

**CITY OF WILDWOOD
HISTORIC PRESERVATION COMMISSION
RECOMMENDATION REPORT for HISTORIC REGISTRY
November 19, 2003**

Petition No.:	H.R. 01-03
Petitioner:	Michael and Linda Sheahan
Request:	Add the Andrew J. Kern House to the City's Historical Registry
Location:	West side of Pond Road, north of Manchester Road (2541 Pond Road)
Tract Size:	Approximately one (1) acre
Locator No.:	23W310131
Public Hearing	
Date:	October 15, 2003
Report:	Attachment A
Plot Plan:	Attachment B
Background	
Information, including	
photographs:	Attachment C
School District:	Rockwood
Fire District:	Metro West
Ward:	One

Recommendation Rationales:

The Andrew J. Kern House was constructed in 1898. Historical records indicate that Andrew J. Kern constructed the house, on land originally purchased by John A. Kern, his brother, which was resold to four (4) different owners over the next thirteen (13) years. This property has been catalogued both by the St. Louis County Department of Parks and Recreation's Historian (1989) and updated by the City of Wildwood's Historic Preservation Commission in 1999. This property is one (1) of the first fifty (50) historical assets surveyed by the Historic Preservation Commission of the City.

The City's Historic Preservation Ordinance establishes thirteen (13) items that are to be utilized in determining the appropriateness of the nomination relative to the criteria established by the United States Department of Interior's National Park Service. Only one (1) of these thirteen (13) items must be met for favorable consideration of a requested nomination to the registry. In the case of the Andrew J. Kern House, this required compliance is met, specifically Items # 1, 2, 6, 10, and 12:

1. Its character, interest or value is part of the development, heritage, or cultural characteristics of the community, County, State or country;
2. Its overall setting is part of a collection of buildings, structures or objects where the overall collection forms a unit;
3. It has the potential to be returned to an accurate historic appearance regardless of alterations or insensitive treatment that can be demonstrated to be reversible;
4. Its location is the site of a significant local, County, State or national event;
5. It is identified with a person or persons who significantly contributed to the development of the community, County, State or country;

6. It embodies distinguishing characteristics of an architectural type valuable for the study of period, type, method of construction or use of indigenous materials;
7. It is identified as the work of a master builder, designer, architect or landscape architect whose individual work has influenced the development of the community, State or country;
8. It embodies design, detailing, materials or craftsmanship that render it architecturally significant;
9. It embodies design that makes it structurally or architecturally innovative;
10. It has a unique location or singular physical characteristic that makes it an established or familiar visual feature of the neighborhood, community or City;
11. Its character is a particularly fine or unique example of a utilitarian structure including, but not limited to, farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance;
12. It is suitable for preservation or restoration; and
13. It has potential to yield information important to history or prehistory.

This property has recently been reviewed by the City Council and the Planning and Zoning Commission as part of its rezoning to a commercial zoning district designation to accommodate its current use for professional offices. The petitioner without the appropriate commercial district designation prompted the zoning request due to the on-going use as an office. As part of this review, the Planning and Zoning Commission recommended the property for consideration to the City's Historic Registry and incentives be offered in the form of a waiver to the Traffic Generation Assessment Fee required of this development. In recommending the consideration of this property, the Planning and Zoning Commission noted the Andrew J. Kern House, although altered, provided a link in this area to the past, in an area rapidly changing with the growth of institutional uses nearby.

In considering this action, the Historic Preservation Commission agrees the property is appropriate for consideration to the City's Historic Registry for a number of reasons. These reasons include the following:

1. The property is located in the Town Center's Historic District, which encourages its preservation;
2. The requirements of the City's Historic Preservation Ordinance are met by this property;
3. The preservation of this property will guarantee its reuse and provide a mechanism for the City to create a partnership for its long-term protection;
4. The approval of this request would represent the start of creating a comprehensive list of properties on the City's Registry; and
5. The inclusion of this property onto registry benefits all parties.

Areas for Certificate of Appropriateness:

The Historic Preservation Commission is recommending a tiered level of review according to the relative importance in terms of potential impact on the historic asset or community, if alterations, modifications, or changes are made to the building: Primary Elevations: East and North – Commission review/Secondary Elevations: South and West – Staff review (Figures 4).

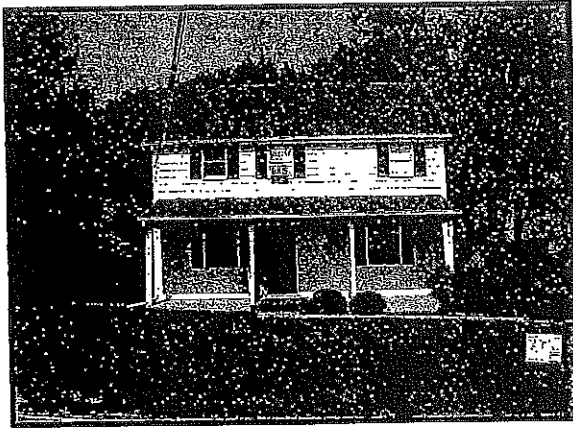


Figure 1. - East Elevation

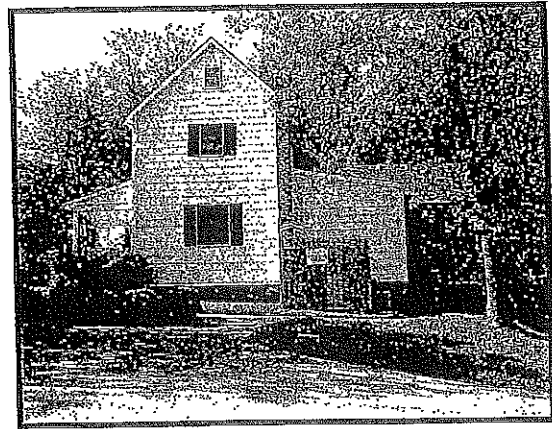


Figure 2. - North Elevation



Figure 3. - West Elevation

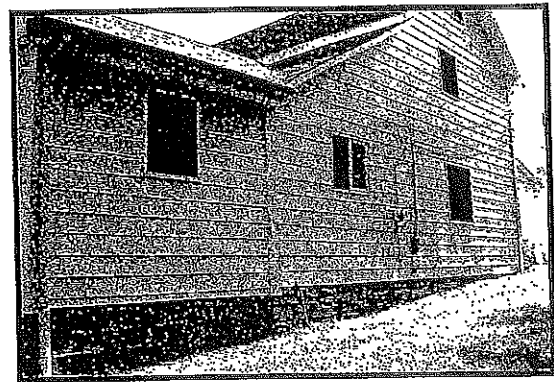


Figure 4. - South Elevation

Exterior modifications and alterations only/no interior review requirements to be established. Alterations requiring a certificate of appropriateness include:

1. Any construction, alteration or removal requiring a building permit from the City;
2. Any demolition, in whole or part, requiring a permit from the City;
3. Any construction, alteration, demolition or removal affecting a significant exterior architectural feature or appearance as specified in the ordinance designating the historic property; and
4. Any construction, alteration or removal involving earth-disturbing activities that might affect archeological resources.

Specific Items Initiating Review:

- ✓ Roof Repairs or Replacements
- ✓ Painting of Exterior of the Building
- ✓ Repair or Replacement of Exterior Fascia Boards
- ✓ Installation or Removal of Windows
- ✓ Repair or Replacement of Doors
- ✓ Structural Modifications to Porch or Building
- ✓ Additions or Modifications of a Non-Structural Nature, such as replacement or repair of gutters, downspouts, trim boards, or other key architectural elements of the exterior

- ✓ Site Modifications governed by the C-8 District ordinance including, but not limited to, parking and drive aisles, signs, trash enclosures, mechanical equipment, fences, and other structures

Design Criteria to be applied to Certificate of Appropriateness Review Process:

In considering an application for a certificate of appropriateness, the Historic Preservation Commission shall be guided in principal by the Secretary of the Interior's standards as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and exterior spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding non-authentic or architectural features of other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the most gentle means possible.
8. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
9. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. (Ordinance No. 547 §1, 8-9-99)

Standards for Review Process:

Design guidelines for applying the criteria for review of certificates of appropriateness shall, at minimum, consider the following architectural criteria:

1. *Height.* The height of any proposed alteration or construction should be compatible with the style and character of the historic property.
2. *Proportions of windows and doors.* The proportions and relationships between doors and windows should be compatible with the architectural style and character of the historic property.
3. *Relationship of building masses and spaces.* The setback and relationship of the historic property to the open space between it and adjoining structures should be compatible.

4. *Roof shape.* The design of the roof should be compatible with the architectural style and character of the historic property.
5. *Landscaping.* Landscaping should be compatible with the architectural character and appeal of the historic properties.
6. *Scale.* The scale of the structure after alteration, construction, or partial demolition should be compatible with its architectural style and character and with surrounding historic properties.
7. *Directional expression.* Facades of historic properties should blend with other structures with regard to directional expression. Historic properties should be compatible with the dominant horizontal or vertical expression of surrounding structures. The directional expression of a historic property after alteration, construction or partial demolition should be compatible with its original architectural style and character.
8. *Architectural details.* Architectural details including materials, colors and textures should be treated so as to make a historic property compatible with its original architectural style and character and to preserve and enhance the architectural style or character of a historic property.
9. *Signage.* The character of signs should be in keeping with the historic architectural character of a historic property. Character of a sign includes the number, size, area, sale, location, type, (e.g., off-site advertising signs and on-site business signs), letter size or style, and intensity and type of illumination.
10. *Minimum maintenance.* Significant exterior architectural features should be kept in a condition of good repair and maintenance. All structural and mechanical systems should be maintained in a condition and state of repair that will prevent decay, deterioration or damage to significant architectural features or otherwise adversely affect the historic property. (Ordinance No. 547 §1, 8-9-99)

Summary and Recommendation:

The Historic Preservation Commission has determined the subject historic property complies with the minimum level of items to be considered for acceptance onto the City's Historic Registry and, with its addition, will allow for its adaptive reuse as professional offices consistent with the site-specific ordinance approved for the property. The items triggering review by the Historic Preservation Commission are reasonable and allow for the protection of the building's and property's character, while not encumbering the owner with a lengthy review process for simple changes or preventative maintenance. In conclusion, the Commission also supports the granting of incentives to this property in the form of a waiver of Traffic Generation Assessment fees required of the rezoning of this site in 2002.

A copy of the legal description for this property is on file in the City Clerk's Office.

Respectfully submitted,
CITY OF WILDWOOD HISTORIC PRESERVATION COMMISSION

Terry Schott, Chair

ATTEST:

Joe Vujnich, Director
Department of Planning

cc: The Honorable Edward L. Marshall, Mayor
Daniel E. Dubruiel, City Administrator
Dan Vogel, City Attorney
Michael and Linda Sheahan, Property Owners and Applicants

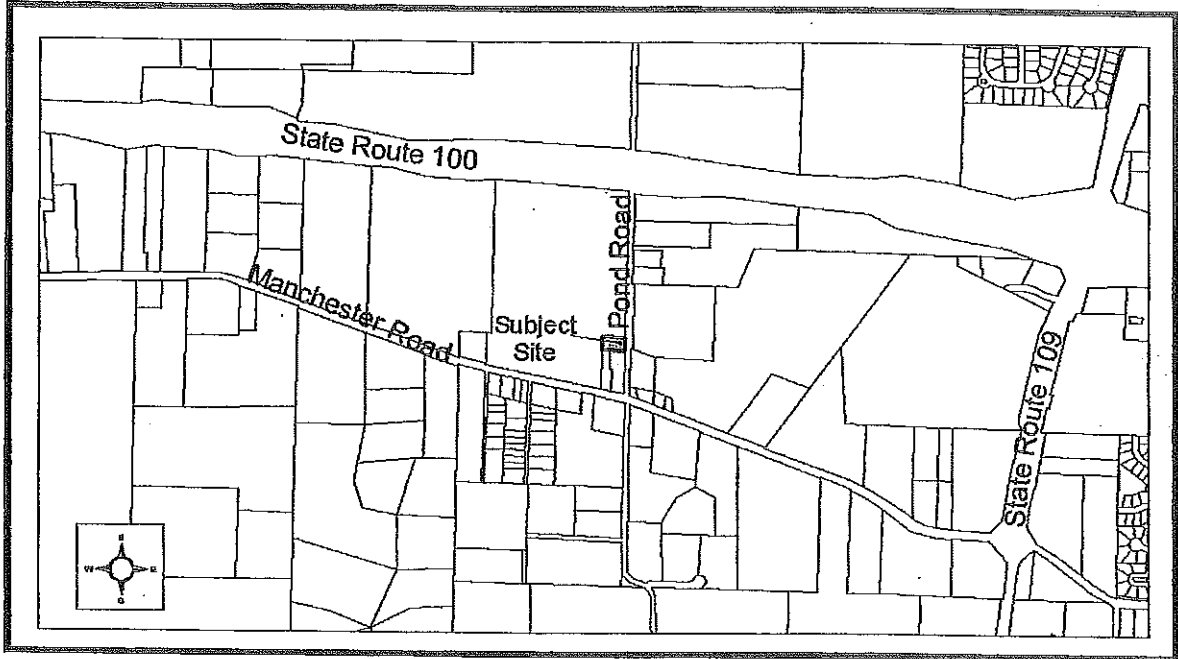


Figure 5. - Generalized Location Map

Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101
HISTORIC INVENTORY

1 No 23W310131		4 Present Name(s) Andrew J. Kern House	
2 County St. Louis		5 Other Name(s)	
3 Location of Negatives		2541 Pond Road	
6 Specific Location 0.45 acre in Section 2, Township 44, Range 3		16. Thematic Category	28. No. of Stories 2
7 City or Town If Rural, Township & Vicinity Meramec Township, Pond		17 Date(s) or Period constructed c. 1898	29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
8 Site Plan with North Arrow		18. Style or Design vernacular	30. Foundation Material stone, concrete block
9 Coordinates UTM Lat Long		19. Architect or Engineer	31. Wall Construction frame
10 Site <input type="checkbox"/> Building <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/>		20. Contractor or Builder	32. Roof Type & Material gable, comp.
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	12. Is it Eligible? Yes <input type="checkbox"/> No <input type="checkbox"/>	21. Original Use, if apparent residence	33. No. of Bays Front irr. 3 Side 3
13 Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	14. District Potent? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	22 Present Use residence	34. Wall Treatment aluminum siding
15 Name of Established District		23 Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>	35. Plan Shape irregular
42. Further Description of Important Features The front of the house has a door and window above it off-center, suggesting that there may have been two front doors and four bays. The porch has a shed roof, turned posts, but concrete base and no balustrade. Windows are double-hung and vary in size. The rear wing is one story and has large modern deck of unpainted wood in the back. Sloping ground exposes a basement more toward the back.		24. Owner's Name & Address, if known Michael J. & Linda J. Sheehan 16955 Manchester, Grover 63040	36. Changes (Explain in #42) Addition <input checked="" type="checkbox"/> Altered <input checked="" type="checkbox"/> Moved <input type="checkbox"/>
43 History and Significance This house was probably built c. 1898 by Andrew J. Kern, a son of Daniel Kern who lived at 2310 Eatherton Road, and a brother of John A. Kern, who had a blacksmith shop on the corner. John had bought two acres in 1893 from Charles and Mary Koch, and he sold a quarter acre at the north end to Andrew in 1898 for \$60. Andrew J. Kern married Matilda Paubel, the daughter of Julius V. and Emma Paubel of Grover. They sold this property		25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	37. Condition Interior _____ Exterior good
44 Description of Environment and Outbuildings The property is at the north edge of the crossroads community of Pond. It has fields to the west and a pond on a lower elevation to the north.		26. Local Contact Person or Organization	38. Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
45 Sources of Information St. Louis County Recorder of Deeds, Book 68, p. 238; 112, 304; 159, 581; 250, 251; 265, 560.		27. Other Surveys in Which Included	39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
			40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
			41. Distance from and Frontage on Road /105'
			Photo
			46. Prepared by E. Hamilton
			47. Organization St. Louis County Parks

(continued)

Andrew J. Kern House
2541 Pond Road

43. continued

in 1905 to John A. Paubel for \$550 and moved to Manchester. John Paubel may have been a son of Albert and Caroline Paubel of Grover and a cousin of Emma. Tony Kessels bought the lot from the Paubels early in 1910 for the same \$550. Only a few months later, though, Kessels bought the lot at 17330 Manchester Road, and he seems to have built the house there. In 1911 he sold this lot to Leo Kessels, who was not a brother but may have been a son of his brother Herman D. Kessels. Somewhere along the line, this lot was doubled in size by acquiring another 52-foot frontage from the owner to the north.



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