

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

Petition No.:	H.R. 3-05
Petitioner:	William Pierson
Request:	Add the Glencoe School/Post Office to the City's Historical Registry
Location:	Northeast corner of Old State Road and Rue De LaSalle (2167 Old State Road)
Tract Size:	Approximately one (1) acre
Locator No.:	26V610466
Public Hearing	
Date:	June 15, 2005
Report:	Attachment A
Plot Plan:	Attachment B
Background	
Information, including	
photographs:	Attachment C
School District:	Rockwood
Fire District:	Metro West
Ward:	Six

Recommendation Rationales:

The subject site is known as the "Glencoe School/Post Office" and its name is reflective of its two (2) major uses that have occupied the building over its approximate seventy-five (75) year life span (sources indicate the building was built sometime from 1923 to 1932). This building was believed to have been constructed prior of 1871, since deeds at that time of its sale indicated the building was already in place. The original use of the building was as a school for children in this area of far western St. Louis County. During this period of time, there were a number of small, rural school districts that provided educational services. Due to its age, the property's use has changed and, more recently, was the Glencoe Post Office. This use made it a major landmark of the Glencoe Area, since it was a meeting place for the surrounding community. Since the construction of the new postal facility on Manchester Road in 1991, the property has been used for a single family dwelling (its current use as well).

As mentioned, on the site, there is a single family dwelling, with an outbuilding located to its east. This outbuilding appears to be used for storage and similar activities. Private sanitary sewer and water serve the property. Access to the site is from Rue De Salle, a public street maintained by the Missouri Department of Transportation.

Both the St. Louis County Department of Parks and Recreation and City of Wildwood's Historic Preservation Commission have surveyed this property. The City's Historic Preservation Commission considered this property as one (1) of the first fifty (50) sites it undertook for review, shortly after its establishment, due to its relative importance. According to a historical survey completed by Esley Hamilton of the St. Louis County Department of Parks and Recreation, the building is significant from the perspective of its construction characteristics, such as the stucco exterior, relative use of openings, and its condition when taken in the context of its age. Stucco appears to be the preferred construction material for this type of use, given its fire retardant characteristics.

Thirteen (13) Criteria for Consideration of Property:

The City's Historic Preservation Ordinance establishes thirteen (13) items that are to be utilized in determining the appropriateness of a nomination under criteria created by the United States Department of 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 Glencoe School/Post Office, specifically by Items # 1, 3, 6, 11, and 12 meet this required compliance.

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 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.

The Commission would note this particular building, given its stucco construction, is a prime candidate for a "restoration" effort in terms of its remodeling. "Restoration" efforts distinguish themselves from rehabilitation, reconstruction, and preservation. Although altered over the years, enough of the characteristics are retained in terms of openings and other architectural elements that their return would appear to be achievable. Accordingly, the Commission's support for this request for the property's inclusion on the City's Registry is principally based upon Criteria #3 of the above list. It is with full expectation, the Commission anticipates the reuse of this building, at some point in the future, will incorporate the original characteristics of the building and reverse previous changes that mask its true identity.

Rationales for Support for this Registry Nomination:

In considering this action, the Historic Preservation Commission agrees 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 Master Plan's 5th Land Use Category, which encourages its preservation of properties within the historic Glencoe Area;
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 for the property's placement on the City's Historic Registry is further evidence of the growing support and importance these types of preservation activities hold in Wildwood; 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 single level of review according to the relative importance in terms of potential impact on the historic asset or community, if alterations, modifications, or changes were to be made to the building: Primary Elevations: All (East, North, West, and South - Figures 1 through 4).



Figure 1. - East Elevation



Figure 2. - South Elevation



Figure 3. - West Elevation



Figure 4. - North Elevation

Exterior modifications and alterations only/no interior review requirements to be established. Alterations requiring a 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.
5. Any addition or modification to the site or its improvements altering its function and/or character.

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 NU Non-Urban Residence District (or other zoning district designation), 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 in 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 Certificate 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 relationships 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 and character and to preserve and enhance the architectural style or character of a historic property.
9. *Signage.* The character of signs should be in keeping with the historic architectural character of a historic property. Character of a sign includes the number, size, area, 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 a 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 historic property complies with the minimum level of items from the enabling legislation to be considered for acceptance onto the City's Historic Registry and, with its addition, will allow for its adaptive reuse at some point in the future. The items triggering the Certificate of Appropriateness review by the Historic Preservation Commission are reasonable and allow for the protection of the building and property's character, while not encumbering the owner with a lengthy review process for simple changes or preventative maintenance. Similarly, potential incentives are premised on a true historic restoration effort at this property.

Although the Commission is supportive of adding this property to the City's Historic Registry, it would note that it presents a specific issue not yet dealt with by Wildwood in this regard. Up to this point in considering such petitions, the Commission has primarily reviewed requests for designations in the Town Center Area as part of an allowable commercial use or in the Westland Acres Area, where the land use would not change, but potential density of housing units. These previous requests for properties, which have been successfully added to the City's Historic Registry, did not necessarily involve a major land use change to the Master Plan's Conceptual Land Use Classifications as this petition anticipates. These land use classifications were set almost ten (10) years ago and, with very few exceptions, have not changed in the City.

The petitioner, as part of the presentation for this property's consideration for historic status, has noted a desire to convert its use from a single family dwelling to a commercial type activity. Such a change is not consistent with the current Master Plan land use designation for this property, which is Non-Urban Residential. Therefore, this change is the first to seek incentives from the City in the form of a different land use category, as a component of promoting the restoration of the historic property. This change is also complicated by the other properties in the vicinity of this site, which may also assume the right to develop commercial type activities in an area now designated for residential and recreational land uses. The Commission is aware of the potential precedence these actions may have on future considerations and is cautious in its action.

The Commission remains committed to fostering preservation activities in the City and believes this property should be considered for potential incentives, despite potential precedence associated with it. The rationales for this support are as follows:

1. The surrounding properties in the vicinity of this site do not have historically significant buildings located upon them. In fact, most of these properties are vacant.
2. The building has previously been used for other activities than single family dwellings, more in keeping with a commercial use.
3. The determination for incentives is premised on a "restoration," action not a new construction or other type of historic activity.
4. The extent of any incentives offered to the owner of this property would have to be in the context of the quality and extent of the restoration effort.
5. The site is part of the Glencoe Area that was designated by the City Council as part of the 5th Land Use Category of the Master Plan. The 5th Land Use Category was created by the City to provide land use incentives for historic preservation.

Acknowledging these rationales, the Commission believes the property is suitable for addition to the City's Historic Registry, but also recognizes the risks associated with a potential incentive package in this area. Accordingly, the Commission encourages the Planning and Zoning Commission, when presented the land use aspect of this proposal, to carefully consider it and take into account surrounding land use patterns and related characteristics, such as LaSalle Institute, roadway system, current petitions being considered on other properties, etc.

A copy of the legal description for this property is on 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
Dan Vogel, City Attorney
Michael and Linda Sheahan, Property Owners
William Pierson, Owner Under Contract and Applicant

Note: Changes to recommendation report from the July 20th Historic Preservation Commission meeting are indicated by **bolded and underlined type**.

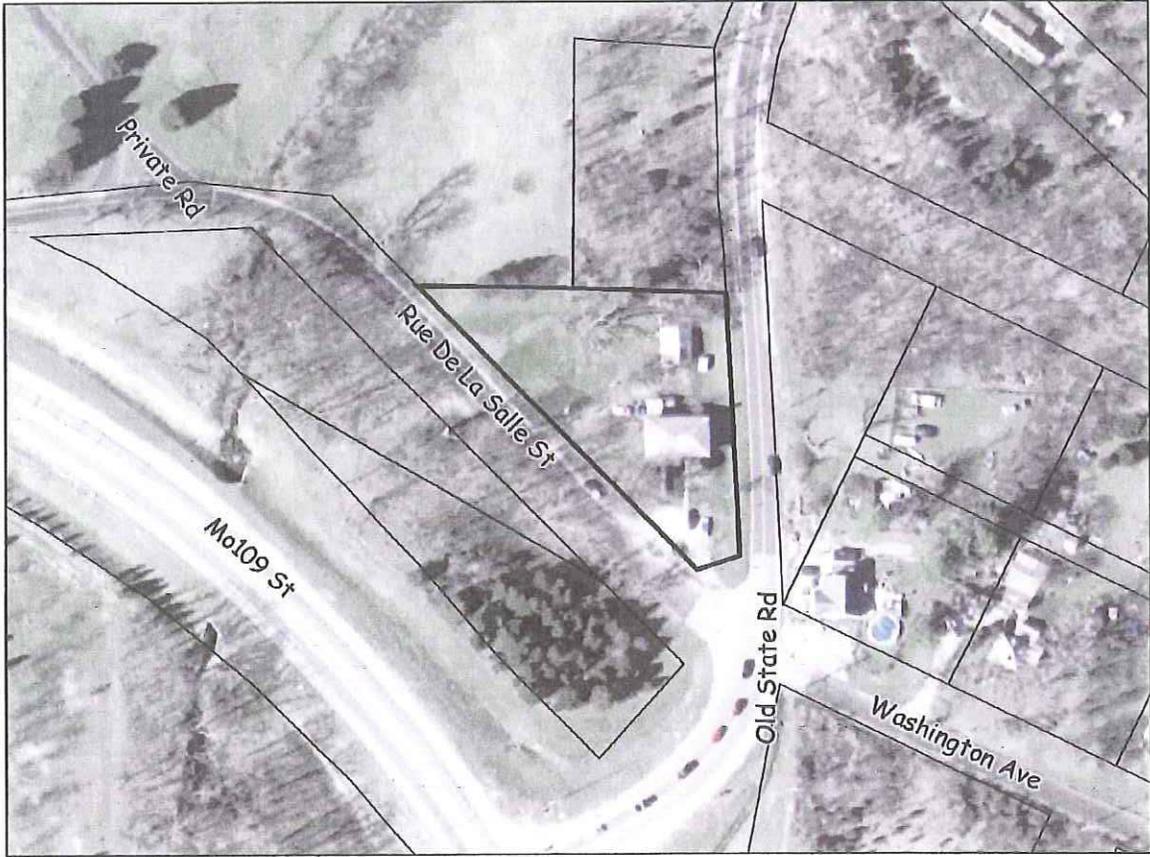


Figure 5. - Generalized Location Map

Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101
HISTORIC INVENTORY

No. 26V610291 City C. Louis Location of Negatives 233-4		4 Present Name(s) Glencoe School, Glencoe Post Office 5. Other Name(s) 2125 Rue De La Salle Drive		1 No 2 County St. Louis 4 Present Name(s) Glencoe School	
Specific Location Lot 529, 63 feet N of northwest corner of Survey 3206 in Survey 766, Township 44, Range 3 City or Town II Rural, Township & Vicinity Meramec Township, Glencoe Site Plan with North Arrow		16. Thematic Category 17 Date(s) or Period land bought 1871 18. Style or Design 19. Architect or Engineer 20. Contractor or Builder 21. Original Use, if apparent school 22 Present Use Post Office 23. Ownership Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> 24. Owner's Name & Address, if known Mueller Road Limited Partnership, 16955 Manchester Rd. Grover, MO 63040 25. Open to Public? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 26. Local Contact Person or Organization 587-3495 Post Office 27. Other Surveys in Which Included			28. No. of Stories 1 29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 30. Foundation Material concrete 31. Wall Construction masonry 32. Roof Type & Material hipped, comp. 33. No. of Bays Front 4 Side 2 34. Wall Treatment stucco 35. Plan Shape rectangle 36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input 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 /257'
Coordinates UTM Lat _____ Long _____ Site: I Building <input checked="" type="checkbox"/> Structure: I Object <input type="checkbox"/> 1. National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 12. Is II Eligible? Yes <input type="checkbox"/> No <input type="checkbox"/> 3 Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 14. District Potential? Yes <input type="checkbox"/> No <input type="checkbox"/> 5 Name of Established District		2. Further Description of Important Features The school is a simple, rectangular, gabled structure. The entry was on the long side at one end of the building. Originally, three windows were located to the left of it. Later the door was moved to a more central location, filling the space formerly occupied by one of the windows. Evidence of the original door placement and the location of a gabled anteroom can still be seen on the wall above a new picture window. All windows (continued)		3 Other Name(s) Glencoe Post Office 2121 Rue De La Salle Drive	
3 History and Significance The Glencoe District was a rural district given the number 62 in 1910 when the County of St. Louis rearranged the old Township system. Under the Township system the district was known as District 7, Township 44, Range 3. The district merged with the Eureka R-6 district in 1949. Eureka merged with Ellisville that same year and the consolidated district was later named Rockwood. (continued)		4 Description of Environment and Outbuildings The building faces the SW and sits on a rectangular piece of property near the juncture of Rue De La Salle and Old State Roads. To the rear of the building is a small 5x5 pumphouse. The parking area in the rear of the building is surrounded by retaining walls and covered by an awning. Further back on the lot (continued)			
Sources of Information stanton, Robert J. Letter dated June 30, 1991. Evans, E.S. "Ex-Members of School Board Recall Founding of District" St. Louis Post-Dispatch, Thursday, April 21, 1988. continued		46. Prepared by M. Webb/E. Hamilton 47. Organization St. Louis County Parks 48. Date 7/91 49. Revision Date(s)			

Glencoe School, Glencoe Post Office
2125 Rue De La Salle Road

42. continued

have been reduced in size. The concrete foundation has been enlarged to accommodate a small room for use as a post office. The foundation addition is topped to create the front porch. A entry to the addition is covered by an awning and flanked by poured concrete retaining walls. The porch is also covered with an awning and surrounded by a metal railing.

43. continued

The property for the school was acquired by the township board of education on July 31, 1871. William L. Ewing was paid \$71 for 71/100 acre. The deed states that a school house was already on the site, the rest of which was later acquired by the La Salle Institute. The school was adjacent to the town of Glencoe, which had been laid out in 1854. The actual date of construction of the present building cannot be determined in the absence of school records.

The present building ceased to be used as a school in 1951. It was one of several rural school properties sold at a public auction. It was purchased by John L. Harness, who later sold it to the present owners. Since then the building has been used as a residence and tavern. Currently, the basement serves as a post office. The first floor is used as a residence but is vacant at present.

44. continued

is a garage. The land slopes from the NE to the SW. There is a gravel parking area directly off Rue De La Salle in front of the building. Old State Road bounds the NE side of the property.

45. continued

St. Louis City Recorder of Deeds, Book 435, page 522.

St. Louis County Recorder of Deeds, Book 58, page 166.

Masters, James. Rockwood School District, August 4, 1972.

Bruner, Amy. Rockwood: Rural to Urban, Fall, 1987.

Unknown, "Chronological Development of the Rockwood School District."
June 22, 1982.

Stanton, Robert. "History of Rockwood School District." March, 1988.

19/4840G
July '91

