

**CITY OF WILDWOOD  
RECORD OF PROCEEDINGS**

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MEETING OF THE ARCHITECTURAL REVIEW BOARD  
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI  
February 11, 2021

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The Architectural Review Board meeting began at 6:30 p.m., on Thursday, February 11, 2021, at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri, and via the videoconferencing tool Zoom.

**I. Welcome and Roll Call**

Secretary Ritter called the meeting to order and welcomed everyone. The following members were in attendance, as noted:

Present [8]

Secretary Ritter  
Board Member Loggia  
Board Member Sineni  
Alternate Welker  
Alternate Bartelsmeyer  
Alternate Marion  
Council Liaison McCutchen

Absent [1]

Chair Dial  
Board Member Biermann  
Commission Liaison Lee

Staff present: Director Vujnich and Senior Planner Newberry

Petitioners present: Nick Giordano and Lauren Bennett, CleanPro St. Louis

**II. Approval of Meeting Minutes from October 8, 2020**

A motion was made by Alternate Welker, seconded by Board Member Sineni, to approve the October 8, 2020 meeting minutes, as presented. Hearing no objections, Secretary Ritter declared the motion approved unanimously.

**III. Review of Agenda Items to be Discussed at Tonight's Meeting by Chair**

#### IV. Old Business – No Items for Consideration

- 1) Ready for Action – No Items for Consideration
- 2) Not Ready for Action – No Items for Consideration

#### VI. New Business – One (1) Item for Consideration

- 1) Ready for Action – One (1) Item for Consideration
  - a. Initial review and discussion of Architectural Elevations and related materials for certain modifications to a historic building within the City's Town Center Area (Pond Historic District), specifically the addition of overhead doors on the front and back elevations. The subject property is on the City's Historic Registry and known as the Kern Service Station; north side of Manchester Road, west of Pond Road (17301 Manchester Road/St. Louis County Locator Number: 23W310241). – **Ward One**

Director Vujnich provided an overview of the petitioner's request to make modifications to this historic building, specifically adding two (2) overhead doors to the front façade of it. This particular façade abuts Manchester Road (also Historic Route 66). He noted this request was also presented to the City's Historic Preservation Commission, which was supportive of the alterations. Director Vujnich stated the Department is seeking the Board's input and direction regarding this request, given it is a commercial building in the City's Town Center Area, as well as being listed on the City's Historic Register.

Secretary Ritter invited members of the public to address the Board regarding this item.

**Steve Scott, Historic Preservation Commission Member**, provided an overview of the Historic Preservation Commission's discussion regarding this matter and explained his dissenting vote regarding the request, specifically relating to the material chosen for the overhead doors.

A motion by Secretary Ritter, seconded by Board Member Sineni, to approve the request, as submitted. A voice was taken regarding the motion. Hearing no objections, Secretary Ritter declared the motion approved unanimously.

- 2) Not Ready for Action – No Items for Consideration

**VII. Other Items – One (1) Item for Consideration**

**a. Election of Vice-Chair**

A consensus was reached among the Board to postpone this matter to a future meeting, when more members are present.

**VIII. Public Comment**

**IX. Next Meeting Date – To Be Determined**

**X. Closing Remarks and Adjournment**

A motion by Alternate Bartelsmeyer, seconded by Alternate Welker, to adjourn. Hearing no objections, the meeting was adjourned at 7:55 p.m.

**Approved by:**

**Date Approved:**



7-13-2021

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**William Ritter, Secretary  
City of Wildwood  
Architectural Review Board**