

**CITY OF WILDWOOD
HISTORIC PRESERVATION COMMISSION
RECOMMENDATION REPORT for HISTORIC REGISTRY
March 24, 2010
"Planning Tomorrow Today"**

Petition No.: H.R. 1-10
 Petitioner: Wildwood Historical Society c/o Jim Martin
 Request: A request to add "Hencken Place/Damhorst Toy Factory" to the City's Historic Registry.
 Location: Highway 100, west of Highway T (18750 Highway 100)
 Tract Size: 5.4 Acres
 Locator No.: 26Y630111
 Public Hearing Date: January 27, 2010
 1st Vote: February 24, 2010 - Approved by a vote of 5 to 0 (Voting Aye: Yeaman, Long, Barth, Rosener, and Rhodes; Chair Martin abstained)
 Action Date: March 24, 2010 - Approved by a vote of 5 to 0 (Voting Aye: Yeaman, Long, Barth, Rosener, and Rhodes; Chair Martin abstained)
 Report: Attachment A
 Plot Plan: Attachment B
 Background Information: Attachment C
 School District: Rockwood
 Fire District: Metro West
 Ward: Six

ATTACHMENT A

Site History:

Sometime between the late 1700's and early 1800's, the first pioneers began settling the region in the far western St. Louis County Area. These pioneers settled along the oldest form of transportation, the waterways, and from these waterways they began to inhabit upland areas, such as the subject site, which is generally located between the Meramec and Missouri Rivers. Within these upland areas, the early settlers had to learn to be self-sustaining because supplies were not easy to attain from larger towns, and nearly impossible at certain times of the year. Among these early settlers, many found the western reaches of the St. Louis Region to be sustainable for pioneer life and farming.

In the 1820's, Samuel Harris settled in Section 19, Township 44 North, Range 3 East, which is known today as the area near Highway 100 and Montgomery Estates. It is noted within the 1883 History of St. Louis City and St. Louis County that Mr. Harris owned the first post office west of St. Louis on the route to the new capital, which became Jefferson City in 1826. Samuel Harris applied to the United States government to name the post office "Fox Creek." Mr. Harris also owned forty (40) acres of land in Section 17, the area was known to have a productive spring and his property produced the first documented commercial activity - a tavern (Stovall's

Grove) and a grist mill, along with the aforementioned post office. Samuel Harris was married twice and fathered eleven (11) children, before he died in 1851.

The forty (40) acres west of Samuel Harris' property in Section 17 was acquired from the United States government in 1840 by William S. Holloway. Mr. Holloway moved to the area with his family from North Carolina and purchased the property on the newly surveyed New Market Street (or Manchester Road), with his father's inheritance. A portion of this former forty (40) acre tract of land is the property now owned by the Wildwood Historical Society and called the 'Hencken Place/Damhorst Toy Factory.'

Another early settler in the area was Martin Hencken, who emigrated from Bremerhaven, Germany in 1836 with his wife and family. Mr. Hencken settled the land in Section 9, Township 44 North, Range 3 East, in 1838. In 1856, Mr. Hencken applied to the United States government to reestablish a post office named "Fox Creek" in the community. Frederick Hencken, Martin's youngest son, began storekeeping and in 1859 was appointed postmaster of the Fox Creek Post Office. In 1849, Martin Hencken also purchased one hundred-twenty (120) acres from Frederick and Louise Schulze for \$420. The property was utilized for farming and located mainly in the fertile valley along the north and west side of the eastern branch of Fox Creek. This property was also downstream from the spring on the property to the east, which had originally belonged to Samuel Harris, but was now owned by Charles Paffrath.

Charles "Dutch Charlie" Paffrath emigrated from Prussia with his relatives, the Steines Family, in 1834. In 1845, Dutch Charlie acquired Samuel Harris' forty (40) acres along Manchester Road, including the land area where the store and tavern were located. Mr. Paffrath named the area 'Dutch Hollow' and rented out the store, when he returned to Germany for a visit in 1856. By 1878, J. Frederick and Charles H. Dreinhofer owned twenty (20) acres of this tract of land; including the area where the store was located. By 1883, the area of Dutch Hollow included a store, a shoemaker, a harness-maker, two (2) blacksmiths, a tailor, a carpenter's shop, and an ample-sized tavern, with a growing number of farmhouses nearby. During the country's early days of westward expansion of settlers to Kansas City and California (in the 1850's), this area was a popular camp site and was also a relay point for travelers to Jefferson City. However, this area would eventually suffer due to the expansion of the railways.

In 1852, Martin Hencken's son, Henry, married Sophia Boehning. The newlyweds, in turn, purchased Martin's one hundred twenty (120) acre farm in the community of Dutch Hollow. Henry was a farmer of this land and was also noted in the *Watchmen County Newspaper* as owning a store, hall, and blacksmith shop with his son Henry Jr. For over one hundred (100) years, Henry Hencken and his children owned the property in Section 17. In the 1950's, Olga and Frederick Rose sold the property to a developer, who then subdivided these forty (40) acres. In 1976, Don and Carol Damhorst bought six (6) acres of the property and turned a hobby into a toy manufacturing business. The subject site has been part of a commercial node since 1827, just west of Stovall's Grove Tavern, which was also recently placed on the City's Historic Registry in 2009.

Currently located on this 5.4 acre subject site, there is a single family dwelling that has been altered over the years due to its change in orientation and additions. However, the dwelling appears to be the oldest structure on the site dating back to approximately 1852, with log floor joists on a dry stack rock basement foundation. Along with the dwelling, the property includes the following: a chicken coop, constructed around 1900; a toy factory, constructed in 1979; a paint shop, constructed in 1970; a barn/stable, constructed in 1981; a barbeque canopy, constructed around 1950; a well canopy; and a detached garage in poor condition, which the owner would like remove. This farmstead is located on the banks of the east fork of Fox Creek and abutted by Highway 100/

Route 66 to its north. The subject site of this request once abutted Manchester Road (formerly know as New Market Street) to the south.

Both the St. Louis County Department of Parks and Recreation and City of Wildwood's Historic Preservation Commission have catalogued this area; the latter when it discussed and approved the establishment of the Historic Conceptual Land Use Category of the Wildwood's Master Plan. This area, and the subject site, was designated as the known historic community of "Hollow." The Hollow Area has long been a community of importance due to its singularly interesting history, its early inhabitants, and its location along Manchester Road, which itself has a lengthy history as one (1) of the first State roadways commissioned by the Missouri Legislature for access between the City of St. Louis to the Capital in Jefferson City.

Current Request:

The petitioner, the Wildwood Historical Society, c/o Jim Martin, is requesting the Historic Preservation Commission's favorable consideration of the request to place this single-family dwelling, certain related structures, and property on the City's Historic Registry. The petitioners' are proposing to utilize this property for a museum, a research library, and meeting space for the Wildwood Historical Society, which has a significant membership and have outgrown past spaces used for their regular meetings and other activities. Additionally, the Society has amassed a large collection of artifacts, books, and structures and is seeking a single location to centrally store these valuables. The Wildwood Historical Society has been seeking a location for their activities for a number of years.

As part of this request, the petitioner is also seeking a limited incentive package for the preservation of this asset and placement on the City's Historic Registry. The requested incentives relate to certain zoning requirements associated with the future use of the site. These requirements relate to surfacing material for the planned new parking area, the designation of public space on the site, roadway improvements associated with the increased use of the property, and any fees associated with the approval of the Conditional Use Permit (CUP) for this recreational activity. The incentives are being sought to assist in the preservation of this effort, while also addressing the considerations associated with a volunteer-based organization of this nature. It is also important to note that, for this property to be used for intended purposes, a Conditional Use Permit (CUP) is necessary, which can be altered to accommodate these requested incentive package. The Conditional Use Permit (CUP) is administered by the City's Planning and Zoning Commission, with review by the City Council. This process can be easily coordinated between the Historic Preservation Commission and the City's other boards, commissions, and elected officials.

Thirteen (13) Criteria for Consideration of Property:

The City's Historic Preservation Ordinance establishes thirteen (13) criteria that are to be utilized in determining the appropriateness of a nomination under standards created by the United States Department of Interior's National Park Service. Only one (1) of these thirteen (13) criteria must be met for favorable consideration of a requested nomination to the registry. In the case of the Hencken Place/Damhorst Toy Factory, the Commission has determined that Items # 1, 2, 5, 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.

Rationales for Support for this Registry Nomination:

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

1. These assets and property is located in a designated historic community, as identified by the City of Wildwood's Master Plan's Historic Conceptual Land Use Category;
2. The requirements of the City's Historic Preservation Ordinance are met by this set of assets and property;
3. The preservation of these assets and property would guarantee its reuse and provide a mechanism for the City to create a partnership for their long-term protection;
4. The approval of this request for the assets 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; and
5. The inclusion of this property onto the registry benefits all parties.

Figure 1. - North Elevation of Hencken House

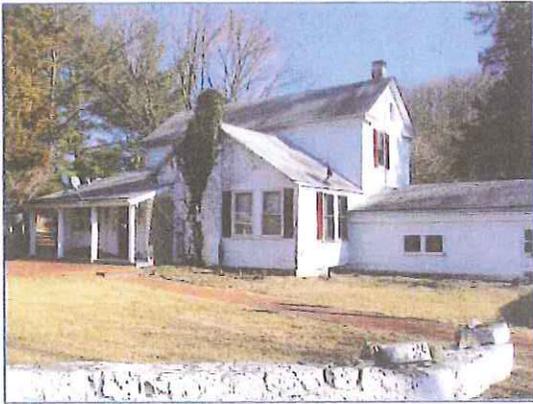


Figure 2. - West Elevation of Hencken House



Figure 3. - South Elevation of Hencken House



Figure 4. - East Elevation of Hencken House

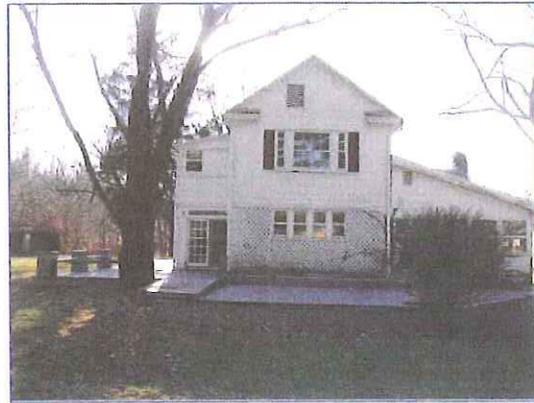


Figure 5. - South Elevation of Outbuildings

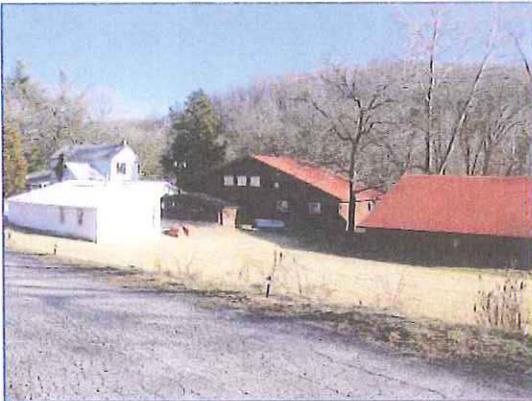


Figure 6. - North Elevation of Toy Factory



Areas for Certificate of Appropriateness:

The Historic Preservation is recommending multiple levels of review according to the relative importance of this historic building, its outbuildings, and the property within the community when designs, plans, and construction of

any new building/structures, along with improvements that are proposed (not including interior modifications). These levels of reviews include the following:

1. Site Development Plan, including, but not limited to, the placement of new buildings and structures, location of parking areas and materials, infrastructure levels and designs, lighting, signage, and landscaping.
2. Architectural Elevations, including all materials, colors, types, and design.
3. Construction Drawings/Improvement Plans.
4. Any and all alterations to approved plans and elevations.
5. Any demolition, in whole or part, requiring a permit from the City;
6. Any additions or modifications to the site or its improvements altering its function and/or character.

Specific Items Initiating Review:

- ✓ Roof Repairs or Replacements
- ✓ Painting of Exteriors of the Buildings
- ✓ Repair or Replacement of Exterior Fascia Boards
- ✓ Installation or Removal of Windows
- ✓ Repair or Replacement of Doors
- ✓ Structural Modifications to Porches or Buildings
- ✓ 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 exteriors
- ✓ 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 gentlest 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)

Incentives and Related Matters

The Historic Preservation Commission has reviewed the requested set of incentives and believes them to be reasonable and commensurate with the level of significance the asset and property have relative to the goals of the City in terms of historic preservation. The set of incentives, which again includes relief from certain site improvements relating to parking areas and spaces, public space, fees, and infrastructure levels for public roadways and related items associated therein. Several items of the requested incentive package can be addressed by the City, excepting the roadway requirements for State Route 100, which is maintained by the Missouri Department of Transportation. Accordingly, the Commission cannot grant waivers to State requirements for safety along its system of streets and roadways. Given this jurisdictional issue, the Commission would note the reduction in site improvements, public space, and fees are acceptable and would include the following:

1. The City should not require the proposed parking lot for overflow purposes to be a paved surface, but rather a pervious type; and
2. The City should grant a waiver to the public space, given the type of use that is planned - a museum - and the nature of the organization - a not-for-profit - benefiting the overall community at large; and
3. The City grant a waiver to fees associated with any future rezoning of the property, which could be a few hundred dollars in potential benefit to the petitioner.
4. The City should grant a waiver to its zoning requirements to allow three (3) parking spaces to be located within the front yard setback area.

The provision of incentives is always a difficult process due to the City's need to balance a fair application policy relating to its development requirements, with its stated desire in the Master Plan to promote the preservation of its history through the restoration, rehabilitation, and/or the reuse of historic properties, buildings, and/or structures. In this case, and a function of the proposed incentive package being offered by the City, the Commission is recommending the following relating to this grouping of structures, buildings, and land area: a.) the main building, dating back to 1850's, be retained and restored to its original condition; the remaining buildings be maintained (excepting the dilapidated garage), but would not be part of the registry; and the property be retained in its current condition in terms of size and lot configuration. Additionally, the Commission would note the area of right-of-way for Old Manchester Road (Route 66) not be vacated or otherwise altered, given the significance from the very early history of Missouri. Therefore, the Commission is recommending the main building and property, including the former right-of-way area of Old Manchester Road, be placed on the City's Historic Registry.

Recommendation and Summary

The Historic Preservation Commission has determined the subject property and main building complies with the minimum level of items from the City's enabling legislation to be considered for its acceptance onto its Historic Registry and, with their addition, will allow for it to be developed and restored once again as an integral part of the historic Hollow Community. The items triggering the Certificate of Appropriateness review by the City's Historic Preservation Commission are reasonable and allow for the protection of the building, property, and area. In conclusion, the Commission appreciates and supports the reuse of this property and the retention of the buildings in the Hollow 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.

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 Timothy Woerther, Mayor
Daniel E. Dubruel, City Administrator
Rob Golterman, City Attorney
Liz Montalbano, Planner
Wildwood Historical Society, c/o Jim Martin - Property Owner and Petitioner

Figure 7. Generalized Location Map

