

Certified Local Government Program – State of Missouri

# **ANNUAL REPORT**

City of Wildwood, Missouri  
Historic Preservation Commission

Summary of Activities

October 1, 2012 to September 30, 2013

Prepared by – City of Wildwood Department of Planning and Parks  
November 2013

## Introduction

In 1999, the City of Wildwood adopted an ordinance creating its Historic Preservation Commission, which, at that time, totaled five (5) resident members and two (2) City Council liaisons. Currently, the Historic Preservation Commission membership has increased to seven (7) resident members, two (2) City Council liaisons, and one (1) liaison from the Planning and Zoning Commission. The Historic Preservation Commission is responsible for the application of the City's ordinance, which is voluntary in nature, and at the discretion of the owners of these historic assets to join. Historic assets, as defined by the City's code, include structures, buildings, and properties/areas. This ordinance is intended to provide incentives to owners of these assets to preserve, protect, and encourage, where appropriate, their adaptive reuse, which has led to twenty-six (26) properties being listed on the City's Registry, while assisting the owners of three (3) other sites to achieve their placement onto the United States Department of Interior's National Registry of Historic Places. Recently, the City of Wildwood also achieved this significant accomplishment with the placement of a property it owns, Old Pond School, on the United States Department of Interior's National Registry of Historic Places. Additionally, the Historic Preservation Commission is required to catalog any asset that is planned for demolition to create a record of it for future reference purposes.

Along with these two (2) major roles, the Historic Preservation Commission also provides advice, direction, and support to individuals interested in participating in some form of preservation activity, either as an owner, buyer, renter, investor, or similar role. Preservation of historic assets can be accomplished through the application of the City of Wildwood Master Plan's 5<sup>th</sup> Land Use Category for historic properties. As a master planned community, the City applies its other four (4) land use categories with only limited accommodations provided to historic properties or areas, so a 5<sup>th</sup> Land Use Category was devised as a method to allow for greater densities of use, smaller lot sizes, or expanded activities in certain zoning district designations, thereby encouraging participation in historic preservation by these offerings.

The City's Historic Preservation Commission, along with the City Council, completed the restoration of the Old Pond School – a one-room schoolhouse constructed in 1914 – in 2006. This restoration effort was the culmination of a four (4) year process and represents the City Council's commitment to historic preservation, as an important component of this overall community's quality of life. Finalization of restoration of this historic structure was marked with the dedication of the structure in August 2006 and opened for public use in the fall. As noted, and as an example of the City's commitment to adaptive reuse, the schoolhouse has been opened to the public as a small museum and meeting facility, and the grounds have been developed into a neighborhood park. The City conducts numerous tours of the facility with local organizations and groups, particularly school-aged children. The Historic Preservation Commission regularly meets at this location. Furthermore, in November 2010, the Commission recommended the placement of this historic asset on the City's Historic Registry and, as noted above, successfully completed the nomination process onto the United States Department of Interior's National Registry of Historic Places in 2012.

The Department of Planning and Parks continues to provide background information to educate new and existing members of the Historic Preservation Commission about the art and science of historic preservation. Along with this role, the Department of Planning maintains subscriptions to a number of publications and provides them to the members, as part of a library collection for their use. Additionally, the Department of Planning budgets approximately five thousand dollars (\$5,000.00) for Historic Preservation Commission members to use for attending workshops, seminars, and conferences, and is always seeking new learning opportunities for them. All of these opportunities are offered to training the members of the Historic Preservation Commission to assist in their duties and roles under the guiding ordinance.

Despite the challenges of convincing some owners about the benefits of historic preservation and maintaining a link to the past, through the protection of property, buildings, or structures from demolition or deferred maintenance, the Historic Preservation Commission continues its work toward improving the quality of life in the community by implementing this ordinance. In the upcoming year, the Historic Preservation Commission will continue work on several new and exciting projects implemented in 2013, which supports its continuing efforts of making this area's past a vibrant part of today's

community. Among some of these new projects are: the review and implementation of possible modifications to *Chapter 440 Historic Preservation and Restoration Code* of the City of Wildwood's Municipal Code; the completion of historic inventories/surveys for approximately two hundred fifty (250) properties; and an initiative to preserve and maintain threatened and/or abandoned cemeteries. *Additional information pertaining to these projects provided later in this report (Historic Preservation Activities).*

### City of Wildwood Historic Preservation Commission - Membership

Three (3) Year Terms

Schedule of Meetings: Fourth Thursday of the Month - 6:30 p.m.

(see [Attachment A](#) for Roster and [Attachment B](#) for Attendance Record)

Member Name	Term	Address	Telephone #
Lynne Martin, Chair WARD 6	Reappointment 12-11 to 12-14	19160 Melrose Road Wildwood, MO 63038	(636) 458-3306
Greg Barth WARD 4	Reappointment 11-10 to 11-13	16341 Fullerton Meadows Drive Wildwood, MO 63011	(314) 283-8871
Russ Rosener WARD 1	Reappointment 12-11 to 12-14	18999 Wild Horse Creek Road Wildwood, MO 63005	(636) 532-2068
Mary Lou Long WARD 7	Reappointment 2-11 to 2-14	555 Beacon Point Lane Wildwood, MO 63040	(636) 458-3993
Bill Kennedy WARD 1	Appointed 6-13 to 6-16	48 Rockwood Forest Ridge Wildwood, MO 63025	(636) 938-4453
Ruth Yeaman, Vice Chair WARD 1	Reappointment 5-12 to 5-15	19118 Hawk Mountain Road Wildwood, MO 63038	(636) 273-9137
Judy Sahn, Secretary WARD 1	Reappointment 10-13 to 10-16	18423 Wild Horse Creek Road Wildwood, MO 63005	(636) 532-1888
Sue Cullinane – City Council Liaison WARD 3	Year to Year Reappointment	2446 Indian Tree Run Wildwood, MO 63038	(636) 458-2340
Tammy Shea – City Council Liaison WARD 3	Year to Year Reappointment	18132 Sunny Top Court Wildwood, MO 63038	(636) 458-5026
Francine Gagnani – Planning and Zoning Commission Liaison WARD 1	Year to Year Reappointment	1510 Scofield Valley Lane Wildwood, MO 63038	(636) 458-4350

The Historic Preservation Commission, as noted earlier in this report, consists of seven (7) residents, two (2) City Council liaisons, and one (1) liaison from the Planning and Zoning Commission. The terms of the resident members are three (3) years and staggered, based upon their appointment date. The Mayor is required, by ordinance, to select individuals who have a demonstrated background or interest in historic preservation. Once the Mayor nominates an individual, confirmation is required by a majority of the City Council (9 of the 16 members).

Each member of the Historic Preservation Commission has an educational background, specialized training, and/or personal interest in historic preservation. For example, Ruth Yeaman, Vice Chair, studied European History extensively, as part of her undergraduate degree program, and also received a graduate degree in Scottish Historical Studies. She has noted a keen interest in the preservation of local history, since moving to the United States from Scotland, and, more specifically, Wildwood for the benefit of future generations.

Judy Sahm, Secretary has been involved with historic preservation studies and has an on-going interest in this area's history and is a life-long resident of the area. She is also an active member of the Wildwood Historical Society and was instrumental in the incorporation effort of the City of Wildwood. In fact, Ms. Sahm was the City's first Treasurer, starting on the day of Wildwood's incorporation. This background has fostered her interest in preserving historical properties and informing people of their importance of them for the overall community as well.

Greg Barth has also maintained a life-long interest and personal study of local history. His personal goal is to help keep the past alive and maintain the character of Wildwood in the face of on-going development. Interestingly, Mr. Barth is a professional photographer and works with the Commission in creating portfolios of historic assets located within the City.

Lynne Martin currently serves as the Chair of the Commission and is also the past President of the Wildwood Historical Society. Additionally, Ms. Martin is a member of the St. Louis County Historical Commission and assists in its preservation activities across all of St. Louis County. Ms. Martin also completed the restoration of one (1) of the area's former general stores (her personal residence) and was successful in having it placed on the National Registry of Historic Places several years ago. More recently, Ms. Martin led the effort to publish a history of local cemeteries and continues to provide bus tours of the area's historic assets. Lastly, Ms. Martin, along with the Wildwood Historical Society, was instrumental in placing the historical home known as, 'Hencken Place' on the City's Historic Registry. This former residence is now home to the Wildwood Historical Society, which is used as a meeting and event space, along with storing historical documents and memorabilia about this area.

Russ Rosener has been a member of the Blacksmith Association of Missouri for the last fifteen (15) years; he personally purchases and restores historic properties; and even resides on a farmstead dating back almost one hundred thirty (130) years. Among other projects, Mr. Rosener is also in the process of restoring a stone church that began holding services around 1859 - the Bethel Methodist Church. Mr. Rosener was also involved in the incorporation effort of the City.

Bill Kennedy has been a lifelong resident of west St. Louis County and is a property owner of what is now the City of Wildwood for thirty-four (34) years. He has continually been interested in the history of the area and has engaged in his own personal research over the years. Mr. Kennedy was also instrumental in the incorporation of the City of Wildwood, which provided him an opportunity to learn the area's rich history. More recently, Mr. Kennedy has focused his interest and completed extensive research in the preservation of abandoned or threatened cemeteries, along with the rest of the Commission, within the City of Wildwood.

Mary Lou Long and Francine Gragnani have a strong interest in historic preservation and restoration and want to assist in preserving the character of the City of Wildwood, while serving the community where they reside. Ms. Gragnani, who also serves on the Planning and Zoning Commission, being its liaison to the Historic Preservation Commission, contributed a significant amount of time and effort towards the incorporation effort of the City.

Sue Cullinane is also a long-time resident of the City of Wildwood, who was also active in the incorporation efforts of the City, and actively works to preserve the unique character of this area and boost its interesting history.

Tammy Shea is very active and involved in the community. Not only is she a City Council Member, but an active volunteer with several other associations. Ms. Shea works to positively promote the City and its preservation efforts.

## **Agendas and Minutes (October 1, 2012 to September 30, 2013)**

Please see **Attachment C** for meeting agendas and minutes from the Historic Preservation Commission.

## **Upcoming Meeting Schedule for 2014**

Please see **Attachment D** for the 2014 Upcoming Meeting Schedule.

## **Historic Preservation Commission Activities**

### **Local Landmarks Designated (Report #'s 1-12 were previously submitted)**

1. Andrew J. Kern House – 2004
2. Kern Service Station - 2005
3. Glencoe School/Post Office - 2005
4. Jaeger Farm Log Cabin – 2007
5. Glencoe School/Post Office – 2008
6. St. Onge Lob Cabin – 2165 Timberline Valley Drive – 2008
7. Stovall's Grove – 2009
8. Glencoe Station – 2009 \*The placement of these properties on the City's registry was ultimately denied by City Council.
9. Annie Rickard House – 2009
10. Hencken Place (Wildwood Historical Society) - 2009
11. Old Pond School – 2010/2011
12. Ben Baumer House – 2011

### **Local Districts Designated**

1. Pond Area Historic District – designated as part of the City's Town Center in 1998.
2. Westland Acres – African-American Community – 2005
3. Westland Acres – African-American Community – 2007 (the addition of five (5) parcels of ground)

### **National Register of Historic Places**

1. Dr. Edmund Babler State Park – Prior to 1995 (City's incorporation date)
2. Kreienkamp Store – 1999/2000
3. Ball-Essen Farmstead - 2003
4. Big Chief Dakota Grill - 2003
5. Orrville Historic District (Hoppenburg-Fick Store) – 2004
6. Old Pond School – 2012

**Cases Reviewed, Decisions Reached, and Other Activities (October 2012 through September 2013)**

1. **November 2012 to March 2013** – **Street Name Change Petition – Old Slave Road** – The Commission provided a review and recommendation relating to a request received from the Administration/Public Works Committee of City Council regarding a name change petition that had been submitted by a majority of lot owners along an existing street in Ward 1. Typically, this process does not include a review by the Commission, but, in this instance, the nature of the roadway's name – Old Slave Road – and the history of the area, led the City Council Committee to seek the assistance of this Commission. The Commission subsequently held several public hearings and meetings to gather input on the history of the area from residents. Included, as part of this review, was a site visit to the properties along Old Slave Road, where a slave cemetery is located, and the enlistment of Joe Harl, Archeological Center of St. Louis, to prepare a report relating to it. Based on the information provided by residents and the records and research compiled by Joe Harl, Archeological Center of St. Louis, the Commission determined the area in and around Old Slave Road had historical significance. Subsequently, the Commission made a recommendation, in accordance with the City of Wildwood's Code, the private roadway name should be chosen by the majority of property owners of Old Slave Road and they could choose a name that gives honor and respect to the people that lived, worked, died, and are buried in the subject area. This recommendation was then forwarded to the Administration/Public Works Committee of City Council (see **Attachment E** for Recommendation Report and Background Information).
2. **March 27, 2013** – Reviewed and acted affirmatively on an application from Higher Focus Photography, c/o John Wimmer, Jeff Day Associates, L.L.C., Architecture and Planning, pertaining to a Certificate of Appropriateness for an addition to the existing building located on the property at 2541 Pond Road, which is on the City of Wildwood's Historic Registry – Andrew Kern House (see **Attachment F**).
3. **March 13, 2013 to May 29, 2013** - Reviewed a demolition permit request for the Pond Hotel located at 17300 Manchester Road. The Commission allowed the property owner an extended period of time in order to address violations that existed on the property and seek other alternatives than demolition. The Commission then authorized the demolition of the structure and allow the City to pursue enforcement actions, if the violations that had existed for several years were not addressed within thirty (30) days (see **Attachment G**).
4. **April 24, 2013 to (on-going)** - Reviewed the disposition of abandoned and/or threatened cemeteries located within the City of Wildwood, researched how other cities and States preserve burial sites, and created an **Action Plan** that includes the following: identify and catalogue cemeteries and burial sites that are determined to be threatened by abandonment and/or nature through a mapping system; solicit information from property owners and descendants of those buried at the determined sites; create a preservation technique handbook; and create a Historical Cemetery Master Plan with subcategories relating got access rights, revised legislation to strengthen preservation and maintenance, and formulate a public outreach campaign. The Commission has identified three (3) initial properties for consideration, which include the following: the Old Slave Road Cemetery Site; the former site of Mount Pleasant Colored Baptist Church; and the Martin Hencken Burial Site. To aid in these discussions and provide insight and guidance, Joe Harl, Archeological Center of St. Louis, attended the May 29, 2013 Commission meeting (see **Attachment H**).
5. **May 29, 2013** – Reviewed the City of Wildwood's Annual Evaluation as a Certified Local Government (CLG) by the State of Missouri (provided by Jo Ann Radetic, former CLG Coordinator) and discussed the 2013 Missouri Certified Local Government (CLG) Annual Forum, held in Jefferson City Missouri on April 19, 2013, which was attended by Commissioner Judy Sahn and Planner Liz Weiss (see **Attachment I**).
6. **May 29, 2013** – Reviewed and acted affirmatively on a request from the Wildwood Historical Society pertaining to the Certificate of Appropriateness for the replacement of the roof on the existing Hencken House building located on the property at 18750 Highway 100, which is on the City of Wildwood's Historic Registry (see **Attachment J**).
7. **June 26, 2013 to (on-going)** – Began the review process and discussion on possible modifications to Chapter 440 *Historic Preservation and Restoration Code* of the City of Wildwood's Municipal Code. A public hearing on this matter was held on August 28, 2013 and continued to September 26, 2013. At these hearings, the Commission

heard input from a number of property owners and held discussions relating to their comments and concerns. The Commission also performed a review and comparison of other local municipalities (see Attachment K).

8. **June 26, 2013 to (on-going)** – The Commission determined, given the limited number of historic inventory surveys completed by the City, there was a need to complete them and create a complete survey of historic buildings and structures. Therefore, the Commission made a recommendation to hire Michael Allen, Preservation Research Office, in order to complete this process for approximately two-hundred fifty (250) properties. With the Commission’s endorsement, the City Council approved the allocation of funds to complete this project. Michael Allen, Preservation Research Office, attended a meeting of the Historic Preservation Commission on October 24, 2013 in order for the Commission to provide a clear direction on this project, provide input, and ask questions (see Attachment L).
9. **July 24, 2013** – Discussion held and a determination made relating to the Roadside Plaque Project that had been considered for several years but delayed due to funding. After further consideration of several options, the Commission recommended a bronze-type plaque and, in order to reduce the impact of cost, a phasing method of their installation will be applied over the next several years (see Attachment M).
10. **August 22, 2013** – Reviewed and acted affirmatively on the Site Development Plan pertaining to the Pond Inn, 17250 Manchester Road, located in the Pond Historic District of the Town Center Area, for its adaptive reuse as a wine bar and tappas restaurant (see Attachment N).
11. **August 22, 2013** – Reviewed a proposed plat for a group of properties located on the west side of Old Eatherton Road, north of Orrville Road, which are located in the historic Orville Area of the City of Wildwood’s 5<sup>th</sup> Land Use Map. The Commission requested the petitioner consider placing the properties on the City’s Historic Registry (also see Attachment N).
12. **January 7, 2012, May 29, 2013 and August 22, 2013** – Updated Historic Preservation Commission By-Laws (see Attachment O).
13. **September 26, 2013 to on-going** – Updated the City’s website (Historic Preservation Commission Page) to include list of designated Local Landmarks, with photographs, and provides on-going updates to the site regarding other activities of the Commission. (see <http://www.cityofwildwood.com/368/Local-Landmarks-Designated>).

#### **Training and Conferences**

1. **April 19, 2013** - Missouri Certified Local Government Forum, Jefferson City, Missouri, which was attended by Commissioner Judy Sahn and Planner Liz Weiss. A brief presentation on the forum was provided to the Commission by these two (2) attendees.
2. **July 24, 2013** – A presentation was provided by City Attorney, Robert Golterman, pertaining to the protocols and procedures of the Historic Preservation Commission.
3. **September 18-20, 2013** – Missouri Statewide Preservation Conference, Boonville, Missouri, which was attended by Commissioner Judy Sahn. A brief presentation on was provided by Ms. Sahn to the Commission.

#### **Public Education and Outreach**

1. Conducted tours of the Old Pond School for Girl and Boy Scout Troops and area school children – 2002 to On-Going.
2. Administered an ‘Adopt-A-Brick’ Program for the Old Pond School Restoration Project – 2001 to On-Going.
3. Authored article on historic preservation topic for the ‘Wildwood Gazette’ on the listing of Old Pond School on the National Register of Historic Places (which is distributed three (3) times a year to all households in the City, approximately 12,000 plus).
4. Updated website highlighting the historic preservation activities of the City’s Commission.