

CITY OF WILDWOOD  
RECORD OF PROCEEDINGS

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MEETING OF THE HISTORIC PRESERVATION COMMISSION  
WILDWOOD CITY HALL  
16860 MAIN STREET  
WILDWOOD, MISSOURI 63040  
AND VIA ZOOM  
February 23, 2023

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**I. Welcome and Roll Call**

- Meeting:** Thursday, February 23, 2023, hosted at Wildwood City Hall, in City Council Chambers, and via Zoom, at 6:30 p.m.
- Attending:** Commissioners Hensic, Scott, and Hammond, Vice Chair Bachert, Secretary Rowton, Council Liaisons Rambaud and Nyhan, Alternate Quarternik, Planning and Zoning Commission Liaison Broyles, Student Route 66 Taskforce Liaison Myers, and Chair Stevens
- Absent:** Alternate Adams and Commissioner Hrubes
- Staff:** Planner Robyn Keefe, Senior Planner Travis Newberry, and Director Joe Vujnich
- Guest:** Haley Cottrell, Communications Co-Chair for the Student Route 66 Taskforce

**II. Pledge of Allegiance**

The Pledge of Allegiance was honored.

**III. Opening Remarks by Chair**

None.

**IV. Approval of the Historic Preservation Commission's Minutes from its January 26, 2023 Meeting**

The Minutes were approved by general consent.

**V. Public Comment**

None.

**VI. Old Business**

**A. Ready for Action – Eight (8) Items**

1. Route 66 Roadside Park Project Update (**Wards – All**)
  - i. Route 66 Mural Discussion

Haley Cottrell, Communications Co-Chair for the Student Route 66 Taskforce, presented on a mural she had developed in collaboration with Commission Liaison Broyles, as a potential feature of the Route 66 Roadside Park Project. She noted the mural was inspired by a mural done in Edwardsville, Illinois. She then stated they were open to changing the design and color of the mural to make it more unique to Wildwood.

Alternate Quarternik suggested that a horse be incorporated into one of the empty squares to honor the equestrian community and trails present in Wildwood.

Council Liaison Rambaud noted that a mention could be made of Wildwood's twelve (12) square miles of parks vs. one specific park (Babler State Park). He noted Rockwoods Reservation also had a significant history, as the first conservation area in the State.

Commissioner Scott noted the Route 66 symbol should be a badge type.

Secretary Rowton suggested adding the Wildwood Logo. He noted the presentation was excellent.

Commission Liaison Broyles presented next. She noted she had found the picture of the mural in a local newspaper and had been inspired by it. She touched on points about what Wildwood could incorporate in the mural, based on conversations with Great Rivers and Routes Tourism Bureau, including following a similar design, but with different colors and fonts and retaining the trees as a distinctive feature. She noted the location proposed for the mural would be on the west side of the comfort station, to be located within the future Route 66 Roadside Park.

It was clarified by Director Vujnich, the origination of the City's ownership of the land for the proposed park project. He noted the City purchased the half acre for \$73,000 both for the potential park project and also to obtain easements for the Manchester Road Streetscape Project. He noted that, after easements were obtained, there wasn't much space leftover for the two (2) commercial buildings originally approved.

Commission Liaison Broyles noted the west side of the comfort station is currently designed to be a blank canvas. She noted it would need to be flat enough to paint a mural on it. She stated the east side of the building abuts land that will likely be used by a retail business in the future. She indicated she thought residents to the rear of the park were now pleased with its design. She noted the mural could be completed in a later phase of the park; however, she did not want the mural to be an afterthought. She stated few municipalities could claim Wildwood's treasured and distinctive topography. She noted she thought the students in the Taskforce were excited and eager to see the project reach fruition.

Secretary Rowton asked if Haley and Ms. Broyles had considered breaking the mural up into sections and engaging the schools in individually painting them. Ms. Broyles said they had not, because the mural needed to look "professional." Secretary Rowton indicated he thought it could be done. Commissioner Scott agreed. He said an artist or graphic designer could be recruited to supervise the work. He noted he would appreciate student input and the affordability of this approach. He said any type of building surface, or that such as stucco, could be an ideal painting surface. Commission Liaison Broyles noted the electrical boxes near the pharmacy were painted with flowers. She noted the colors were still brilliant. The right paint is important.

Haley said that involving the school communities in the mural project was positive. She said, even if professionalism was a concern, the high schools and higher-level art classes could be involved, and would do good work.

Commissioner Hammond noted his first preference would be to use the mural design from the Student Design Competition, and he'd hesitate to do another school engagement so soon, taking away from the finalists from that event. He stated it was premature to discuss additional murals for the project.

Council Liaison Rambaud asked about compliance with the Department's sign ordinances. Director Vujnich noted that government signs don't have to meet the same requirements as others. He noted, too, that an application could be submitted to the Board of Adjustment, if the sign exceeded size requirements. He said there were some approaches. Dr. Rambaud noted the designers could plan for a flat wall. He also echoed sentiments the students should be involved. He said the examples of such projects were usually spectacular. He supported building ownership and authorship in the school community. He noted he would prefer to see two (2) to three (3) murals. Ms. Broyles indicated she worked closely with art teachers in the past. She said it might be helpful to include them.

Vice-Chair Bachert asked if the project architect had been contacted about the mural. Planner Keefe noted she was not one hundred (100) percent sure that SWT Design was aware of the potential mural, but that, at this phase of the project, the specific architecture of individual features was not yet determined. Vice-Chair Bachert encouraged that discussion.

Secretary Rowton reiterated that he felt the mural feature shouldn't be about money so much as about community.

## 2. Student Route 66 Taskforce Update **(Wards – All)**

Taskforce Liaison provided updates on the Route 66 Scavenger Hunt and Movie Night. He noted multiple businesses were providing donations for prizes.

Planner Keefe noted flyers were included in the agenda packet and on the back table for distribution. She clarified that both events were set in stone and being actively promoted.

Council Liaison Nyhan asked what would happen in the event of inclement weather. Planner Keefe noted that, while having a rain date was discussed, it was determined that it would be easier to orchestrate after the event versus asking the movie technician to book two (2) dates in advance. She did identify the movie license did allow up to one (1) year to show the movie on another date, if bad weather should occur.

Planner Keefe affirmed for Commissioner Hammond the intent was to have participants drive and park on the field in front of the wall of the theater, playing sound from their vehicles, drive-in style. She noted there would also be an area for chairs and blankets. She also noted there was past experience by the business community in conducting three (3) similar events, and the feedback was that they were relatively easy to execute.

Commissioner Scott asked if cars older than a certain threshold would get first preference. Planner Keefe noted they might get preference on the City's social media account.

Planner Keefe clarified that, while Historic Preservation Commissioners were certainly welcome to participate in the Scavenger Hunt for fun, they would have an unfair advantage and would be disqualified from winning a prize.

Dr. Rambaud asked where clues would be posted. Planner Keefe noted they would be located on the City's webpage and in an official event guide available at City Hall.

### 3. Madison Valley (formally Old Slave Road) Memorial Plaque (**Ward One**)

Planner Keefe gave a slide presentation of the various marker and monument types already in Wildwood, as well as some new options to consider.

Commissioner Hammond noted he appreciated the marker options. He stated he felt the historic community marker shape/style should not be reused for this purpose. He noted he would prefer a monument closer to the plaque set upon a rock as pictured in the slides. He said a rock gives the option to not be prominent in the landscape, voicing concerns from community members about potential traffic. He then asked if the Department had a visual depiction of Elijah Madison. Planner Keefe affirmed that there was indeed a visual. Commissioner Hammond then said he leaned towards the marker closest to Wild Horse Creek Road and Madison Valley (noted as the yellow flag on the Department Memorandum regarding said topic).

Commissioner Scott asked how close one (1) of the markers would be to the actual farm owned by Elijah Madison. Director Vujnich clarified that the farm was in the same location as the current subdivision. Commissioner Scott also voiced a preference for the yellow flag location. He also noted he preferred the shape of the Wildwood Historic Community Markers for this project as well. He said he would like to see the face of Mr. Madison on the marker, if not too expensive. He also noted he would like to learn more about Elijah Madison. He wondered if the date of the Emancipation Proclamation lined up with when he joined the Union Army.

Chair Stevens asked about the budget, and it was noted by the Department that there was no budget.

Secretary Rowton seconded Steve's position the Wildwood Historic Community Marker type be used, and the face of Elijah Madison be etched upon it.

Commissioner Hammond asked about the respective positions of Spiceberry Lane and Madison Valley. It was noted Spiceberry Lane immediately connects with Wild Horse Creek Road and Madison Valley then is an offshoot from it.

Chair Stevens noted she thought she had read that Elijah Madison's father had also been buried in that location.

It was discussed whether there were two signs on the pole signifying both Spiceberry Lane and Madison Valley at Wild Horse Creek Road. It was determined the Department would need to follow up on that specific question.

Commissioner Hammond noted the street view made the yellow location look overgrown, making it possibly not the best location for the marker. He noted he did love the idea of it being right at Madison Valley.

Director Vujnich noted the yellow flag was a fifteen (15) foot strip of land that conceivably could accommodate parking, but it may not be feasible after further investigation with the Department of Public Works. He noted his

recollection was the owners at Madison Valley were concerned about attention being drawn to the neighborhood.

Commissioner Scott noted that while originally he had wanted the memorial plaque to be closer to Madison Valley, he now wondered if it might get better visibility and attention along the loop road in Babler State Park, given the speed at which traffic generally travelled on Wild Horse Creek Road. He felt people sight-seeing were more likely to stop and read a plaque. He felt a note should be made that Madison Valley was named in honor of Elijah Madison on the plaque.

Council Liaison Rambaud noted he preferred the yellow flag location. He said the Department of Public Works should be involved to determine costs associated with each location. He said he was open to any of the locations. He said he'd be comfortable with the Department's recommendation. He said he preferred consistency when it came to marker type, indicating preference to the Wildwood Historic Community Marker design. He stated he would prefer not to have a picture of one (1) individual representing a larger history, and the Commission would need to be careful about the verbiage.

Council Liaison Nyhan noted Council Member Clark had texted her stating that, in the past, site visits to potential locations for markers had occurred, once it was determined what were feasible options. She advocated site visits be scheduled.

Commissioner Hammond made a motion for the Department to move forward with coming up with a mock-up of a design for a historic marker and also with further investigation of the yellow flag location. Secretary Rowton noted he would prefer the Department pick two (2) options and the Commission visit both. Commissioner Hammond amended his motion, noting the Department should pick two (2) locations, yellow being one, for site visits in the next month or so.

Commissioner Hammond asked if the City owned the white fence in the yellow flag location. The Department indicated that the City did not own the fence to the best of its knowledge.

Vice Chair Bachert seconded Commissioner Hammond's amended motion. Motion passed by unanimous voice vote.

#### 4. Update on Potential Project for Westland Acres (**Ward Two**)

Director Vujnich presented, referring to the process discussed at the last meeting. He noted that first and foremost, the Westland Acres community needed to be consulted.

Chair Stevens stated she listened to taped interviews of a county that had identified all of the World War II veterans in it, taping interviews of each one. She said listening to these stories was just fascinating. She noted these stories often weren't told, unless this type of platform was given. She advocated for the stories of Westland Acres to also be recorded for this reason, emphasizing its importance.

Commissioner Scott noted he would like to meet with the community members in their church or in the Community Room at City Hall. He said he wanted the community members to tell the Commission what they wanted for their own community. Chair Stevens noted they may be more comfortable in their church.

Commissioner Hammond clarified the conversation hadn't yet occurred with the community, and then advocated that this conversation occur. He suggested the Commission present case studies of other programs.

Chair Stevens noted Doris Frazier had often shared stories with journalists, and it was always fascinating.

Nolan Myers noted he had done similar projects with Vietnam veterans. He said his subjects were more likely to speak when the interview was conducted on their terms and on their own time.

Vice Chair Bachert asked if it would be prudent to invite the City of Chesterfield equivalent of the Historic Preservation Commission.

Secretary Rowton advocated that the Commission approach the community as a resource and allow it to drive the discussion and resulting projects.

Dr. Rambaud reinforced the meeting should be held where community members were most comfortable, and that it should be limited to a handful of Commission members and other representatives.

Director Vujnich noted he felt there was value in documenting the land before it is changed. He noted the next step is to reach out to the Westland Acres community members.

Commissioner Scott motioned the Commission offer to serve the community as a resource and offer to meet with them wherever they were most comfortable. Secretary Rowton seconded the motion. Motion passed via unanimous voice vote.

#### 5. Essen Log Cabin Update **(Ward – All)**

Planner Keefe presented, noting that the deadline for the Request for Qualifications (RFQ) had passed, and the Department had received one (1) full proposal from Patterhn-Ives, one (1) partial proposal for site design only from SWT Design, and one (1) informal response noting interest in consultation as-needed (Lauren Strutman).

Commissioner Scott noted he was very impressed with the work of Patterhn-Ives and had no hesitation in using them. He did also want to involve SWT Design. He noted several years ago, his firm had done a reconstruction of an 1830s plantation. SWT Design had done the landscaping for a historically accurate kitchen garden and other features. He had been very impressed with its work.

Commissioner Hammond asked if there already was a design partner for the Village Green. He asked if it made sense to have SWT Design do the site design. Director Vujnich suggested the Commission make a motion for the Department to begin negotiations with Patterhn-Ives and ask them if there is a role for SWT Design. He noted he felt Human Nature, the Village Green designer, was doing something different than a historical reconstruction of a landscape around the cabin.

Dr. Rambaud voiced concern about having two (2) firms involved, citing costs and other factors. He made a motion for the Department to approach Patterhn-Ives, as the lead firm, and determine with their consultation if there was a role for SWT Design. Director Vujnich affirmed the Commission would be consulted at every step of negotiation. Secretary Rowton seconded the motion. Motion passed with unanimous voice vote.

#### 6. J.P. Connell House Update **(Ward One)**

Director Vujnich presented, noting that the Department was still in a holding pattern with St. Albans Properties.

7. **Bellevue Farms Update (Wards – All)**

Planner Keefe presented, sharing details on two (2) workdays, one (1) having already occurred. A quarter of an acre had been cleared of invasive species by twenty-five (25) participants. Commissioner Scott asked about the status of City improvements at Bellevue Farms. Director Vujnich noted that \$50,000 had been set aside for the initial design and engineering for parking and trail connection improvements, with \$250,000 set aside for the actual work in future years.

8. **2023 Work Program Update (Wards – All)**

Planner Keefe noted pages 1-133 had been reformatted, with progress towards book completion moving steadily along.

B. **Not Ready for Action – Two (2) Items**

1. **Update on Kohn Park Sign (Ward One)**
2. **Historic Route 66 Revitalization Initiative Work Program Update (Wards – All)**

**VII. New Business**

**A. Ready for Action – No Items**

B. **Not Ready for Action – Three (3) Items**

1. **Discussion Regarding the Age Threshold Used to Determine Qualification as Historic (Wards – All)**
2. **Overview of Maintenance Bids for Old Pond School (Ward One)**
3. **Historic Survey of Properties for 2023 and 2024 (Wards – All)**

**VIII. Review of Proposed Zoning/Plats/Site Development Plans/Demolition Requests – No Items**

**IX. Other Matters for Consideration – Two (2) Items**

A. **National Alliance of Preservation Commissions (NAPC) Membership**

Planner Keefe noted the Department had purchased an organizational membership for NAPC and described various features of that membership.

B. **Upcoming Visit from the State Historic Preservation Office (SHPO) – Certified Local Government (CLG) Evaluation and Presentation**

Planner Keefe presented, noting that it was time for Wildwood to be visited and evaluated by the State Historic Preservation Office (SHPO) as a Certified Local Government (CLG). The CLG Coordinator and possibly the Grants Manager would be visiting the Commission at its April or May meeting and would provide a presentation on the Historic Preservation Grant, if desired.

**X. Upcoming Meeting Date – March 23, 2023 (Thursday)**

**XI. Closing Remarks and Adjournment**

Secretary Rowton asked about his nomination of Paul Wojciechowski to the Champions of History Program. Director Vujnich noted it would need to be officially placed on the agenda to be discussed. The members voted to adjourn at 8:16 p.m.