

CITY OF WILDWOOD
 HISTORIC PRESERVATION COMMISSION
FINAL RECOMMENDATION REPORT for HISTORIC REGISTRY
 October 28, 2009
 "Planning Tomorrow Today"

Petition No.: H.R. 3-09
 Petitioners: Ann Lapides, Sugar Creek Gardens
 Request: Add "Annie Rickard House" to the City's Historic Registry
 Location: 17011 Manchester Road
 Tract Size: 0.90 acres
 Locator No.: 24V510715
 Public Hearing Date: September 23, 2009
 Report: Attachment A
 Background Information, including photographs: Attachment B
 School District: Rockwood
 Fire District: Metro West
 Ward: Eight
 Date and Vote: October 13, 2009 - 5 to 0 for approval
 Date and Final Vote: October 28, 2009 - 4 to 0 for approval

Background on the Annie Rickard House

The subject property is known as the "Annie Rickard House" and its name is reflective of Annie Rickard, who constructed the home around 1930. Ms. Rickard purchased the subject property from one (1) of her surviving parents, Caroline Paubel. The Paubel's purchased the subject lot and the surrounding 19.74 acres in 1912 from Louise Kemper and Isaac Fridley for \$3,000. Caroline and Albert Paubel were married in 1877 and inhabited and farmed the land until their deaths. Albert Paubel died in 1923 and his wife, Caroline, died in 1942. At the time of Mrs. Caroline Paubel's death, all that was left of their 19.74 acres was a 4.6 acre tract of land, with a four (4) room, story-and-a-half house, a two-room outhouse, a chicken house, a wood shed, and an outdoor toilet, collectively valued at \$1,500. This description does not match the present-day level of structures located on the property, which is now just the bungalow itself.

The Paubel's started selling off parcels of ground from their original 19.74 acres in 1919, mostly along Eatherton Road, then along Lindy Lane in 1927. In 1930, Mrs. Caroline Paubel sold the two-hundred (200) square foot lot at the northeast corner of Manchester Road and Lindy Lane to her daughter, Annie Rickard for \$1,250. The present-day home was most likely built by Annie Rickard and is a typical bungalow associated with that era.

The approximately one (1) acre tract of land, where the single-family dwelling is situated, is a level site, with several mature trees located in the yard area to the west of the dwelling. The dwelling has a rectangular shape, with a concrete block foundation, and is approximately 1,060 square feet in overall area (per St. Louis County Records). The seventy-nine (79) year old home was originally made from clapboard material, but has since been replaced with vinyl siding. The dwelling also has an obelisk-like porch (with posts) on red brick pedestals that highlight the 3-over-1 windows. A brick chimney is also located on the eastern side of the dwelling. Along Manchester Road, the property is served by a single access point/driveway from this City-maintained roadway.

Manchester Road itself has a lengthy history as one (1) of the first State roadways commissioned by the Missouri Legislature for access from the City of St. Louis to the capital in Jefferson City. This roadway was first commissioned in approximately 1830 and has continuously been in use since that time. More recently, Manchester Road, during the 1930's, was designated as part of the original Route 66 corridor that stretches from Chicago, Illinois to Los Angeles, California, and the Pacific Ocean. During these glory years as part of the "Mother Road," many of the area's current buildings and structures were prominent landmarks along the route.

Current Request

The petitioner, Ann Lapidés - Sugar Creek Gardens, is requesting the Commission's favorable consideration of her request to place this single-family dwelling and related property on the City's Historic Registry. The petitioner is proposing to utilize this property for a specialty garden center. The existing dwelling is proposed to be utilized as part of the operation and the petitioner plans on constructing additional buildings to complement the character of the existing historic structure. The petitioner is aware this property will need to be restored to accommodate the proposed use and is not seeking any type of land use change as an incentive, but is requesting waivers to the Traffic Generation Assessment Fee (approximately \$36,230.00, based upon twenty-one (21) parking spaces shown on a Concept Plan submitted in support of this request) and the installation, or escrow of costs, for the Manchester Road streetscape improvements (the installation of vertical curb with a gutter, parallel parking lane, and sidewalk, including street trees, grates, lights, and pedestrian furniture). The cost of this level of public improvements along Manchester Road has been approximated at an amount of \$45,504.00. The property has approximately two hundred (200) feet of frontage along Manchester Road, which is how the cost of Manchester Road Streetscape Requirements was calculated.

Thirteen (13) Criteria for Consideration of Building/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 Annie Rickard House, the Commission has determined that Items #1, #2, #3, #6, 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.

Rationales for Support for this Registry Nomination:

In considering this action, the Historic Preservation Commission agrees the area is appropriate for consideration to the City's Historic Registry for a number of reasons. These reasons include the following:

1. The requirements of the City's Historic Preservation Ordinance are met by this dwelling and property;
2. The preservation of the bungalow will guarantee its retention and improve the area where it is located;
3. The approval of this request for this building and 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;
4. The inclusion of this asset onto the registry benefits all parties;

5. The property has been identified by the City's Master Plan as having historic significance since 1996.
6. The offering of incentives allows the City to demand a higher standard for this development in terms of its design, architecture, and function.

Figure 1. - South Elevation



Figure 3. - East Elevation



Figure 2. - North Elevation



Figure 4. - West Elevation



Areas for Certificate of Appropriateness:

The Historic Preservation Commission is recommending multiple levels of review according to the relative importance of this historic building and property within the community, when designs, plans, and construction of new buildings/structures and improvements are proposed (not including any interior types). The levels of review include the following:

1. Site Development Plan design and function, including but not limited to, placement of buildings, heights of buildings, location of parking, infrastructure levels and design, lighting, signage, and landscaping.
2. Architectural Elevations, including all materials, colors, massing, proportion, and character/design.
3. Construction Drawings (Improvement Plans).
4. Any and all alterations to approved plans and elevations.

5. Any and all modifications to constructed buildings, structures, infrastructure, and other improvements located within the boundaries of the designated historic area.

With the asset's placement on the City's Historic Registry, and allowing the Commission's review authority to include all of the items referenced above, those activities requiring a Certificate of Appropriateness include:

1. Any construction, alteration or removal affecting the bungalow that requires a building permit from the City;
2. Any demolition, in whole or part, of the bungalow 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 asset; and
4. Any construction, alteration or removal involving earth-disturbing activities that might affect archeological resources; and
5. Any addition or modification to the site or its improvements altering its function and/or character.

Specific Items Initiating Review:

- ✓ Repairs or replacements to any improvement located upon the property, specifically any building, structure, parking lot, lighting, signage, etc.
- ✓ Painting of exterior of the buildings, structures, and other improvements
- ✓ Repair or replacement of exterior building materials
- ✓ Installation or removal of windows
- ✓ Installation, repair, or replacement of doors
- ✓ Structural modifications to building, structures, or other improvements
- ✓ Additions or modifications of a non-structural nature to any building, structure, or improvement
- ✓ Site modifications governed by the property's current zoning district designation, including, but not limited to, land disturbance, tree removal, erection of fences or other barriers, and landscaping.

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

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

1. The use of the property shall be designed to require minimal change to the defining characteristics of structures, buildings, and environment.
2. The historic character of the building shall be retained and preserved. The use of inappropriate historic materials or alteration

- of features and exterior spaces that have previously characterized the property shall be avoided.
3. Each building shall be recognized as a physical record of its time, place and use.
 4. Most buildings 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 period shall be applied to the new construction.
 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 gentlest means possible.
 8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
 9. Additions, exterior alterations, and new construction shall not destroy historic materials that characterize the area. 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.
 10. 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 area 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 building.
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 building.
3. *Relationship of building masses and spaces.* The setback and relationship of the historic building to the open space between it and adjoining structures should be compatible.
4. *Roof shape.* The design of roofs should be compatible with the architectural style and character of the historic building.
5. *Landscaping.* Landscaping should be compatible with the architectural character and appeal of the historic building.

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 building.
7. *Directional expression.* Facades of historic buildings 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 building compatible with its original architectural style and character and to preserve and enhance the architectural style or character of a historic building.
9. *Signage.* The character of signs should be in keeping with the historic architectural character of a historic building. 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 building. (Ordinance No. 547 §1, 8-9-99)

Incentive Proposal

The placement of this property and dwelling on the City's Historic Registry would be an appropriate action on the part of the community, given the information indicating the bungalow's relative significance from an architectural standpoint alone. This type of bungalow does not exist in many locations in west St. Louis County anymore, since they are often removed to obtain the land for more modern types of housing. Along with the value of the building, its retention would also provide a western anchor to the old development pattern centered in the Grover Area of Wildwood, at or near the intersection of Manchester Road and Eatherton Road. This building, along with the surrounding property, provides a very visible location to show its unique and simple architecture to travelers and others alike.

The Historic Preservation Commission is recommending a set of incentives for this project based upon the restoration opportunity that would preserve the bungalow located on the site. This restoration opportunity would add value to the area, maintain an accurate link to the past history of the Grover Area, and allow the bungalow to continue to serve a useful purpose to a larger community of users. The value of this project to the City is the petitioner is willing to provide a well-planned design that will add new buildings, structures, and plantings, all creating a unique and beautiful setting in the heart of Town Center. The intended result will allow for

Grover's revitalization, while again linking the design, materials, colors, improvements to the history of the area.

Based upon this information, the incentives the Historic Preservation Commission is recommending are as follows:

1. Endorse the waiver of the Traffic Generation Assessment Fees for the planned parking spaces to be constructed on the site to serve the new use.
2. Support the waiver of the streetscape improvements along Manchester Road (not, however, the Eatherton Road frontage, since those properties are vacant and not part of the Historic Registry request).

The Commission would note the property is already located in the City's Town Center and designated for this type of use under that planning document that has been established for it. As part of the Town Center Area, the applicant cannot use, nor needs, the Master Plan's 5th Land Use Category - Historic - for the purposes of this request. Although the property and building have been determined as being historically significant, the Town Center Plan's requirements retain precedence and would continue to apply here, which is the reason the streetscape waiver request has been filed by the petitioner. It is important to note, as part of the Commission's support of the waiver request, the petitioner's site is part of the City's planned Phase II Manchester Road Streetscape Improvement Project, and has already been programmed for completion by Wildwood, as part of its on-going Five (5) Year Capital Improvements Program, regardless of the timing associated with development proposals along its length.

These incentives are substantial, as mentioned earlier, but appropriate, if the project's design, layout, and details justify these allowances by maintaining this bungalow, as part of the past history of the area, providing educational opportunities for learning about it, and planning it by utilizing generally accepted principles for its future development, which, in this case, shall minimally include the following considerations and requirements:

1. All selected materials for existing and new buildings and structures shall complement the bungalow's previous clapboard siding, unless otherwise authorized by the Historic Preservation Commission and the Architectural Review Board.
2. All colors used on the bungalow or any new building or structure shall be appropriate for the historic period noted above (1930's).
3. All openings and glazing shall be of the period of time of the bungalow's original construction and meet the criteria to be considered as a restoration project, not a rehabilitation effort.
4. All building and structure alterations shall be approved by the Historic Preservation Commission and the City's Architectural Review Board for consistency with historic character of the area.
5. All buildings and structures shall maintain the current front building line currently established on the lot and be approved by the Historic Preservation Commission and the Planning and Zoning Commission, along with the placement of all parking to the rear or side of the

buildings, with adequate screening of these improvements, if visible from any street.

6. All public and private infrastructures shall provide a character that matches the design elements of the buildings and structures' planned architecture.
7. All lighting, landscaping, and signage shall be appropriate for the period of architecture, compliant to City codes, and consistent with the character of the area and surrounding residential homesites. For signage, all signs should be consistent with the types authorized in the City's Town Center Area in terms of sizes, lighting sources, and locations.
8. All utilities shall be placed underground and stormwater and sanitary sewer improvements must meet City of Wildwood, Metropolitan St. Louis Sewer District, and the Missouri Department of Natural Resources standards.
9. All applications submitted by the petitioner to the City shall meet all standards and requirements contained therein for reviews by the Planning and Zoning Commission and City Council.

With these considerations and requirements set forth, the Historic Preservation Commission is confident the project will meet the conditions of the Historic Preservation Ordinance and encourage the redevelopment of this property and the preservation of this historic bungalow. The Historic Preservation Commission is also confident the City's Master Plan and zoning processes will also deliver an appropriate and safe development to the Grover Area and the City of Wildwood.

Summary and Recommendation:

The Historic Preservation Commission has determined the subject building and property complies with the minimum level of items from the enabling legislation to be considered for its acceptance onto the City's Historic Registry and, with its addition, will allow for it to be developed and restored once again as an integral part of the Grover Community. The items triggering the Certificate of Appropriateness review by the Historic Preservation Commission are reasonable and allow for the protection of the building, property, and area. The petitioner, as part of the presentation seeking historic status, has noted they are requesting substantial incentives for placing this bungalow and property on the City's Registry. In conclusion, the Commission appreciates and supports the redevelopment of this property and the retention of the bungalow in the Grover Area in terms of an illustrative example of its history and the value of historic preservation as a way to enrich a community's character.

Respectfully submitted,
CITY OF WILDWOOD HISTORIC PRESERVATION COMMISSION

Lynne Martin, Chair

ATTEST:

Joe Vujnich, Director
Department of Planning

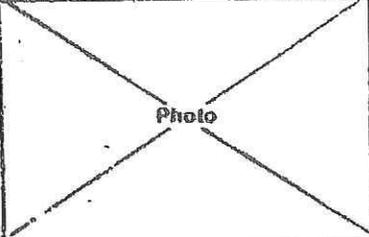
Cc: The Honorable Timothy Woerther, Mayor
Daniel E. Dubruiel, City Administrator
Rob Golterman, City Attorney
Liz Montalbano, Planner

Figure 6. - Generalized Site Map



Editor's Note - Modifications to original report are indicated as follows: additions are shown as underlined, bolded and red type, with deletions by strike-through line.

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

1 No. 510287 2 City St. Louis 3 Location of Negatives 32908-19	4 Present Name(s) Annie Rickard House 5 Other Name(s) _____ 17011 Manchester Road						
6 Specific Location 1 acre in Section 1, Township 44, Range 3, 225 ft. west of Eatherton Road. 7 City or Town If Rural, Township & Vicinity Meramec Township, Grover 8 Site Plan with North Arrow _____	16. Thematic Category _____ 17 Date(s) or Period constructed c. 1930 18. Style or Design Bungalow 19. Architect or Engineer _____ 20. Contractor or Builder _____ 21. Original Use, if apparent residence 22 Present Use residence 23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> 24. Owner's Name & Address, if known Annie Rickard, c/o Ralph Rickard 25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 26. Local Contact Person or Organization _____ 27. Other Surveys in Which Included _____						
9 Coordinates UTM Lat _____ Long _____	28. No. of Stories 1 1/2 29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 30. Foundation Material concrete block 31. Wall Construction frame 32. Roof Type & Material gable, comp. 33. No. of Bays Front 3 Side 3 34. Wall Treatment clapboard 35. Plan Shape rectangle 36. Changes (Explain in #42) Addition: _____ Altered: _____ Moved: _____ 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 _____ / 200'						
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%; text-align: center;">Site <input type="checkbox"/> Building <input checked="" type="checkbox"/></td> <td style="width:50%; text-align: center;">Structure <input type="checkbox"/> Object <input type="checkbox"/></td> </tr> <tr> <td>11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> <td>12. Is It Eligible? Yes <input type="checkbox"/> No <input type="checkbox"/></td> </tr> <tr> <td>13. Part of Estab. Hist Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> <td>14. District Potent'l? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></td> </tr> </table> 15. Name of Established District _____	Site <input type="checkbox"/> Building <input checked="" type="checkbox"/>	Structure <input type="checkbox"/> Object <input type="checkbox"/>	11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	12. Is It Eligible? Yes <input type="checkbox"/> No <input type="checkbox"/>	13. Part of Estab. Hist Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	14. District Potent'l? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	42. Further Description of Important Features This typical bungalow has an obelisk-like porch posts on red brick pedestals. Windows are mostly 3-over-1. A brick chimney is outside the east side of the house.
Site <input type="checkbox"/> Building <input checked="" type="checkbox"/>	Structure <input type="checkbox"/> Object <input type="checkbox"/>						
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	12. Is It Eligible? Yes <input type="checkbox"/> No <input type="checkbox"/>						
13. Part of Estab. Hist Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	14. District Potent'l? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
43. History and Significance Louise Kemper, who is shown in the 1909 atlas as owning this site, had actually married Isaac Fridley in 1907. She sold 19.74 acres to Albert and Caroline Paubel in 1912 for \$3,500. They had been married in 1877, and Albert died in 1923. By the time of Caroline's death in 1942, all that was left was a 4.6 acre tract with a 4-room story-and-a-half house, a two-room outhouse, a chicken house, a wood shed and an outdoor toilet, all (continued)	<div style="border: 1px solid black; height: 100px; display: flex; align-items: center; justify-content: center;">  </div>						
44. Description of Environment and Outbuildings _____	46. Prepared by E. Hamilton 47. Organization St. Louis County Parks 48. Date 8/89 49. Revision Date(s) _____						

St. Louis
Annie Rickard House
17011 Manchester Road

sources of information
 St. Louis County Probate Court, #15653.
 St. Louis County Recorder of Deeds, Book 200, pp. 271 & 272;
 296, 17; 459, 196; 464, 209; 513, 569; 748, 636 to 638; 850, 625;
 897, 114; 938, 62; 1071, 24 & 26.

Annie Rickard House
17011 Manchester Road

43. continued

valued at \$1,500. That description does not correspond to this house, which is larger and better-built. The Paubels had started selling off building lots in 1919, at first along Eatherton Road, then in 1927 on a new private lane (now Lindy Drive) running north from Manchester Road. In 1930 she sold this 200-foot-square lot at the northeast corner of Manchester and Lindy to her daughter Annie Rickard for \$1,250. The house was probably built by Annie, making it contemporary with the second John E. Schnarr house at 16941 Manchester Road and much later than our usual understanding of the heyday of the bungalow.



7/2666G
1989

6147-1657
65412

0.710

WEISS, MICHAEL J. ET AL

8214-0737

24V53-0230



121.8

104'

8049-977



24V53-0212
COVERT JOHN C & D R HW

24V53-0203

VON SCHEBEN ERNEST W JR
6978-2296

104'

R.D.

210'

200'

24V53-0175

KOVIS, Shirley J. 6618-393, 10/4/72



24V53-0153
COVERT JOHN C & D R HW
8049-977

ROBEY JUDY LOIS
L. 8046-2273
24V53-0102



24V53-0131



24V53-0043

HARKIEMICZ, ROBERT S. & H W
1607-222



24V53-0030

VIENHATY, JUDITH G.
7451-1379



24V53-0206



420'

105'

105'

121'

104'

1532' PRIVATE

253' W

ROA

17011 676.50

60' W

17003-05

ROAD