

CITY OF WILDWOOD
RECORD OF PROCEEDINGS

MEETING OF THE HISTORIC PRESERVATION COMMISSION
WILDWOOD CITY HALL (HOSTED)
16860 MAIN STREET
WILDWOOD, MISSOURI 63040
and on Zoom
JUNE 24, 2021

I. Welcome and Roll Call

Meeting: Thursday, June 24, 2021, hosted at Wildwood City Hall, via Zoom, at 6:30 p.m.
Attending: Commissioners Stevens, Hrubes, Hammond, Rowton, and Bachert, Alternate Adams, and Council Liaison Jakcsy, and Chair Wojciechowski
Absent: Commissioner Scott, Alternate Quaternik, P&Z Commission Liaison Broyles, and Council Liaison Nyhan
Staff: Director of Planning and Parks Joe Vujnich, Senior Planner Travis Newberry, and Planner Robyn Keefe

II. Opening Remarks

Chair Wojciechowski welcomed everyone to the meeting, which was called to order at 6:30 p.m.

III. Approval of the Historic Preservation Commission May 27, 2021 Meeting Minutes

A motion was made by Commissioner Stevens, seconded by Commissioner Bachert, to approve the minutes from its meeting of May 27, 2021. A voice vote was taken on the motion, with a unanimous affirmative result, and Chair Wojciechowski declared the motion approved by a vote of 6-0.

IV. Public Comment

None

V. New Business

A. Ready for Action – One (1) Item

1. Certificate of Appropriateness Review of the Gimble-St. Onge Cabin for Proposed Alterations to this Log Cabin (A Wildwood Historic Register Property) (Ward Six)

Director Vujnich noted the applicant in this case is Mayor James R. Bowlin. The Gimble St. Onge Cabin was placed on the register in 2009. He stated the applicant wished to paint the doors and window frames a different color. He noted the Department, in reviewing this request, consulted the City's site-specific ordinance that placed this asset on the registry and determined a Certificate of Appropriateness review is triggered by alterations to the exterior, including painting. He also pointed out that the property owner included photos of the structure and also of the paint colors to be utilized, all pigmented to the time period. He ended his presentation recommending that the HPC support the petition.

A motion was made by Commissioner Rowton, seconded by Commissioner Bachert, to approve the Certificate of Appropriateness. Discussion was then held among Commission Members. It was noted by Chair Wojciechowski the color being chosen was pretty close to the color in existence. Director Vujnich confirmed that in his discussion with the applicant, the intention appeared to be freshen up the exterior more than anything, but if he did change the color, all featured in the application were consistent with the time frame of the cabin's construction.

A voice vote was taken on the motion, with a unanimous affirmative result, and Chair Wojciechowski declared the motion approved by a vote of 6-0.

VI. Old Business

A. Ready for Action – Four (4) Items

1. Review and Recommendation on SWT Design's Proposal for Route 66 Roadside Park (Ward Eight)

Director Vujnich stated the Commission had a good response to the Request for Qualifications (RFQ) in ten (10) responders. Interviews were conducted with the three (3) planning and design firms for the Historic Route 66 Roadside Park and SWT Design was ultimately selected for the project. He stated the representatives from SWT Design attended the May 27, 2021, meeting of the Historic Preservation Commission seeking its direction on a number of items in order to develop a formal proposal for tonight's meeting. He stated the final proposal was included in the packet, noting the comprehensive nature of it, leaning heavily on a number of meetings with stakeholders, development of three potential conceptual designs, and the provision of a topography and boundary survey, as well as a couple supplementary tasks, including a bicycle and pedestrian study for Manchester Road and assessment of resident support. He further noted the study cost was close to \$50,000, with the supplementary tasks not included in this cost, which was an amount that was more than the Department of Planning could support. He stated the Department was not seeking approval of the proposal tonight, but instead consideration of some proposed changes.

Discussion was held among Commission Members and the Department regarding an appropriate target cost. Director Vujnich stated the site has been engineered already and that a plat and boundary for the property already existed. He suggested, at this stage, a concept for the park was more important to selling the project. It was discussed by commissioners that it was a small site and that reducing the proposal down to two (2) options was reasonable, as well as eliminating some of the meetings and the bicycle and pedestrian study. One commissioner suggested that \$25,000 might be a better cost target, and Director Vujnich confirmed, stating that the Department felt \$30,000 would be on the high end of what was acceptable and that closer to \$25,000 would be ideal. Commissioner Rowton suggested that Director Vujnich approach the consultant with the \$25,000 goal and see what could be provided at that cost. Council Liaison Jakcsky expressed his approval of this method. However, Chair Wojciechowski expressed his opposition to this approach, at this late stage, preferring to modify provided services and see what came back. Director Vujnich agreed to this approach, stating that his goal would be to come back to the Commission with a proposal in the \$25,000 - \$30,000 range.

A motion was made by Commissioner Hammond, seconded by Commissioner Rowton, to approve the Department contacting SWT Design and requesting changes to the proposal. A voice vote was taken on the motion, with a unanimous affirmative result, and Chair Wojciechowski declared the motion approved by a vote of 6-0.

2. Update Missouri Bicentennial Celebration (2021) – Time Capsule for Cities (Wards – All)

Commissioners had the opportunity to share their recommendations for artifacts and language to be included in the Time Capsule. Director Vujnich proposed that the Department schedule an in-person posted meeting for the Historic Preservation Commission in the next couple of weeks to organize and finalize the submission.

3. Update on 2021 Work Program (Wards – All)

Senior Planner Newberry highlighted Item #5, stating the Department planned to have a Points of Interest Map available for the July meeting, and Item #15, stating that the transfer of the Yost Estate property from its trust to the City is anticipated by the end of summer.

Director Vujnich added that a Phase One Environmental Assessment was conducted of the site, and the only thing that was worrisome was some debris in the creek beds, which was typical of rural sites in Wildwood. However, the engineering firm also requested and were granted access into the house, along with a mold specialist, where it was discovered that there was an issue due to a leak in the pressure container for the groundwater well. The cost to remediate is around \$12,000, and the Department is working through it. The house is appraised at \$190,000. Director Vujnich stated that, even with the mold issue, it might be unwise to consider removal of the house without first considering other options.

It was also stated that a couple items had been delayed due to being short-staffed. The Department is still short one bid for the exterior painting of the Old Pond School and is still seeking bids for the Orrville Community Marker. It was suggested the Department install the marker and then construct the parking pad afterwards. Commission Members expressed their approval for that plan.

Chair Wojciechowski brought up the close City Council vote for the Memorial Policy for recognition of Champions of History of Wildwood. Director Vujnich stated that, at this point, the next step is developing the paperwork establishing a process for nominations. He requested the Department be given until fall to complete the paperwork. Commissioners commented on the need to take these nominations seriously.

4. Discussion of Points of Interest Map and Wildwood History Book for Celebrate Wildwood 25+1 (Wards – All)

Director Vujnich states that the Incorporation Chapter is done, but not yet to the quality of other chapters. He plans to have a draft for review by the end of the upcoming month.

Director Vujnich stated that the Points of Interest Map should be ready for Celebrate Wildwood, but that the book may not be ready due to estimated publishing times.

VII. Review of Proposed Zoning/Plats/Site Development Plan/Demolition Requests – No Items

VIII. Other Matters for Consideration

None

IX. Upcoming Meeting Date – June 24, 2021 (Thursday)

The next meeting is scheduled for Thursday, June 24th, at 6:30 p.m.

X. Closing Remarks and Adjournment

A motion was made by Commissioner Rowton, and seconded by Commissioner Hrubes, to adjourn the meeting. With a unanimous voice vote, Chair Wojciechowski declared the meeting adjourned at 7:30 p.m.