

Certified Local Government Program – State of Missouri

ANNUAL REPORT

City of Wildwood, Missouri
Historic Preservation Commission

Summary of Activities

October 1, 2014 to September 30, 2015

Prepared by
City of Wildwood Department of Planning and Parks
November 2015

For Submission to Missouri Department of Natural Resources
State Historic Preservation Office
P.O. Box 176
Jefferson City, MO 65102

Introduction

In 1999, the City of Wildwood adopted an ordinance creating its Historic Preservation Commission, which, at that time, totaled five (5) resident members and two (2) City Council liaisons. Thereafter, the Historic Preservation Commission membership has been increased to seven (7) resident members, two (2) City Council liaisons, and one (1) liaison from the Planning and Zoning Commission. More recently, in October 2014, with the review and update of the City's Historic Preservation and Restoration Code, the composition of the Commission became seven (7) resident members, two (2) non-voting City Council liaisons, one non-voting (1) liaison from the Planning and Zoning Commission, one (1) non-voting liaison from the Architectural Review Board, and two (2) non-voting alternate Commission Members. However, the alternate Commission Members are considered voting members, when their participation is necessary to have a quorum for a meeting.

The Historic Preservation Commission is responsible for the application of the City's ordinance, which is voluntary in nature, and at the discretion of the owners of these historic elements to participate. Historic elements, as defined by the City's revised code, include properties, sites, areas, structures, buildings, remnants, objects, artifacts, roads, trails, districts and/or similar items, which individually or collectively are considered historic in nature. This ordinance is intended to provide incentives to owners of these elements to preserve, protect, and encourage, where appropriate, their adaptive reuse, which has led to twenty-six (26) properties being listed on the City's Registry, while assisting the owners of three (3) other sites to achieve their placement onto the United States Department of Interior's National Registry of Historic Places. The City of Wildwood also achieved this significant accomplishment with the placement of an element it owns, Old Pond School, on the United States Department of Interior's National Register of Historic Places. Additionally, the Historic Preservation Commission is required to catalog any element that is planned for demolition to create a record of it for future reference purposes.

Along with these two (2) major roles, the Historic Preservation Commission also provides advice, direction, and support to individuals interested in participating in some form of preservation activity, either as an owner, buyer, renter, investor, or similar role. Preservation of historic elements can be accomplished through the application of the City of Wildwood Master Plan's 5th Land Use Category for historic properties. As a master planned community, the City applies its other four (4) land use categories with only limited accommodations provided to historic elements or areas, so a 5th Land Use Category was devised as a method to allow for greater densities of use, smaller lot sizes, or expanded activities in certain zoning district designations, thereby encouraging participation in historic preservation by these offerings.

As noted, the City's Historic Preservation Commission, along with the City Council, completed the restoration of the Old Pond School – a one-room schoolhouse constructed in 1914 – in 2006. This restoration effort was the culmination of a four (4) year process and represents the City Council's commitment to historic preservation, as an important component of this overall community's quality of life. Finalization of restoration of this historic structure was marked with the dedication of the structure in August 2006 and opened for public use in the fall. As an example of the City's commitment to adaptive reuse, the schoolhouse has been opened to the public, as a small museum and meeting facility, and the grounds have been developed into a neighborhood park. The City conducts numerous tours of the facility, with local organizations and groups, particularly school-aged children. The Historic Preservation Commission previously held its meetings at this location. Furthermore, in November 2010, the Commission recommended the placement of this historic element on the City's Historic Registry and, as noted, successfully completed the nomination process onto the United States Department of Interior's National Registry of Historic Places in 2012.

The Department of Planning and Parks continues to provide background information to educate new and existing members of the Historic Preservation Commission about the art and science of historic preservation. Along with this role, the Department of Planning maintains subscriptions to a number of publications and provides them to the members, as part of a library collection for their use. All of these opportunities are offered for training purposes to the members of the

Historic Preservation Commission to assist in their duties and roles under the guiding ordinance. Additionally, the Department of Planning budgets approximately \$7,500.00 for Historic Preservation Commission members to use for attending workshops, seminars, and conferences, and is always seeking new learning opportunities for them. However, more recently, as part of the 2015 Budget Discussion, the Department of Planning requested the City Council consider increased funding for the Commission’s training and additional compensation for travel, which was approved.

Despite the challenges of convincing some owners about the benefits of historic preservation and maintaining a link to the past, through the protection of elements from demolition or deferred maintenance, the Historic Preservation Commission continues its work toward improving the quality of life in the community by implementing this ordinance. In the upcoming year, the Historic Preservation Commission will continue work on several new and exciting projects that began in 2014 and 2015, which supports its continuing efforts of making this area’s past a vibrant part of today’s community. Among some of these new projects are: the continued implementation of the amended Chapter 440: *Historic Preservation and Restoration Code* of the City of Wildwood’s Municipal Code; the near completion and implementation of the historic inventories/surveys for approximately three hundred (300) properties; and the initiative to begin a project to conduct oral interviews with older members of the community and archive their memories and other information.

City of Wildwood Historic Preservation Commission - Membership

Three (3) Year Terms

Schedule of Meetings: Fourth Thursday of the Month – 7:00 p.m.

(see [Attachment A](#) for Current Roster and [Attachment B](#) for Attendance Record)

Member Name	Term	Address	Telephone #
Greg Barth, Acting Chair/Vice Chair , WARD 4	Reappointment 11-13 to 11-16	16341 Fullerton Meadows Drive Wildwood, MO 63011	(314) 283-8871
Judy Sahm, Secretary WARD 1	Reappointment 10-13 to 10-16	18423 Wild Horse Creek Road Wildwood, MO 63005	(636) 532-1888
Russ Rosener WARD 1	Reappointment 12-15 to 12-18	18999 Wild Horse Creek Road Wildwood, MO 63005	(636) 532-2068
Mary Lou Long WARD 7	Reappointment 11-14 to 11-17	555 Beacon Point Lane Wildwood, MO 63040	(636) 458-3993
Paul Wojciechowski WARD 8	Appointed 3-15 to 3-18	16939 Westridge Oaks Drive Wildwood, MO 63040	(636) 458-4025
Jerry Jeter WARD 1	Appointed 5-15 to 5-18	16513 Winter Leaf Drive Wildwood, MO 63011	(314) 494-5529
Larry Thompson, Alternate WARD 6	Appointed 1-15 to 1-18	3601 Hawks Point Road Wildwood, MO 63069	(314) 602-0504

Sue Cullinane – City Council Liaison WARD 3	Year to Year Reappointment	2446 Indian Tree Run Wildwood, MO 63038	(636) 458-2340
Raymond Manton – City Council Liaison WARD 2	Year to Year Reappointment	17700 Birch Leaf Court Wildwood, MO 63005	(636) 532-3903
Francine Gragnani – Planning and Zoning Commission Liaison WARD 1	Year to Year Reappointment	1510 Scofield Valley Lane Wildwood, MO 63038	(636) 458-4350

The Historic Preservation Commission, as noted earlier in this report, currently consists of seven (7) residents, two (2) City Council liaisons, and one (1) liaison from the Planning and Zoning Commission. With the update of the *Historic Preservation and Restoration Code* in October 2014, the Commission now also includes two (2) Alternate Members and a liaison from the Architectural Review Board. The terms of the resident members are three (3) years and staggered, based upon their appointment date. The Mayor is required, by ordinance, to select individuals who have a demonstrated background or interest in historic preservation. Once the Mayor nominates an individual, confirmation is required by a majority of the City Council (9 of its 16 members).

Each member of the Historic Preservation Commission has an educational background, specialized training, and/or personal interest in historic preservation. For example:

Greg Barth, Acting Chair/Vice-Chair has maintained a life-long interest and personal study of local history. His personal goal is to help keep the past alive and maintain the character of Wildwood in the face of on-going development. Interestingly, Mr. Barth is a professional photographer and works with the Commission in creating portfolios of historic assets located within the City.

Judy Sahn, Secretary has been involved with historic preservation studies and has an on-going interest in this area’s history and is a life-long resident of the Wildwood Area. She is also an active member of the Wildwood Historical Society (WHS) and was instrumental in the incorporation effort of the City of Wildwood. In fact, Ms. Sahn was the City’s first Treasurer, starting on the day of Wildwood’s incorporation. This background has fostered her interest in preserving historical properties and informing people of their importance to the overall community as well.

Russ Rosener has been a member of the Blacksmith Association of Missouri for the last twenty three (23) years; he personally purchases and restores historic properties and even owns a farmstead dating back almost one hundred fifty six (156) years. He also preserved and documented three (3), hand-hewn log cabins from several Wildwood locations; the c. 1845 cabin has been rebuilt and two (2) others c. 1870 are being stored for future resurrection. Along with these projects, Mr. Rosener is presently in the process of restoring a stone church that began holding services around 1859 - the Bethel Methodist Church. He was also involved in the incorporation effort of the City.

Mary Lou Long has a strong interest in historic preservation and restoration and wants to assist in preserving the character of the City of Wildwood, while serving the community where she resides.

Jerry Jeter has always had a deep interest in historic preservation and restoration activities. Since 2003, he has lived in the historic Ball-Essen Farmstead. The Ball-Essen Farmstead is listed on the United States Department the Interior’s National Register of Historic Places and Mr. Jeter has made several new improvements to the property, outbuildings, and the historic dwelling, which have preserved the integrity and physical condition of this wonderful element.

Paul Wojciechowski has been involved with the City of Wildwood's activities and preservation efforts for several years. Mr. Wojciechowski previously served as a City Council Member, Planning and Zoning Commission Member, and has been a part of several other City initiatives relating to his expertise in planning and civil engineering. He brings a unique insight and perspective to preservation efforts, with this knowledge in planning and public works.

Larry Thompson has been a long-time property owner and resident of the City of Wildwood and was actively involved with the incorporation effort of the City. He previously lived in, and restored, a historic home in the City of Ferguson and has extensive knowledge and expertise with regard to carpentry work, building materials, renovations, and mechanical systems.

Francine Gragnani also has a strong interest in historic preservation and restoration and wants to assist in preserving the character of the City of Wildwood, while serving the community where she resides. Ms. Gragnani, who serves on the Planning and Zoning Commission, is its liaison to the Historic Preservation Commission. She also serves on the Master Plan Update Committee and has contributed a significant amount of time and effort towards the incorporation effort of the City.

Sue Cullinane is also a long-time resident of the City of Wildwood and City Council Member, who was also active in the incorporation effort of the City, and actively works to preserve the unique character of this area and boost interest in its history.

Raymond Manton is very actively involved in the community. Not only is he a City Council Member, but a member of the Union Baptist Church, in historic Westland Acres, and volunteers with other associations. Mr. Manton works to positively promote the City and its preservation efforts.

[Agendas and Minutes \(October 1, 2014 to September 30, 2015\)](#)

Please see [Attachment C](#) for meeting agendas and minutes from the Historic Preservation Commission.

[Upcoming Meeting Schedule for 2016](#)

Please see [Attachment D](#) for the 2016 Upcoming Meeting Schedule.

[Historic Preservation Commission Activities](#)

Local Landmarks Designated (Report #'s 1-12 were previously submitted)

1. Andrew J. Kern House – 2004
2. Kern Service Station - 2005
3. Glencoe School/Post Office - 2005
4. Jaeger Farm Log Cabin – 2007
5. Glencoe School/Post Office – 2008
6. St. Onge Log Cabin – 2165 Timberline Valley Drive – 2008
7. Stovall's Grove – 2009
8. Glencoe Station – 2009 *The placement of these properties on the City's registry was ultimately denied by City Council.
9. Annie Rickard House – 2009
10. Hencken Place (Wildwood Historical Society) - 2009

11. Old Pond School – 2010/2011
12. Ben Baumer House – 2011

Local Districts Designated

1. Pond Area Historic District – designated as part of the City’s Town Center in 1998.
2. Westland Acres – African-American Community – 2005
3. Westland Acres – African-American Community – 2007 [the addition of five (5) parcels of ground]

National Register of Historic Places

1. Dr. Edmund Babler State Park – Prior to 1995 (City’s incorporation date)
2. Kreienkamp Store – 1999/2000
3. Ball-Essen Farmstead - 2003
4. Big Chief Dakota Grill - 2003
5. Orrville Historic District (Hoppenburg-Fick Store) – 2004
6. Old Pond School – 2012

Cases Reviewed, Decisions Reached, and Other Activities **(October 2014 through September 2015) – Please see Attachment E**

1. **Chapter 440 Historic Preservation and Restoration Code - August 2013 to October 2014** - Completed the review process, after numerous discussions, on modifications and additions to Chapter 440: *Historic Preservation and Restoration Code* of the City of Wildwood’s Municipal Code. A public hearing on this matter was held on August 28, 2013 and continued to September 26, 2013. At these hearings, the Commission heard input from a number of property owners and held discussions relating to their comments and concerns. Following this public input process, the Commission began a thorough review process of the existing code, through a section-by-section approach. The Commission also performed a review and comparison of other local municipalities. Following the Historic Preservation Commission’s completion of the final draft of the updated code, a forwarding letter was sent to the Planning and Zoning Commission, which then held a public hearing on this matter on August 4, 2014. Following the Planning and Zoning Commission’s review process, a favorable recommendation of the suggested changes and additions was forwarded to City Council. Following the public hearing held by the City Council, the bill for the adoption of the revised code was introduced on October 13, 2014 and was finally passed by the City Council on October 27, 2014. The bill was signed shortly thereafter by the Mayor and became effective. **(Attached)**
2. **Abandoned or Threatened Cemeteries - October 2013 to on-going** - The Commission approved a letter that was sent to certain property owners, whose lots have abandoned or threatened cemeteries (elements) located upon them. Included with this letter was an explanation of the Commission’s intentions in this regard and the Cemetery Preservation Manual, developed by the City of Cape Girardeau, Missouri. The Department noted the stormwater runoff issue in the area near Old Slave Road and the cemetery continues to create concerns for all property owners along the drainage tributary’s course. Additionally, the Department conducted a site visit to this area on January 28, 2015 and it was explained to one (1) of the owners the City’s willingness to help in any way it can to preserve and protect this historical element with the direction from the three (3) property owners that share the boundaries of the cemetery. The Commission continues to work toward finding an acceptable solution to the erosion issue on Old Slave Road, which is the greatest threat to these burial sites.
3. **Historic Inventory Survey - October 2013 to on-going** - A decision was made by the Commission, during the later part of 2013, to begin addressing the remaining properties and elements in Wildwood that would meet the

minimum requirements to be considered historic, so they could be added to its survey list. A few updates had been made to the City's overall survey list over the past few years, but many properties were still not inventoried. Thus, after a recommendation by the Historic Preservation Commission to the City Council, which authorized funding to undertake this survey process and begin the individual property inventories, a consultant was engaged.

The Commission engaged the *Preservation Research Office* to complete the approximately remaining three hundred (300) inventories on the survey list. Michael Allen, Director of the *Preservation Research Office*, attended a Commission meeting and provided an overview of his strategy pertaining to the project. Additionally, as part of this process, a letter was developed by the Commission, which was sent to historic property owners assuring them this inventory/survey process would not have a detrimental effect on their property, explaining the process, and identifying the consultants by photograph. After the consultants worked on this project for several months, and determined that some properties were not visible from the public right-of-way, another letter was sent to these property owners asking permission to visit their property in order photograph the historic element. The Department received a fair amount of positive feedback from this second letter and the consultants were able to obtain photographs of several more historic elements.

The historic inventory project is nearing completion and a draft of the inventories was provided to the Commission on September 22, 2015. To this end, the Commission decided to host an open house/ice cream social at City Hall, invite all of the historic property owners, whose properties were inventoried, and seek their feedback and input. Thus, the Commission hosted a successful and well-attended open house/ice cream social event on October 29, 2015. Over forty (40) property owners attended and provided feedback on their property. The *Preservation Research Office* is adding this additional information to the database created for this project and will present the final draft to the Commission shortly.

4. **Review and Discussion reading the request, which was presented to the Planning and Zoning Commission, regarding any potential impacts to historic elements located within the City of Wildwood with regards to Chapter 405: Flood Damage and Prevention Code of the City of Wildwood's Municipal Code – November 25, 2014** – The Commission reviewed information provided and presented to it by the Director of Public Works regarding Chapter 405 of the Wildwood Municipal Code, which was adopted on August 12, 1996, as the Flood Damage Prevention Code. It was explained the adoption of the code was required to establish the City's eligibility for participation in the National Flood Insurance Program (NFIP) and to conform to current Federal Emergency Management Agency (FEMA) regulations. The Commission inquired how the update would affect historic elements located within floodplain areas. It was explained that historic elements are treated differently than other structures and may be repaired and rebuilt, if designated historical, before the flood event were to occur.
5. **Historic Booklet Created for Celebrate Wildwood/Founders' Day Event – January 22, 2015 to August, 28, 29, and 30, 2015** - Volunteers and others, including members of the Historic Preservation Commission, who organized the arrangements for the 2015 Celebrate Wildwood Event, agreed the founding of the City, including the rich history, before 1995, should remain an integral part of it. This agreement led to the decision that a booklet be developed that would be provided to all attendees and identify information pertaining to the event, but also include a history component to educate attendees. Along with the history component, the Commission also created a large pull-out map component identifying the historic communities within the City and special places of interest. Thus, the Commission determined the pre-history and incorporation history portion of this booklet would be an ideal project for an Ad-Hoc Committee consisting of Commission Members and volunteers, which was formed to develop this booklet. During the months leading up to the event, the Ad-Hoc Committee met on several occasions, completed extensive research on the history of the Wildwood Area, the incorporation effort of the City, and thus, drafted versions of the historic booklet for review among the Committee itself and the Historic Preservation Commission. Along with the history of the area, a timeline was completed, which dated back to the earliest inhabitants of what is now the Wildwood Area, Native Americans. [\(Attached\)](#)

6. **Bellevue Farms – January 2015 to on-going** – The City of Wildwood entered into a lease agreement with St. Louis County, Missouri for a one hundred (100) acre property in the Sherman Beach Area, which has a number of historic structures located upon it, and known as Bellevue Farms. Unfortunately, the main building was burned to the ground by an arsonist in 2014. However, the other structures and the site offer a number of opportunities for the Commission to restore them to their former condition. A site visit and tour of the park site occurred on Saturday, April 11, 2015, and was well attended by Commission Members. Martha Bunch, from the Wildwood Historical Society (WHS), attended and provided valuable information about the property due to her family's connection to it. The restoration of this property will be a large project for the City, along with the Commission, and is on-going.

7. **Historic Roadside Markers** – For several years, the Historic Preservation Commission had been discussing the implementation of the Historic Community Markers Program. The project was approved by City Council, as part of the 2014 Capital Improvements Program, with a total of eleven (11) roadside signs planned; two (2) signs have been installed and one (1) is pending installation. The Commission chose the historic communities of Pond, Glencoe, and Orrville, respectively, for these first installations. Special Saturday morning unveiling ceremonies were held at the Glencoe Historic Marker and the Pond Historic Marker and local residents were invited to attend. Over the course of 2015, the Commission worked to develop the wording for the eight (8) remaining markers, which included the communities of: Grover, Westland Acres, Centaur, Hollow, Melrose, Kelpie, Monarch/Eatherton, and Fox Creek. During several meetings in 2015, the Commission finalized this wording relating to the identified historic communities to be placed on the plaques, and the positioning of said markers in these selected communities. While most of the remaining signs have been ordered from the manufacturer, the City has yet to receive and install all of them at this time. However, the Commission looks forward to the installation of these roadside signs for the remaining historic communities in Wildwood.

8. **Demolition Request Review and Site Visit – 16840 Manchester Road – October 30, 2014 to January 22, 2015 -**
Reviewed a demolition permit request for a single-family dwelling (c. 1933) that was located at 16840 Manchester Road. The Commission conducted a site visit to the property on October 30, 2014. On November 25, 2014, a letter was written by the Commission to the owner regarding this demolition request and presented a list of options for consideration, which included the following: the retention of the building at its current location, and possible expansion and rehabilitation of it, while also using City zoning and subdivision incentives to create a second lot for a future development; the relocation of the building on the existing lot; the relocation of the building to another lot in Wildwood or nearby community; the demolition of the building, but the brick and other materials associated with it be salvaged for re-use there or in a City Park facility; or the demolition of the building, with no salvage component.

The Commission requested that staff determine the cost for a structural engineering study and moving the building. The Department did obtain one (1) estimate regarding the relocation of the bungalow and the company provided a bid estimated at approximately \$34,000. The Commission ultimately authorized the demolition of the brick bungalow and requested that the brick be salvaged. To this end, the City was able to salvage numerous pallets of brick material for future re-use.

9. **Demolition Request Review and Site Visit – 16701 Manchester Road (barn) – December 17, 2014 to January 22, 2015** – Reviewed a demolition permit request for a barn (c. 1938) that was located at the property on 16701 Manchester Road. The Commission conducted a site visit to the property on January 5, 2015. On January 22, 2015, the Commission authorized the demolition of the barn and requested the wood be salvaged by the owner and the cupola be donated to the City. The owner concurred with the salvaging of the material and noted the cupola had already been sold for re-use.

10. **Donation of the Essen Log Cabin – February 26, 2015 to on-going** – Commission Member Jeter discussed a historic log cabin that is located on a property in Wildwood with its owners and the potential for it to be restored and relocated. In Commissioner Jeter’s discussions with the owners, they noted their willingness to donate the cabin to the City. The owners attended a Commission meeting on February 26, 2015 to discuss their wishes and vision for the log cabin and share the history of it. It was noted the log cabin and surrounding property was once owned by Rudolph Essen, Sr., prior to the current family. The current owners also stated they would like to see the log cabin relocated to a park property, where the public would be able to enjoy it. The City Council agreed to temporarily secure the cabin from weather and trespass, while the Department obtained three (3) bids for disassembling it, relocating it, and then reassembling it at the City’s community park property. The Department obtained one (1) bid and the Commission continues to work on this project.
11. **Historic Register Application by Frank J. and Elizabeth A. Clancy, c/o Bart Clancy, for the property located at 844 Old State Road (c. 1940 per St. Louis County Tax Records / c. 1904 per applicant) – February 26, 2015 to March 26, 2015** – Reviewed the request for the placement of the property at 844 Old State Road on the Historic Register. At the pre-application conference held with the Commission on February 26, 2015, the owner noted the historic home was built in 1904 and was added onto and remodeled over the years. The owner added that he would like to explore development options of the property, while retaining the historic element, and potentially receiving zoning incentives for this action. On March 26, 2015, the Commission held a public hearing regarding the request to place the property on the City’s Historic Register. However, prior to the public hearing, the petitioner, Bart Clancy, informed the Department he would postpone the request due to his mother’s recent passing. The Commission held open the public hearing to allow the residents in attendance to comment on the request. The owner, Mr. Clancy, ultimately withdrew this request.
12. **Responses to Call for Family Histories – April 23, 2015 to on-going** - The Commission received three (3) responses to its call for family histories, which were published in the e-newsletter and as part of the Gazette, which is mailed to all households in Wildwood. The Commission has invited the first of these families to its meeting on December 1, 2015.
13. **Overview of the Certified Local Government (CLG) Forum in Jefferson City – April 17, 2015** - Commission Members Sahm, Alternate Thompson, and Planning and Zoning Commission Liaison Gagnani attended the Certified Local Government (CLG) Forum held in Jefferson City on Friday, April 17, 2015. These attendees provided an overview of the forum and much of the information was included in the Commission’s packets.
14. **Stabilization of Pond Inn – April 23, 2015** – The Commission noted concern with the condition of the historic element known as the Pond Inn, which has been for sale for some time. To this end, the Department met with the property owner, William Mehard, and discussed the immediate steps to stabilize the property. The owner complied with this request, but has yet to find a use or buyer for the property.
15. **Historic Register Application by Jack and Julie Wier, c/o Debbie Hodge (property owner), for the property located at 3015 Glencoe Road (c. 1905) – May 28, 2015 to September 24, 2015** – Reviewed the request for the placement of the property located at 3015 Glencoe Road on the Historic Register. At the pre-application conference held with the Commission on May 28, 2015, the owner noted the historic home was built in 1905 and was added onto over the years. Ms. Hodge added they would like to explore incentive options on the property in order for the current tenant to retain her llamas there. It was noted by the Department the lot size, which was less than five (5) acres, could not be considered a ‘farm’ and eliminated any allowance for these animals to be retained on it, without some other approach being considered and acted upon by the City. On June 25, 2015, the Commission held a public hearing regarding the request to place the property on the City’s Historic Register. At this hearing, the petitioner provided several pieces of historical information on the surrounding area, including information pertaining to Rockwoods Reservation and Rockland, the mining village that once existed there.

The draft recommendation report regarding the placement of the property on the City's Historic Register was provided to the Commission on July 23, 2015. The Department provided a site history of the property and the surrounding area. It was also noted the profound effect the Glencoe Lime (Marble) Company's extensive presence in the area must have had on the subject property. A side track of the Missouri Pacific Railroad was installed from the historic Village of Glencoe, following Carr Creek and present-day State Route 109, through the area along Glencoe Road, and passed the subject property's front door, continuing north to present-day Old Manchester Road. The petitioners, Gary and Debra Hodge, again provided several pieces of information, noting Gary's parents, Earl and Dorothy Hodge, purchased the property, where the historic element is currently located from John Patrick (J.P.) and Ruby Connell in 1949.

In summary, the Department concluded and determined the subject dwelling and property complied with the minimum level of items detailed in the City's enabling legislation to be considered for its acceptance onto its Historic Registry and, with its addition, would allow for it to be retained. The items triggering the Certificate of Appropriateness review by the City's Historic Preservation Commission were reasonable and allowed for the protection of the building, property, and area. The Department also supported the inclusion of this dwelling and property in terms of an illustrative example of its history and the value of historic preservation, as a way to enrich a community's character. The Commission concurred and voted to approve the recommendation report. The Commission took final action on the Letter of Recommendation at its August 26, 2015 meeting. However, the new property owner withdrew the petition to place the property on the City's Historic Register due to an easement being granted by one of the adjacent neighboring property owners, thus negating the need for the incentive from the Historic Preservation Commission and ultimately the City Council.

16. **Demolition Request Review and Site Visit – 2945 Woodlands Road – May 28, 2015 to June 25, 2015** – Reviewed a demolition permit request for a single-family dwelling located at 2945 Woodland Road (c. 1920). The Commission conducted a site visit to the property on June 2, 2015. On June 25, 2015, the Commission authorized the demolition of the single-family dwelling and requested the trees be preserved on the lot, except the large ash tree at the front of the dwelling, which was diseased.
17. **Meramec River Valley History by Ron Coleman – May, 28, 2015** – The Commission invited Mr. Coleman, former Executive Director of the Open Space Council (OSC), to provide a presentation at its June 25, 2015 meeting on the history of the Meramec River Greenway and its restoration efforts from a vacation home/river community to one (1) of the nation's premier recreation areas.
18. **Site Visit to the Wildwood Historical Society (WHS) – July 7, 2015** - The Commission toured the Wildwood Historical Society (WHS) Museum on July 7, 2015. It was an open house format and the Commission enjoyed the information provided by members at the museum and the tour provided of the historic Hencken House, which is on the City's Historic Register.
19. **Review of Bicycle Lane Project – Manchester Road (Route 66) – July 23, 2015** – The Commission reviewed the City's plans for the improvement of Manchester Road, from State Route 109, on the east, to State Route 100, on the west. The project includes resurfacing the roadway and the widening of its existing shoulders to a minimum five (5) foot widths to improve safety for non-vehicular users. The Commission inquired if any historic elements would be impacted and was informed by the Department that they would not be. Thus, the Commission voted to endorse the Manchester Road (Historic Route 66) Bicycle Lane Project.
20. **Historic Register Application by the Robert H. Butler Trust, for the property located at 16941 Manchester Road (c. 1929) August 26, 2015 to on-going** - Reviewed the request for the placement of the property at 16941 Manchester Road on the Historic Register. At the pre-application conference held with the Commission on September 24, 2015, the owner noted the historic home was built in 1929 and located in the Historic Grover Area.

The owner had previously sought a change in zoning from the NU Non-Urban Residence District to the C-8 Planned Commercial District, which was supported by the Planning and Zoning Commission and approved by City Council. One (1) key condition of the site-specific ordinance, which allowed for the reuse of the historic bungalow, was the owner was required to submit an application to the Historic Preservation Commission for its consideration to be placed on the City's Historic Register. The public hearing regarding this request is scheduled for December 1, 2015 and the Commission noted the structure is a beautiful example of a Craftsman-style bungalow.

Training and Conferences

1. **October 6-8, 2014 – Missouri Statewide Preservation Conference**, Excelsior Springs, Missouri, which was attended by Chair Kennedy. A presentation and valuable information was provided by Chair Kennedy to the Commission.
2. **February 25, 2015 – CLG Training at Webster University, “American Vernacular Buildings and Interiors, 1870-1960,”** was attended by Chair Kennedy, Commissioner Barth, Alternate Thompson, and Planning and Zoning Commission Liaison Gragnani. A discussion and information pertaining to this lecture was provided by those that attended to other commission members.
3. **April 17, 2015 - Missouri Certified Local Government Forum, Jefferson City, Missouri**, which was attended by Commissioner Sahm, Alternate Thompson, and Planning and Zoning Commission Liaison Gragnani. A brief presentation on the forum was provided by these attendees to other commission members.

Public Education and Outreach

1. Conducted tours of the Old Pond School for Girl and Boy Scout Troops and area school children – 2002 to On-Going.
2. Administered an ‘Adopt-A-Brick’ Program for the Old Pond School Restoration Project – 2001 to On-Going.
3. Updated website highlighting the historic preservation activities of the City’s Commission.
4. Provided e-newsletter articles in the City’s weekly publication to inform residents of the Commission’s activities.
5. Held Ice Cream Social/Open House for historic property owners.
6. Created and distributed a comprehensive booklet and map describing the historic communities of the City, the history of the area, and the incorporation effort of Wildwood, in conjunction with the 20th Anniversary of the founding of the City of Wildwood – “Celebrate Wildwood.”