



WILDWOOD

April 25, 2019

The Honorable City Council
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Council Members:

The Historic Preservation Commission has completed its review of the submitted application for the placement of an asset onto the City's Historic Register, which is for a property that is located on State Route 109, just south of its intersection of Alt Road, and prepared the following recommendation report in that regard. This recommendation report reflects the Commission's approval for the placement of a family retreat lodge, known as Marycliff (formerly Woodcliff), on the City's Historic Register, with no requested incentives, which is now being forwarded to the City Council for its consideration. This recommendation and action were completed in accordance with the requirements of Chapter 89 of Missouri Revised Statutes, the City's Charter, and those regulations of the City relating to public notice and publications (Chapter 440 of the City of Wildwood's Historic Preservation and Restoration Code). This recommendation and action are as follows:

Petition No.: **H.R. 1-19**
Petitioner: **The Marianist Province In The U.S., C/O Curtis Ballenger, 4000 State Route 109, Wildwood, Missouri, 63025**
Request: A request to place a family retreat lodge, known as Marycliff (formerly Woodcliff), c. 1905, per St. Louis County Tax Records, c. 1891 per City of Wildwood's Historic Building Inventory [Survey 2014-15, Updated 12-6-2018, Page 120 of 343], on the City's Historic Register. This tract of land is zoned NU Non-Urban Residence District. The property owners submitted an application to place this building onto the City's Historic Register, with the intent of its continued use as a family retreat lodge at the Marianist Retreat Center, and no requested incentives from the City of Wildwood.
Location: 4000 Highway 109
Tract Size: 120 acres
Locator No.: 26V310045
Public Hearing Date: February 28, 2019
1st Vote on
Information Report: **March 28, 2019** – Approval of Application to City's Historic Registry by a vote of 5 to 0 (Voting Aye: Compton, Hrubes, Hammond, Sprunger, and Acting Chair Scott)
Action Date: **April 25, 2019** - Approval of Application to City's Historic Registry by a vote of 6 to 0 (Voting Aye: Chair Wojciechowski, Compton, Hrubes, Hammond, Sprunger, and Scott)
Report: Attachment A
Site Photographs: Attachment B
Background
Information: Attachment C

School District: Rockwood
Fire District: Eureka Fire Protection District
Police: St. Louis County Police Department – Wildwood Precinct #6
Ward: Six

Respectfully submitted,
CITY OF WILDWOOD HISTORIC PRESERVATION COMMISSION

Paul Wojciechowski, Chair

ATTEST:

Joe Vujnich, Director
Department of Planning

Cc: The Honorable James R. Bowlin, Mayor
Steve Cross, Co-Interim City Administrator
John A. Young, City Attorney
Kathy Arnett, Assistant Director of Planning and Parks
Marianist Retreat Center, Property Owners and Petitioners, Jim Ford and Curtis Ballenger

ATTACHMENT A - Report

AREA AND SITE HISTORY:

The history of this property is very much intertwined with its surroundings, which is the Glencoe Area and the Meramec River Valley. The community of Glencoe has a long history, first as a location where Native Americans camped and used this area as a river crossing for their migratory way of life, followed by the trappers and other adventurers. Thereafter, the area was discovered by business interests and became a center for lumber production and stone mining. These industries ultimately led to the extension of the railroad line from the St. Louis Area to Glencoe and beyond. The advent of the railroad brought many changes to the area, which included the wealthy residents from City of St. Louis using the area for retreats, vacation homes, and recreation.

The ownership of this property can be traced starting with the Spanish Colonial Government, which ended when it was part of the transfer to the United States with the Louisiana Purchase. Thereafter, the ownership changed to Louis Courtois, Jr. During 1862, the atlas indicated Christy and Parks, a St. Louis trading company, as the owner of the property. Thereafter, A.J. Conant, Benjamin Lewis, and the Sandersons owned part or all the site. In 1891, Alfred Carr became the owner, along with his wife Angelica, who was heir to Yeatman Estate and fortune. The Carrs sold the estate to their son Peyton and his wife (Josephine), who owned it until his death. His wife sold the property and improvements to the Brewers and Maltsters Benevolence Association in 1944. This group held the property for approximately six (6) years. At the end of that time, the Association sold it to the Marianists in 1950, which has owned it since then (purchase price - \$35,000.00).

Esley Hamilton, St. Louis County's past historian, and the City's consultant, Lynn Josse, noted the following about the Marycliff Residence in their reviews of it, specifically that it was constructed with both native materials from the area itself and other types that were imported from around the globe. The stone is native that forms the base of the building, while limestone variant is used for the shingles themselves. The facades of the building are cedar shingles, while it is complemented by two (2) outbuildings (now storage), one (1) of them was constructed in 1900, before the main structure (Marycliff). Also, part of the property's overall improvements is the large, concrete patio area was installed to the south of the building, which the Carrs used for a tennis court for their enjoyment and recreation while an arbor structure was ultimately added to the east and south borders of it thereafter, which remains today. Below this patio area is a room used in the distance past for grain and animal storage.

Additionally, in association with the property's buildings and structures, there are several other improvements that exist in the vicinity of the Marycliff Residence. These include a sculpture garden, Stations of Cross, trails, and meditation locations. Also located on the property is the main retreat center, ballfields, and a sewage treatment plant that is governed by a Conditional Use Permit (CUP) granted by the City of Wildwood. The property has only one (1) access point from Highway 109, which is not the original location of its entry and exit, which had to be relocated in the mid-1990's, when the Missouri Department of Transportation (MoDOT) elevated State Route 109 in the vicinity of Carr Creek to bring the roadbed above the elevation of the surrounding floodplain.