

**CITY OF WILDWOOD
RECORD OF PROCEEDINGS**

**MEETING OF THE HISTORIC PRESERVATION COMMISSION
CITY HALL – COMMUNITY ROOM
16860 MAIN STREET
WILDWOOD, MISSOURI 63040
December 6, 2018**

I. Welcome and Roll Call

Meeting: Thursday, 12/6/18, City Hall, Community Room, 7:00 p.m.

Attending: Chair Wojciechowski, Commissioner Compton, Commissioner Hrubes, Commissioner Sprunger, Alternate Rowton, and Planning and Zoning Commission Liaison Gagnani.

Absent: Vice-Chair Thompson, Secretary Scott, Commissioner Rosener, Alternate Stevens, Council Liaison Bartoni, and Council Liaison Taylor.

Staff: Director of Planning Joe Vujnich and Assistant Director of Planning and Parks Kathy Arnett

II. Opening Remarks by Chair Wojciechowski

Chair Wojciechowski welcomed everyone to the meeting.

III. Approval of the Historic Preservation Commission 9/27/2018 Meeting Minutes

A motion was made by Commissioner Hrubes, seconded by Commissioner Sprunger, to approve the meeting minutes from September 27, 2018. A voice vote was taken, with a unanimous affirmative result, and Chair Wojciechowski declared the amended motion approved by a vote of 4-0.

IV. New Business

a. Ready for Action – Three (3) Items

1. Route 66 Promotion Efforts. (Wards One, Four, Six, Seven, and Eight)

Director of Planning Vujnich noted there was still an item that needed to be addressed in the 2018 Work Program, which was the promotion of Route 66. The focus had been on other efforts in the program earlier in the year, but the Commission was now ready to begin these undertakings in 2019. He then reviewed the outlined eight (8) possibilities for promotion efforts, including a photo book, a Shop Route 66 campaign, a car show, signage, historic marker, pocket guide, partnership with Missouri Route 66 Association, and preservation of existing roadbed.

Discussion was held regarding the following: the exact location of Route 66 within Wildwood; the cross-state bicycle route along Route 66; the award for a car at a car show last year that was closest to the era; the creation of a historical brochure with a map that identifies the location of Route 66 and have merchants along the Route distribute them; the desire to check on copyright usage of 'Get Your Kicks on Route 66' song; the need to incorporate its history into the 2019 chapter of the City's written history book; the desire to have something to hand out at Celebrate Wildwood Historic Preservation Commission tent; the desire to create a Route 66 banner similar to the historic communities banners; the proposal in the Senate to federally designate Route 66 as a historic trail; the City assets along Route 66, including the right-of-way, Old Pond School, and a potential piece situated within the Grover Area; the potential for using a City property along Route 66 to place a log cabin or other historic structure; the potential for creating stickers and giveaways at the Celebrate Wildwood tent; the desire to participate in federal the designation effort by sending a letter from the Commission; the ability to paint in the road the Route 66 logo, where it starts and stops; and the need to identify on the 2019 Points of Interest Map the extent of Route 66.

Consensus was reached for the Department staff to compile all ideas and bring them back in January for further discussion and action.

2. Discussion of Next Chapter in Wildwood's Written History Covering 1920 – 1990. (Wards - All)

Director Vujnich noted Ms. Jill Von Gruben, from the Wildwood Historical Society, who drafted the two (2) previous chapters in the City's written history, and staff met regarding her interest in writing the 2019 Chapter, which covers the timeframe of 1920 to 1990. Ms. Von Gruben presented a bid on the work of approximately eighteen thousand dollars (\$18,000.00). Department staff is seeking feedback from the Commission on this proposal. This 2019 version would be the final chapter authored by Ms. Von Gruben.

Discussion was then held regarding the following: the cost increase in the contract over previous years; the plan to require progress payments throughout 2019; the potential of reducing the scope, but wanting to ensure the quality of the book is not hindered; the desire to not include indexing in the work; the potential for completing the index in 2020; the need to alert the City of overruns before they happen; the desire to negotiate the price to closer to fifteen or sixteen thousand dollars (\$15,000.00 to \$16,000.00); the desire to meet with the author at January's meeting to review an outline; the emphasis to City Council the Commission is being fiscally responsible; and the Commission's appreciation of the work done by Ms. Von Gruben.

Consensus was reached among the Commissioners to propose a maximum contract amount of sixteen thousand dollars (\$16,000.00) and request Ms. Von Gruben's attendance at the January meeting to discuss the project and review an outline.

3. Draft of Work Program for 2019 (**Wards – All**)

Director Vujnich noted, similar to 2018, a Work Program for the upcoming year has been drafted and the Department is requesting the Commissioners review the proposed items and consider any additional ones and inform it of any revisions. Department staff will be seeking action in January to set the 2019 Work Program.

Discussion was then held regarding the following: the potential additional banners, including the historic communities map, an explanation of the Commission and the Wildwood Historical Society; the bid for Old Pond School, if waterproofing is included; and the amount in the Capital Improvements Program's budget to cover the work on the wall.

b. Not Ready for Action – No Items

V. Old Business

a. Ready for Action – Three (3) Items

1. Action on a Potential Donation Offer of a Log Cabin Located Upon the Property at 2325 Wild Horse Creek Road (Locator Number 23X220071). The Dr. Loving House was built in circa 1905. (Ward One)

Assistant Director Arnett reviewed the proposed donation of the log cabin and noted she had been in contact with Brock Harvey regarding a price for the removal and reconstruction. Mr. Harvey had not provided a written quote, but noted the price would be approximately one hundred seventy-five thousand dollars (\$175,000.00). She then noted the Department's concerns with the lack of funding within the City's budget to take on this project.

Discussion was held regarding the following: the need to draft an approach on future cabin donation/sales requests to the Commission; the desire to obtain additional bids for this project, including a different contractor the property owner had met on a previous occasion; the owner's time remaining, before a decision must be made; and the desire to have the item back on the Commission's January agenda, with additional information.

2. Revised Historic Inventory, including Demolished Historic Structures (Wards – All)

Assistant Director Arnett noted the City's local inventory had been revised, by compiling both the 2014 and 2018 inventories into one (1) document and identifying those locations where demolitions have occurred. Of the three hundred forty-three (343) properties on the inventory, only thirteen (13) have had demolitions approved, and several were for accessory structures, not the primary structures on the properties.

Consensus was reached among the Commission Members they were satisfied with the new format. Assistant Director Arnett noted the online version of the inventory would be updated.

3. Update and Completion of 2018 Work Program of the Historic Preservation Commission (Wards – All)

Director Vujnich reviewed the status of the 2018 Work Program. It was noted that, of the thirteen (13) items on the list, three (3) have not yet begun, five (5) are underway, and five (5) have been completed. Additionally, he noted some of those that are underway are multiple year projects.

Discussion was held regarding the following items: the desire to approach the Wildwood Historical Society about collaborating on a tribute to Lisa Kelpie; and the potential for co-sponsoring a Route 66 Car Show with the Wildwood Historical Society and including a Memorial Lisa Kelpie Trophy and make it a fundraiser.

Consensus was reached for the Department staff to contact the Wildwood Historical Society about a collaboration on a tribute.

b. Not Ready for Action – Three (3) Items

1. An offer from Mary Guise to sell to the City of Wildwood the original logs from the Heege-Boxwood Log Cabin. (Wards - All)
2. Discussion on archiving documents from the City's incorporation that are currently being stored at City Hall and Off-Site Locations. (Wards – All)
3. Bid Specifications for Reconstruction of the Essen Log Cabin (Wards – All)

VI. Review of Proposed Zoning/Plats/Site Development Plan/Demolition Requests – None

VII. Projects-Initiatives-Efforts Updates

Department staff updated the Commission Members on each of the following items:

Social Media Initiatives – Limited work has been completed on this initiative, but this item will be a refocused effort in 2019.

Points of Interest Map – The 2018 Map was completed, printed, and distributed at the City’s Art Festival in October.

Celebrate Wildwood 2019 – Department staff has already begun prep work for this event and the next chapter in the written history. The event is scheduled for Saturday, August 24, 2019.

Historic Marker Program – There is no change in this item. One (1) marker location remains and is waiting on a future bridge reconstruction project.

Historic Preservation Training – Department staff noted they had received feedback from the State Historic Preservation Office and most of the lectures and museum visits would not constitute training. Lectures would need to be directly applicable to the work completed by the Commission. Information on the Missouri Preservation Conference in St. Joseph, scheduled for June 2019, was provided to the Commissioners and each were asked to inform staff if they were interested in attending.

City Projects – Department staff provide information on the following projects, relative to historic preservation:

- The Parks Action Plan Update Committee completed its process and included discussions about Belleview Farms property. The City Council has also authorized the completion of a number of studies on the property. This items will be back in the Spring, before the Commission, to discuss the results of the studies.

Discussion was held regarding the desire for truly multiple-use trails in Belleview Farms, noting the pressures from current interest groups pursuing use of the park, including Gateway Off-Road Cyclists (GORC), equestrian users, and Sherman neighbors.

- The Monarch-Levee Trailhead (John L. LeCave Trailhead) project contract is approved and construction will begin in 2019.
- Community Park Phase 3 bid opening was completed this morning and the results came in under budget, so construction of will begin in 2019.

Cemeteries - No change in the status of this project.

VIII. Other – Three (3) Items

1. City’s Interest in the Acquisition of the Old Melrose School, 18820 Melrose Road, 63038 (Ward Six)

Director Vujnich noted the property owner of the Old Melrose School contacted the City, given he recently acquired the property and has a potential tenant, who wants to operate a

day care from the former school. This use would require historic incentives because the lot is one (1) acre in size. The Department has concerns with the neighbors' acceptance of this type of use, the proposed accessory uses of this operator (farm animals, etc.), and the wastewater management on the property. The owner questioned if the City would be interested in acquiring the property.

Discussion was held among the Commissioners regarding how the City would use the property and the cost of acquisition and restoration. Consensus was reached among the Commissioners to consider the property and make a decision in January.

2. Discussion Regarding Meeting Start Time, beginning January 2019

Department staff noted that, most of the City's Boards and Commissions have moved to a 6:30 p.m. start time, and asked the Commissioners if they would prefer to keep their meeting start time at 7:00 p.m. or move it thirty (30) minutes earlier, beginning in January 2019. Consensus was reached among the Commissioners to move the meeting start time to 6:30 p.m.

3. Discussion Regarding Thursday, December 29, 2018 Meeting Date Cancellation

Department staff questioned if the Commission was interested in meeting on December 29th during the holiday week, or if they would prefer to cancel that meeting and convene on the fourth Thursday in January. Consensus was reached among the Commissioners to cancel the December 29th meeting.

IX. Upcoming Meeting Dates – January 24, 2019 (Thursday), 6:30 p.m.

X. Closing Remarks and Adjournment

A motion was made by Commissioner Compton, seconded by Alternate Rowton, to adjourn the meeting. With a unanimous voice vote, Chair Wojciechowski declared the meeting adjourned at 9:08 p.m.