

CITY OF WILDWOOD
RECORD OF PROCEEDINGS

MEETING OF THE HISTORIC PRESERVATION COMMISSION
WILDWOOD CITY HALL (HOSTED)
16860 MAIN STREET
WILDWOOD, MISSOURI 63040
September 26, 2022

I. Welcome and Roll Call

Meeting: Monday, September 26, 2022, hosted at Wildwood City Hall, in City Council Chambers, and via Zoom, at 6:30 p.m.

Attending: Commissioners Hensic, Hammond, and Hrubes, Secretary Bachert, Vice-Chair Scott, Alternate Quarternik, Commission Liaison Broyles, Council Liaisons Rambaud and Nyhan, Student Route 66 Taskforce Liaison Myers, and Chair Stevens

Absent: Commissioner Rowton and Alternate Adams

Staff: Planner Robyn Keefe and Director Joe Vujnich

II. Opening Remarks by Chair

Chair Stevens thanked everyone for their help at Celebrate Wildwood.

III. Approval of the Historic Preservation Commission's Minutes from its August 25, 2022 Meeting

Minutes were approved by general consent.

IV. Public Comment

None.

V. Old Business

A. Ready for Action – Six (6) Items

1. Route 66 Roadside Park Project Discussion (**Wards – All**)

Planner Keefe gave a slide presentation of the items to be addressed in the discussion, including

i. Proposed Mural

The proposed mural item was postponed to a later date.

ii. Proposed Directional Sign

A motion passed by unanimous voice vote to pass forward the image of a directional sign to SWT Design to incorporate into the design for the park.

iii. Overall/Miscellaneous Input

The next debate occurred over whether or not the Comfort Station should be designed after a fruit stand or service station.

The fruit stand concept is favored by the Wildwood residents who live directly across the street from the park project. They have a small farm in their yard and have noted the agricultural heritage of the Grover area.

Alternate Quarternik and Vice Chair Scott supported the service station concept. They noted the position of the neighbors who were against support for fossil fuels but argued that the park was about the history of Wildwood, which in this case had to do with evolution of Route 66 and related automotive history. Vice Chair Scott noted the picture of Rolla Fick Service Station and suggested some details could be borrowed from the depiction and incorporated into Wildwood's Route 66 concept.

Council Liaison Rambaud noted that Old Manchester was Route 66 for a finite number of years and suggested the group design the comfort station after service stations from that specific era. He mentioned a number of service stations that were then present. Vice Chair Scott agreed that the representation should be from that period.

Planner Keefe commented that a nod to the future could be interpreted as part of the evolution of Route 66.

Director Vujnich noted, that this stage of the park planning, the master plan phase, the architectural design of the comfort station was not in the scope. Planner Keefe clarified that the direction provided to SWT would result in a conceptual representation, not an engineered design.

Chair Stevens brought up the subject of the Ozark Stone, and asked if it could be incorporated. Dr. Rambaud noted that no service stations in Wildwood, that he was aware of, had the stone. It was discussed that the stone could also be incorporated in other areas of the park, such as the concrete pathway and the serpentine wall.

A motion was made to provide SWT Design with photographs of Wildwood service stations as inspiration for the master plan, noting that they would not result in any architectural renderings at this time. It passed with unanimous voice vote.

A motion passed to submit the graphic design idea submitted by Robert Gehl of the Route 66 Association of Missouri to SWT Design as the basis for the design of the main park sign. Vice Chair Scott suggested that the sign could also double as a climbing area.

Director Vujnich noted that it would be helpful to have dimensions for the purple area in order to have discussion on it.

Commissioner Hammond noted he still thought a small splash pad in the purple area would be a nice element, given Wildwood does not have any such features in its other parks. Vice Chair Scott suggested perhaps a fountain with a very shallow pool would work in the space. Commissioner Hammond noted it was nice to have a place on a hot day to go to with the kids without necessarily having to go to the pool. Dr. Rambaud stated he would

suggest the Planning and Parks Committee take up the issue. Planner Keefe brought up the idea of a small waterfall.

Vice Chair Scott noted he was in favor of having the Wildwood Points of Interest Route 66 graphic be inlaid into the park as the timeline walk. He also noted that auditory buttons could also be incorporated. Commissioner Hammond noted the graphic looked like spaghetti. He said it made sense to give the idea to SWT Design.

Alternate Quarternik suggested plaques might work better than auditory buttons long-term. Planner Keefe brought up an idea to tag various locations along the route and create playlists of auditory histories from different perspectives. Dr. Rambaud noted it could be done with a QR Code. Director Vujnich stated that the group was getting off-track, and there was a full agenda. With that reminder, Chair Stevens closed the discussion.

b) Route 66 School Engagement Updates **(Wards – All)**

Planner Keefe noted that the subject of Youth Liaisons was being tabled for discussion at a later time, but that it had been determined that Nolan Myers could serve in this capacity as elected by the Student Taskforce.

Nolan Myers, Student Route 66 Taskforce Liaison to the Historic Preservation Commission, provided updates to the Commission about the Student Design Competition and upcoming events for the Taskforce.

Planner Keefe followed Nolan's presentation with an update on judging for the Student Design Competition. The Historic Preservation Commission (HPC) voted for Vice Chair Scott and Commissioner Hammond to represent HPC in the final round of judging.

2. Wildwood History Book Update **(Wards – All)**

Planner Keefe presented, introducing a layout for the photo essay portion of the book, an example call out history, and an updated epilogue. The HPC voted unanimously to approve all directions.

3. Essen Log Cabin - Discussion of Future Location **(Wards – All)**

Director Vujnich presented on this item, noting that the Historic Preservation Commission had narrowed location choices for the cabin to Community Park and Village Green at their last meeting. Furthermore, it had been requested of the department that it be studies where and how the cabin could be accommodated specifically at Village Green. Tonight, the Department has provided a Siting Study of two locations at Village Green. Location A is closer to the community garden and requires the least number of added improvements. Location B is farther west and located off the oval. Director Vujnich noted the Department's preference for Location A. He then requested a direction on location from the Commission. He noted the reconstruction of the cabin in Location A could happen independently of the Village Green construction.

Dr. Rambaud asked how much land was behind the proposed locations for the cabin. Director Vujnich noted there was approximately an acre of ground behind them. Dr. Rambaud asked if there was any mature trees between the cabin and the garden, noting that the garden wasn't the setting the Commission might prefer. In determining there was a buffer, Dr. Rambaud noted he liked "A."

Vice Chair Scott noted his first choice had originally been the Community Park; however, from a practical standpoint he agreed Village Green made the most sense. He asked when the Village Green would break ground. Director Vujnich noted construction would begin in 2023. Vice Chair Scott then expressed preference for "A," given reconstruction could start before Village Green was ready to be built.

A motion to choose Location A passed with unanimous voice vote.

4. 2022 Work Program Update **(Wards – All)**

Planner Keefe noted a new grant opportunity that had been identified by the Department, a Public Humanities Projects grant awarded by the National Endowment for the Humanities. Her next step was to talk to the Program Officer and ensure eligibility.

5. Celebrate Wildwood Debrief **(Wards – All)**

Planner Keefe gave a brief picture slideshow of photos from the event and noted the Wildwood Points of Interest Map had been a hot commodity. Commissioner Hrubes noted that, as usual, the stolen log cabin was a great ice-breaker. Commission Liaison Broyles noted that she was at another booth, the St. Louis Recreational Cyclists, and that she had had a lot of people come up to her that had just moved to Wildwood and were bikers.

Chair Stevens noted it would be nice to have a banner next year. Vice Chair Scott noted the Wildwood Historical Society needed more volunteers and members. When asked, Commission members noted they did not feel they needed to be next to the Wildwood Historical Society. Vice Chair Scott noted big signs that say "Free" would help draw people in.

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)**

VI. New Business

A. Ready for Action – No Items

B. Not Ready for Action – Two (2) 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)**

VII. Review of Proposed Zoning/Plats/Site Development Plans/Demolition Requests – One (1) Item

- A.** *Update* on the opportunity for preservation of the primary residence located at 18410 St. Albans Road (Locator #24X540073). The primary building, built circa 1913, has been surveyed, and is included in the City of Wildwood Historic Building Inventory (John Connell House). **(Ward One)**

Director Vujnich presented on this item. He noted he had had conversations with St. Albans Properties. They appear interested in possibilities for preserving the historic structure, assuming there is a workable solution for all, applying the Historic Land Use Category.

VIII. Other Matters for Consideration – One (1) Item

- A.** *Upcoming Training: Introduction to Cultural Resource Management* by Michele Lorenzini, Owner and Operator of Mound City Archeological Services, LLC. Ms. Lorenzini will provide this training via Zoom from 5:30 p.m. to 6:30 p.m., prior to the HPC regular meeting on October 27, 2022.

Planner Keefe presented, noting the Department had set up a training with Ms. Lorenzini, which would take place the hour preceding the next regular meeting. She also noted that the State Historic Preservation Office was hosting a statewide training on November 3rd. Director Vujnich noted that there was a budget assigned to training opportunities, should any members like to attend.

IX. Upcoming Meeting Date – October 27, 2022 (Thursday)

X. Closing Remarks and Adjournment

The members voted to adjourn at 8:30 p.m.