

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  
April 27, 2023

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**I. Welcome and Roll Call**

- Meeting:** Thursday, April 27, 2023, hosted at Wildwood City Hall, in City Council Chambers, and via Zoom, at 6:30 p.m.
- Attending:** Commissioners Hrubes, Slauter, and Hensic, Vice Chair Bachert, Secretary Rowton, Council Liaisons Rambaud and Nyhan, Commission Liaison Broyles, Student Route 66 Taskforce Liaison Myers, and Chair Stevens
- Absent:** Alternates Adams and Quarternik and Commissioner Hammond
- Staff:** Planner Robyn Keefe, Senior Planner Travis Newberry, and Director Joe Vujnich

**II. Pledge of Allegiance**

Vice Chair Bachert led the Pledge of Allegiance at the request of Chair Stevens.

**III. Opening Remarks by Chair**

Chair Stevens recognized Taskforce Liaison, Nolan Myers, for his achievement in earning second place in the seventh-grade division for history and fourth place for geography at the Missouri Regional Finals of the International Academic Competitions History and Geography Bees (respectively). Nolan is qualified to participate in the National Championships in Arlington, VA.

Chair Stevens also recognized Shruthi Senthil (not present), Student Route 66 Taskforce Co-Chair, for being awarded the Glory of Missouri Award for Entrepreneurship in Jefferson City.

**IV. Introduction of New Member to the Commission**

Chair Stevens welcomed Commissioner Ashley Slauter to the Historic Preservation Commission. Director Vujnich noted she was also on the Wildwood Celebration Commission. Ms. Slauter stated she lives in Ward One, and her husband grew up in Wildwood. She previously lived in Washington, D.C. She expressed enthusiasm for being on the Commission and interest in its projects.

Director Vujnich then introduced Thomas Lee, Interim City Administrator.

**V. Approval of the Historic Preservation Commission's Minutes from its March 23, 2023 Meeting**

Minutes were approved by general consent.

## **VI. Public Comment**

Carl Essen introduced himself, noting he was excited about the reconstruction of the Essen Log Cabin. He is the Sexton for the Essen Cemetery, which contains thirty (30) deceased individuals. He noted he had done substantial genealogical research on his family. He advised that, if pictures were taken of the end grain of each timber, it would serve as a fingerprint, allowing technology to provide some information. He stated he was interested in helping the City research the family and cabin history. He noted the rest of his family would also like to assist. He also mentioned an interest in fundraising.

## **VII. Old Business**

### **A. Ready for Action – Ten (10) Items**

1. The National Society of the Daughters of the American Revolution Historic Preservation Recognition Award **(Wards – All)**

Chair Stevens spoke about the ceremonial brunch at Salem Church, where the Commission Officers received the Historic Preservation Recognition Award on behalf of the Members from the National Society Daughters of the American Revolution. She noted that, at the next meeting, each of the members would receive an individual certificate, including Steve Scott, whose term just expired. A picture of the award acceptance was shared on the screen, and Chair Stevens spoke of the large and beautiful quilt in the background, handmade by its regents for the 100<sup>th</sup> anniversary of the O'Fallon Chapter.

Chair Stevens noted she had never seen a letter come back like the one in the packet from the National Society of the DAR. She said she had also received a card in the mail from one of the Chapter members, 91 years old, which read as follows:

*Dear Jan and Committee,*

*Just a note to thank you and congratulate you for earning the NSDAR Historic Preservation Recognition Award. You are doing a great job by making a map and producing a contest to get people to stop and appreciate the history of our area. It helps all of us to think of all the people who worked so hard to build Wildwood as a good place to live. May we strive to imitate those who build a strong foundation so that we can continue to develop a great place to live and work. Thank you for your hours and hours of special work.*

*Beverly McIntosh*

Planner Keefe noted that Chair Stevens had represented the Commission well at the ceremony, speaking to its incredible work. She thanked members for their service and congratulated them in receiving the recognition.

2. Student Route 66 Taskforce Update **(Wards – All)**
  - i. Route 66 Movie Night

Liaison Myers gave an update on movie night. He noted many people came over to the tent to learn about the park project and other Taskforce initiatives. He stated Avyukth Raghuraman, Events Co-Chair, did an amazing job hosting the night as its MC, including announcing the raffle winner. He thanked everyone who helped with the event.

Planner Keefe spoke highly of the introductory video before the movie, developed by the Taskforce Members, that introduced movie goers to the park project and the revitalization initiative as a whole. She also noted the attendance prize winner was there for his last selfie, and very enthusiastically came up to get his winnings.

ii. Route 66 Scavenger Hunt

Planner Keefe noted the next step for the Scavenger Hunt was to judge the entries and then hold a livestream raffle drawing for the winners.

iii. City Council Recognition and Ice Cream Social – May 8, 2023

Planner Keefe invited the Historic Preservation Commission to the City Council Recognition of the Taskforce and subsequent ice cream social.

3. Addition of a Youth Liaison to the HPC (**Wards – All**)

Planner Keefe presented on this item, noting the successful pilot of the Student Route 66 Taskforce and Nolan's position on the Commission. She also reviewed the history of this item, noting the Department had introduced the idea for Youth Liaisons at the beginning of these efforts, but was now bringing it back to the Commission to formalize and institutionalize it. She stated that not only did the inclusion of Youth Liaisons fulfill a few Commission goals, but it also provided a model program and added new perspectives to Commission activities.

Commissioner Hrubes endorsed the concept and recommended that Youth Liaisons be required for the Commission. Commission Liaison Broyles highly recommended that there be two (2) liaisons, noting that they could fill in for one (1) another, when busy with other obligations.

Commissioner Slauter noted she felt the word "appointment" was great for the Commission Members, but not as equitable for choosing Youth Liaisons. She noted there was typically an extrovert bias, when choosing students by appointment. She stated a preferred method might be a formal application to allow youth the opportunity to serve who may not already be out front and center.

Chair Stevens asked if the Youth Liaisons would be middle school students or high school students. Planner Keefe commented that a middle school student was presently serving on the Commission. A Commissioner noted it might be a good idea to have one (1) middle school student and one (1) high school student. Planner Keefe noted the Student Taskforce had been organized in this way, having a middle school and high school co-chair for each position, to not have the high school voice dominate.

Planner Keefe noted she had clarified the memorandum's language on the presentation slide to note the Department recommended students be chosen in March or April of the preceding school year, but they would not begin their terms until June or August of that year.

Council Liaison Rambaud stated he liked the application idea for the students. He noted the application process would take the burden off the Mayor. He felt it did not have to be specifically a middle school student or high school student, but open to all to see where there was interest. He noted he thought a one (1) year term was good, given that a year to a young person was much longer than a year to an older person. He also stated he felt there should be no issue with multiple terms. He also said he believed they should be voting members, possibly serving a probationary period first.

Interim City Administrator Lee asked Planner Keefe about the current level of interest from the students in the Taskforce, and if other students would also want to be involved. Planner Keefe noted she believed most Taskforce Members would be interested in serving again. Liaison Myers affirmed, noting that all the members had expressed to him how much they enjoyed the Taskforce and the environment of it. Planner Keefe stated only a first round of applications would identify if there was a broader interest. Mr. Lee then expressed his support for getting young people involved in local government. He noted it was an excellent opportunity for them to not only make a difference in their community, but also to learn a lot about the process, and come away with the tools to go into the public service. He also supported the Youth Liaisons having a vote.

Ms. Broyles expressed her support. Liaison Myers then expressed how much he loved working with the Commission, and the amount he has learned from listening to the discussion from its members, including how a project, such as the Essen Log Cabin, grows from an idea to an actual project. He said he would be more than glad to continue to be a part of the Commission and work on these projects. Finally, he stated support for this effort to invite more youth liaisons to participate, including himself. When asked, he affirmed he'd like a vote.

Commissioner Hrubes made a motion to have two (2) required Youth Liaisons serve two (2) year terms. Commissioner Slauter suggested that it be a mandatory one (1) year commitment, with an option for (2) years, given that two (2) years was often just too long of a period for students to commit. Commissioner Hrubes stated he felt that two (2) years was enough time for a Youth Liaison to learn and grow into a contributing member of the Commission. Dr. Rambaud agreed with Commissioner Slauter. Planner Keefe noted she agreed with Commissioner Slauter about a one (1) year term, but suggested that having a vote in the second year might incentivize another term. Commissioner Slauter agreed with that approach.

Director Vujnich acknowledged the Commission's discussion and noted he felt the Department needed to work with City leadership and the City Attorney to determine what could be done before Commissioners got overly specific with this matter. He noted that, given votes often led to significant decisions about taxpayer dollars and other important matters, he wasn't sure about the legal ramifications of having a minor vote, or if it was even allowed by law. Dr. Rambaud asked about the legal parameters of having an underage person serve. Mr. Lee asserted that City personnel would meet with the City Attorney, and whatever was presented to Commissioners would meet all applicable regulations.

It was determined that there would be no vote, but that the Department would take all input and provide draft amendments for review by the City Attorney, before bringing it back to the Commission.

#### 4. Wildwood History Book Update and Book Launch Planning (**Wards – All**)

Planner Keefe presented, noting that the book was getting very close to final, and that next steps would be to apply for copyright, a unique ISBN number, and obtain testimonials. She noted the team had proposed a change to the Biography, to include all individuals on the project team versus just the authors. She noted that draft

biography was included within the packet. Secretary Rowton stated he approved of the direction. Additionally, Planner Keefe requested that one (1) or two (2) members participate in the Book Launch Planning Committee, which would be putting together a PR and Marketing Plan, as well as planning the ceremonial launch event at Celebrate Wildwood. The Historic Preservation Commission would have an opportunity for input at every meeting until the event.

A motion was made and seconded to authorize Chair Stevens to make the necessary appointments. The motion was approved by unanimous voice vote.

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

Planner Keefe presented, stating Engraphix Architectural Signage had provided its cost estimates, and given their amounts, the Department is recommending a one-sided marker. As an update to potential marker locations, she noted the Department had a date on the calendar to meet with the appropriate personnel at Babler State Park and would report back after the meeting. Finally, she presented the new draft language.

Members expressed approval of the draft language, and it was requested by several that a headline be drafted, in-keeping with the aesthetic of the other historic markers. While it was difficult to determine an appropriate date, Members appeared favorable when Planner Keefe suggested "Honoring Those Who Served in the USCT."

Planner Keefe then presented the proposed project schedule, noting that it was intended to be transparent and open to the involvement of interested stakeholders, including the descendants of the named individuals. No changes were proposed by members.

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

Director Vujnich provided the update, noting that he had reached out to Dr. Fields, previously Pastor to Union Baptist Church for many years, and was still awaiting a response.

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

Planner Keefe presented, noting the contract with Patterhn-lves was still awaiting authorization from City Council. She touched on some contacts made to the Department, including Mr. Essen, who had spoken earlier, and a gentleman desiring to donate logs from another cabin, which was previously located in Manchester, Missouri, to the project. She noted that an article about the cabin in West News Magazine had apparently garnered this attention. She noted several members of the Essen Family were interested in being involved.

#### 8. Champions of History Nominations – Paul Wojciechowski and Judy Sahm **(Wards – All)**

A motion was made and seconded to accept the Department's Recommendation Report for nominating Paul Wojciechowski as a "Champion of Conservancy." The motion then passed with unanimous voice vote. Director Vujnich noted he had forwarded the Recommendation Report to Paul's wife, who had expressed her gratitude for the recognition of him.

A motion was made and seconded to approve a nomination for Judy Sahm as a "Sustaining Member." Director Vujnich described her as someone who did not speak a lot, but was always there when a task needed to be completed. She was involved in both the City's incorporation and the Wildwood Historical Society. Chair Stevens noted Judy Sahm had been the person to encourage her to apply for the Commission.

Commissioner Slauter asked if the Commission could honor her second term in determining the appropriate recognition. Director Vujnich noted the Commissioners could certainly pursue that course of action, but advised them to consider the balance of Mr. Wojciechowski's contributions and Ms. Sahm's in making that determination. He noted that Ms. Sahm had been a name-only member towards the end of her second term. Chair Stevens stated Ms. Sahm and her family would be very proud of the "Sustaining Member" designation.

The motion passed with unanimous voice vote.

Chair Stevens asked if Larry Thompson should also be considered for a nomination. Director Vujnich noted that the wood-burning stove at Old Pond School was a gift from Mr. Thompson. He said the Department would provide a report of his service for the Commissioners.

9. J.P. Connell House Update **(Ward One)**

Director Vujnich noted he had a conversation with the representative, who noted the St. Albans Properties group was still reviewing its options and approaching development entities to see if there is a true interest in it.

10. 2023 Work Program Update **(Wards – All)**

Planner Keefe noted that most items from the Work Plan were on the agenda, but as a small update, Michael Allen, of the Preservation Research Office, had indicated interest in providing a proposal for the Historic Building Survey Update.

- B. Not Ready for Action – Three (3) Items
  - 1. Update on Kohn Park Sign **(Ward One)**
  - 2. Historic Route 66 Revitalization Initiative Work Program Update **(Wards – All)**
  - 3. Route 66 Roadside Park Update **(Wards – All)**

**VIII. 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 through 2025 **(Wards – All)**

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

**X. Other Matters for Consideration – One (1) Item**

- A. CLG Visit Update – October 26, 2023

Planner Keefe noted that John Peterson, CLG Coordinator, would be making a visit to the Commission in October.

## **XI. Closing Remarks and Adjournment**

A motion was made and seconded to adjourn the meeting at 8:20 p.m., then passing by unanimous voice vote of the Commission.