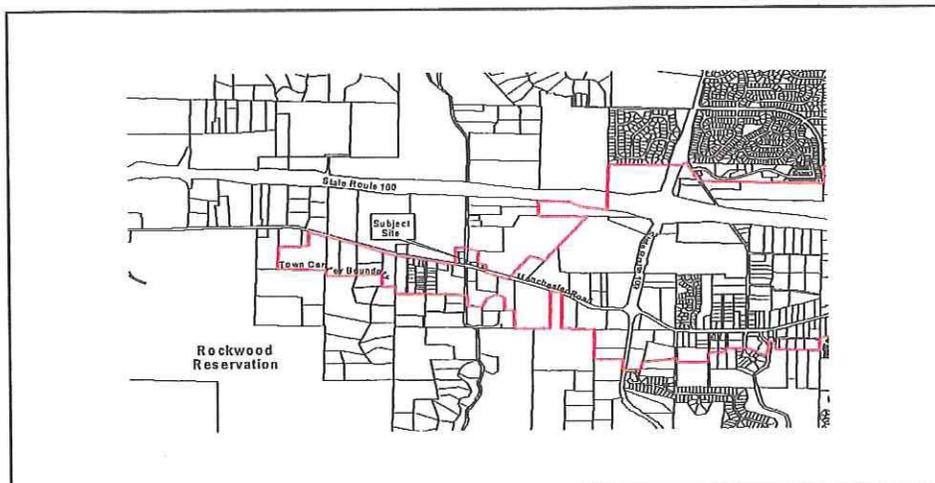
**CITY OF WILDWOOD
HISTORIC PRESERVATION COMMISSION
RECOMMENDATION REPORT for HISTORIC REGISTRY
August 17, 2005
"Planning Tomorrow Today"**

Petition: H.R. 2-05
 Petitioner: Donald M. Pollvogt
 Request: Add the Kern Service Station to the City's Historic Registry
 Location: Northwest corner of Pond and Manchester Roads (17301 Manchester Road)
 Tract Size: 0.9 acres
 Locator Number: 23W310241
 Public Hearing Date: May 26, 2005
 Vote: 5-0 for approval
 Date of Vote: August 17, 2005
 Report: Attachment A
 Plot Plan: Attachment B
 Background Information: Attachment C
 School District: Rockwood
 Fire District: Metro West
 Ward: One

Recommendation Rationales:

The Kern Service Station was constructed circa 1925. Historical records indicate that Charles and Mary Koch sold this corner property to John A. Kern in 1893. Initially, Mr. Kern established a blacksmith and wagon shop at this location. However, with the advent of the automobile, his business decreased and by 1930 the present building was reported to have been converted to a service station. The most recent use of this building was an antique store named, 'Haenni Antiques'. The Kern Service Station property has been catalogued both by the St. Louis County Department of Parks and Recreation's Historian (1989) and updated by the City of Wildwood's Historic Preservation Commission in 1999. This property is one (1) of the first fifty (50) historical assets surveyed by the Historic Preservation Commission of the City.

In January 2004, an adjoining property at 2541 Pond Road, the Andrew J. Kern House, was the first historic property to be placed on the City's Registry. This action indicates the historical significance of buildings in the Pond Area.



Map #1.

The City's Historic Preservation Ordinance established thirteen (13) items that are to be utilized in determining the appropriateness of a nomination under criteria created by the United States Department of the Interior's National Park Service. Only one (1) of these thirteen (13) items must be met for favorable consideration of a requested nomination to the registry. In the case of the Kern Service Station, this required compliance is met, specifically by Items # 1, 2, 6, 11, and 12.

1. Its character, interest, or value is part of the development, heritage, or cultural characteristics of the community, County, State, or country;
2. Its overall setting is part of a collection of buildings, structures or objects where the overall collection forms a unit;
3. It has the potential to be returned to an accurate historic appearance regardless of alterations or insensitive treatment that can be demonstrated to be reversible;
4. Its location is the site of a significant local, County, State or national event;
5. It is identified with a person or persons who significantly contributed to the development of the community, County, State, or country;
6. It embodies distinguishing characteristics of an architectural type valuable for the study of period, type, method of construction or use of indigenous materials;
7. It is identified as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, State or country;
8. It embodies design, detailing, materials or craftsmanship that render it architecturally significant;
9. It embodies a design that makes it structurally or architecturally innovative;
10. It has a unique location or singular physical characteristic that makes it an established or familiar visual feature of the neighborhood, community, or City;
11. Its character is a particularly fine or unique example of a utilitarian structure including, but not limited to, farmhouses, gas stations, or other commercial structures with a high level of integrity or architectural significance;
12. It is suitable for preservation or restoration; and
13. It has potential to yield information important to history or prehistory.

This property has recently been reviewed by the City Council and the Planning and Zoning Commission, as part of its rezoning to a commercial district designation to accommodate an office or limited retail uses, including restaurants. As part of this review, the Planning and Zoning Commission recommended the property for consideration to the City's Historic Registry and that incentives be offered in the form of a waiver to the Traffic Generation Assessment Fee required of this development. In recommending the consideration of this property, the Planning and Zoning Commission noted the Kern Service Station, although altered through the years, provided a link to the past, in an area rapidly changing by the growth of nearby institutional uses.

In considering the Planning and Zoning Commission's action, the Historic Preservation Commission concurs the property is appropriate for consideration to the City's Historic Registry for a number of reasons. These reasons include the following:

1. The property is located in the Town Center's Historic District, which encourages its preservation;
2. The requirements of the City's Historic Preservation Ordinance are met by this property;
3. The preservation of this property will guarantee its reuse and provide a mechanism for the City to create a partnership for its long-term protection;
4. The approval of this request would represent the beginning of creating a comprehensive list of properties on the City's Registry; and
5. The inclusion of this property onto the registry benefits all parties.

Areas for Certificate of Appropriateness:

The Historic Preservation Commission is recommending a tiered level of review, according the potential impact on the historic asset or community, if alterations, modifications, or changes

were to be made to the building: Primary Elevations: East and North - Commission Review/Secondary Elevations: South and West - Staff Review (Figure One).



Figure #1. - North Elevation

Exterior modifications and alterations only/no interior review requirements to be established. Alterations requiring Certificate of Appropriateness include:

1. Any construction, alteration, or removal requiring a building permit from the City;
2. Any demolition, in whole or part, requiring a permit from the City;
3. Any construction, alteration, demolition, or removal affecting a significant exterior architectural feature or appearance, as specified in the ordinance designating the historic property; and
4. Any construction, alteration, or removal involving earth-disturbing activities that might affect archeological resources.

Specific Items Initiating Review:

- Roof Repairs or Replacements
- Painting of Exterior of the Building
- Repair or Replacement of Exterior Fascia Boards
- Installation or Removal of Windows
- Repair or Replacement of Doors
- Structural Modifications to Porch or Building
- Additions or Modifications of a Non-Structural Nature, such as replacement or repair of gutters, downspouts, trim boards, or other key architectural elements of the exterior
- Site Modifications governed by the C-8 District ordinance including, but not limited to, parking and drive aisles, signs, trash enclosures, mechanical equipment, fences, and other structures

Design Criteria to be applied to Certificate of Appropriateness Review Process:

In considering an application for a Certificate of Appropriateness, the Historic Preservation Commission shall be guided in principal by the Secretary of the Interior's standards as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and exterior spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding non-authentic or architectural features of other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old design, color, texture, and other visual qualities, and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the most gentle means possible.
8. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
9. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. (Ordinance No. 547 1, 8-9-99)

Standards for Review Process:

Design guidelines for applying the criteria for review of Certificates of Appropriateness shall, at minimum, consider the following architectural criteria:

1. Height. The height of any proposed alteration or construction should be compatible with the style and character of the historic property.
2. Proportions of windows and doors. The proportions and relationship between doors and windows should be compatible with the architectural style and character of the historic property.
3. Relationship of building masses and spaces. The setback and relationship of the historic property to the open space between it and adjoining structures should be compatible.
4. Roof Shape. The design of the roof should be compatible with the architectural style and character of the historic property.
5. Landscaping. Landscaping should be compatible with the architectural character and appeal of the historic properties.
6. Scale. The scale of the structure, after alteration, construction, or partial demolition, should be compatible with its architectural style and character and with surrounding historic properties.
7. Directional expression. Facades of historic properties should blend with other structures with regard to directional expression. Historic properties should be compatible with the dominant horizontal or vertical expression of surrounding structures. The directional expression of a historic property after alteration, construction, or partial demolition should be compatible with its original architectural style and character.
8. Architectural details. Architectural details, including materials, colors, and textures, should be treated so as to make a historic property compatible with its original architectural style or character of a historic property.
9. Signage. The character of signs should be in keeping with the historical architectural character of a historic property. Character of a sign includes the number, size, area, sale, location, type, (e.g., off-site advertising signs and on-site business signs), letter, size or style, and intensity and type of illumination.

10. Minimum maintenance. Significant exterior architectural features should be kept in condition of good repair and maintenance. All structural and mechanical systems should be maintained in a condition and state of repair that will prevent decay, deterioration, or damage to significant architectural features or otherwise adversely affect the historic property. (Ordinance No. 547 1, 8-9-99)

Summary and Recommendation:

The Historic Preservation Commission has determined the subject property complies with a minimum level of items to be considered for acceptance onto the City's Historic Registry and, with its addition, will allow for its adaptive reuse as a commercial use consistent with the site-specific ordinance approved for the property. The items initiating review by the Historic Preservation Commission are reasonable and allow for the protection of the building's and property's character, while not encumbering the owner with a lengthy review process for simple changes or preventative maintenance to the asset. In conclusion, the Commission also supports the granting of incentives to this property in the form of a waiver of the Traffic Generation Assessment fees required by the rezoning of this site in 2003.

A copy of the legal description for this property is on the file in the City Clerk's Office.

Respectfully submitted,
CITY OF WILDWOOD HISTORIC PRESERVATION COMMISSION

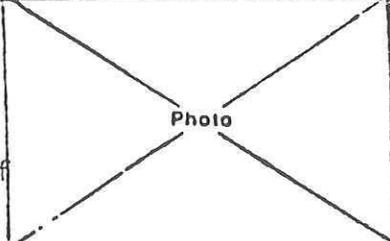
Lynne Martin, Chair

ATTEST:

Joe Vujnich, Director
Department of Planning

cc: The Honorable Edward L. Marshall, Mayor
Daniel E. Dubruiel, City Administrator
Rob Golterman, City Attorney
Donald M. Pollvogt, Property Owner and Applicant

Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65102
HISTORIC INVENTORY

1 Name City St. Louis		4 Present Name(s) Kern Service Station	
2 Location of Negatives St. Louis County Parks		5 Other Name(s) 17300 Manchester Road	
3 Specific Location Northwest corner of Pond and Manchester Roads in NW 1/4 of SW 1/4 of Section 2, Township 44, Range 3		16 Thematic Category	
7 City or Town <input type="checkbox"/> Rural, Township & Vicinity Meramec Township, Pond vicinity		17 Date(s) or Period constructed c. 1925	
8 Site Plan with North Arrow		18 Style or Design vernacular	
9 Coordinates <input type="checkbox"/> UTM Lat Long		19 Architect or Engineer	
10 Site : <input type="checkbox"/> Building <input checked="" type="checkbox"/> Structure : <input type="checkbox"/> Object <input type="checkbox"/>		20 Contractor or Builder	
11 On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		21 Original Use, if apparent service station	
12 Is Eligible? Yes <input type="checkbox"/> No <input type="checkbox"/>		22 Present Use antique store	
13 Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		23 Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>	
14 District Potent'l? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		24 Owner's Name & Address, if known A. L. Haenni Box A Grover, MO 63040	
15 Name of Established District		25 Open to Public? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
26 Local Contact Person or Organization Haenni Antiques		27 Other Surveys in Which Included	
28 No. of Stories 1		29 Basement? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
30 Foundation Material stone		31 Wall Construction brick	
32 Roof Type & Material gable, comp.		33 No. of Bays Front 3 Side irr.	
34 Wall Treatment painted white		35 Plan Shape L	
36 Changes (Explain in #42) Addition <input checked="" type="checkbox"/> Altered <input checked="" type="checkbox"/> Moved <input type="checkbox"/>		37 Condition Interior _____ Exterior good	
38 Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		39 Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
40 Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		41 Distance from and Frontage on Road /102'	
42 Further Description of Important Features The main part of the building is a long rectangular structure with the gable to the front. A porch in front of this has a shed roof tied into the main roof to form a gabled hip. Three brick piers support this front. Windows vary in shape and size, but have vertical panes. A concrete-block addition to the west is set back from the older building. It has a flat roof and multipane sash windows with non-working shutters.			
43 History and Significance Charles and Mary Koch sold this corner to John A. Kern in 1893 for \$550. He established a blacksmith and wagon shop that was successful enough to warrant a description in the 1919 Watchman-Advocate history of St. Louis County. He was born in 1870 in Grover, another crossroads community on Manchester Road. He married Regina Nielson in 1894. At first he operated out of an old carpenter shop on this site, later building a new shop and a residence. Regina died in 1917, and he married Lottie Hillebrand the following year.		46 Prepared by E. Hamilton	
44 Description of Environment and Outbuildings The property is at the northwest corner of Pond Road and Manchester Road.		47 Organization St. Louis County Parks	
Sources of Information Watchman-Advocate, History of St. Louis County (1919), p. 89. St. Louis County Recorder of Deeds, Bk. 68, p. 238; 112, 304. St. Louis County Probate Court, Refusal 4729.		48 Date 8/88	
		49 Revision Date(s)	

St. Louis

Kern Service Station

1/300 Malicrescei Novu

Kern Service Station
17300 Manchester Road

43. continued

The 1919 history noted that "the advent of the automobile has cut down on the volume of his business," and by 1930 the Kern Service Station was reported here. The present building appears to have been built for that function, probably about 1925. While there were several men named John A. Kern living in St. Louis County in the first part of this century, it seems that this is the one who died in 1948, having previously sold his real estate.



20/2286G
1988

