



# WILDWOOD

October 24, 2019

## MEMORANDUM

To: Wildwood Historic Preservation Commission Members

From: Department of Planning and Parks

Re: **Draft of CLG Annual Report (Wards – All)**

Cc: The Honorable James R. Bowlin, Mayor  
The Honorable City Council of Wildwood  
Sam Anselm, City Administrator  
John A. Young, City Attorney

---

Since 2001, the City of Wildwood has been a ‘Certified Local Government’ (CLG) with the State of Missouri. This program is administered by the Missouri Department of Natural Resources’ State Historic Preservation Office (SHPO). Requirements for certification include:

1. Enacting a historic preservation ordinance;
2. Appointing a preservation commission;
3. Conducting an ongoing survey and inventory of historic properties; and
4. Conducting public outreach and education.

To maintain its status as a CLG, the City must submit an Annual Report each year outlining activities of the Historic Preservation Commission and other City-activities related to its on-going historic preservation program. The draft of this year’s report is attached for the Commission Members to review and provide feedback.

If any of the Commission Members should have comments or questions regarding this information, please feel free to contact the Department of Planning and Parks at (636) 458-0440. A presentation is planned on this matters at tonight’s meeting. Thank you for your consideration of this information and discussion of the same.

**CERTIFIED LOCAL GOVERNMENT PROGRAM**  
**ANNUAL REPORT**

**City of Wildwood, St. Louis County, Missouri**

**Historic Preservation Commission Activities**

**October 1, 2018 through September 30, 2019**

**Prepared by**

City of Wildwood Department of Planning & Parks

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

# **TABLE OF CONTENTS**

- 1. Introduction**
- 2. Historic Preservation Commission Membership**
- 3. Scheduled Meetings Held and Attendance Records**
- 4. Subcommittees and Study Groups**
- 5. Commission Activities:**
  - a. Landmarks Designations**
  - b. District Designations**
  - c. National Register Nominations Reviewed**
  - d. Cases Reviewed and Decisions**
  - e. Training and Conferences**
  - f. Public Education and Outreach**
- 6. Comprehensive Historic Preservation Plan**
- 7. Historic Properties Inventory Status**
- 8. Historic Preservation Financial Incentives**
  - a. Local Tax Incentives Program**
  - b. Local “Bricks and Mortar” Grants/Loans Program**
- 9. Local Property Acquisition Program**

# **Certified Local Government Program Annual Report**

## **1. Introduction:**

Please write a paragraph that includes the date of CLG certification, a brief history of CLG and Commission activities from the date of certification; a brief summary of anticipated preservation activities; and an evaluation of the effectiveness of participation in the CLG program.

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. On June 5, 2001, the City of Wildwood became a Certified Local Government through the State Historic Preservation Office. Then, in October 2014, as part of a 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 establish 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, as a means to help them preserve, protect, and encourage, where appropriate, their adaptive reuse, which has led to twenty-seven (27) properties (one (1) new in 2019) being listed on the City's Registry, while assisting the owners of three (3) other locations to achieve their placements 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 Historic Land Use Category. 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 the Historic 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 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.

In 2013, the City hired an architectural historian to complete historic inventories/surveys for approximately three hundred (300) properties that contained elements over seventy-five (75) years of age. During the 2017-2018 season, another forty-six (46) properties, which were now eligible for the survey due to reaching the seventy-five (75) year threshold, were added to the survey inventory, and implementation of it has spurred applications to the City's Historic Registry for retention and re-use of a number of properties. The Commission has also conducted oral interviews with older members of the community and archived their memories and other information for future reference and use.

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 \$8,500.00 for Historic Preservation Commission members to use for attending workshops, seminars, and conferences, and is always seeking new learning opportunities for them. Additionally, for the past two (2) fiscal years, the Department of Planning requested the City Council consider increased funding for the Commission's training and additional compensation for travel, which has been approved. While travel to non-local seminars and training is always encouraged, it is not always practical for the Commission Members. Beginning in 2019, Department staff has scheduled training sessions at several of the Commission's meetings to ease the challenge of travel, while ensuring important and relevant topics are covered.

Despite the challenges of convincing some owners about the benefits of historic preservation and maintaining a tangible 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 the ordinance. In the upcoming year, the Historic Preservation Commission will work on several new and exciting projects that have been in place over the last few years, which support its on-going efforts of making this area's past a vibrant part of today's community. Among some of these new projects are: the ongoing implementation of the Amended Chapter 440: *Historic Preservation and Restoration Code* of the City of Wildwood's Municipal Code; continued installation of the final Historic Communities Marker (only one (1) of the eleven (11) in total remains to be installed); the reconstruction of an 1870's log cabin donated to the City; and the completion of the written history of the area (in conjunction with the Wildwood Historical Society).

## **2. Historic Preservation Commission Membership:**

List Commission members, dates of appointment and expiration, and, as applicable, professionals in a preservation related field such as historic architect, architectural historian, historian, architect, or archaeologist as defined in the Secretary of the Interior’s Professional Qualification Standards 36 CFR 61.

<b>Member Name</b>	<b>Appointed</b>	<b>Expires</b>	<b>Preservation Related Field (as applicable)</b>
Paul Wojciechowski	March, 2015	May, 2021	<b>See preservation related experience for all members in their biographies beginning on the next page.</b>
Jan Stevens	May, 2019	May, 2022	
Steve Scott	March, 2017	March, 2020	
Christopher Hammond	January, 2019	December, 2021	
Michael Compton	August, 2017	October, 2019	
Jim Hrubes	March, 2018	May, 2021	
Vacancy			
Dan Rowton, Alternate	September, 2018	April, 2020	
Alan Bachert, Alternate	June, 2019	May, 2021	
Fran Gragnani, Planning & Zoning Commission Liaison			
Lauren Edens, City Council Liaison			
Joe Farmer, City Council Liaison			

Paul Wojciechowski has been involved with the City of Wildwood's activities and preservation efforts for several years. Mr. Wojciechowski previously served two (2) separate terms as a City Council Member, Planning and Zoning Commission Member, member of the Board of Adjustment, and has been a part of several other City initiatives, including the Town Center Update Committee. Paul initiated the formation of the Bicycle and Pedestrian Advisory Committee and the Bike Coordinator designation for staff at the City, in addition to activities relating to planning and civil engineering projects. He brings a unique insight and perspective to preservation efforts, with this knowledge in planning and public works. Paul's goal is to enhance preservation efforts in Wildwood and bring awareness to the rich history of the City and its historic communities. Paul has also brought attention to historic communities of Wildwood through Tour de Wildwood events and continues to promote the History of Wildwood in City bike events. He also led the charge to include Historic Route 66 in the National Bike Route Designation that travels through several of the City's historic communities and buildings.

Janice J. Stevens (Jan) believes there is a rich history from the several communities that joined together to form Wildwood and is interested in assisting to create an awareness and preservation of this long history. When her husband accepted a new position in the St. Louis Area in 1964, she and their family moved to St. Louis County; then, in 1985, they moved to what has become Wildwood. Jan is very proud that her 4th great grandfather, Ninian Beall Hamilton, and 3rd great grandfather, William Hamilton, each obtained Spanish Land Grants in today's Wildwood in the late 1790's. Ninian & Andrew Hamilton, other sons of Ninian Beall Hamilton, also received grants in today's Glencoe Area in the early 1800's. Being very interested local citizens, Jan and her daughter participated in the unveiling & dedication of the historical marker at Old Pond School. Jan was also interviewed by Wildwood Historic Preservation Commission concerning her Hamilton Family. Preserving this deep history is important given her belief that, once our history is lost, it can never be regained. In her many years of teaching elementary students, Jan led them in investigating their local history. Jan works in historic preservation on the local and state levels with the Daughters of the American Colonists, as Historic Landmarks Chairman. She also is an active member of DAR and several other lineage societies, which have Historic Preservation as one of their goals. Her list of leadership positions in each of these organization is extensive at the local, state, and national levels.

Stephen Scott has lived in and restored the original circa 1850's Heinmen / Tucker Homestead in Wildwood for the past thirty-plus (30+) years. He is a graduate of Washington University School of Architecture in St. Louis and a registered Architect in Missouri and eight (8) other states. As an architect, he has been responsible for the historic restorations of several buildings in Laclede's Landing, several historic register buildings at the St. Louis Arsenal, and the restoration and reconstruction of two (2),

1800 farmsteads in St. Charles County. He is a senior vice-president of EDM Incorporated, a St. Louis based engineering and architectural firm.

Mike Compton and family have lived in Wildwood since 1992 (before it was a City). Mr. Compton has a strong interest in preserving the historic aspects of Wildwood and giving back to the community. His roots are from a small rural town, just south of St Louis, but has lived in St Louis County since 1970. Mr. Compton recently retired, after forty-four (44) years, from senior management positions in the electrical contracting arena. He has extensive experience in working with developers, architects, and general contractors. He worked with the City of St Louis on the historic renovation of the Kiel Auditorium to the Peabody Opera House, which strengthened his interest in historic preservation. Mr. Compton has a degree in electrical engineering.

Jim Hrubes grew up in Webster Groves, Missouri until entering the United States Air Force. After leaving active duty in 1972, he moved to West County residing in Ballwin for 33 years, before relocating to Wildwood in 2005. He has an appreciation for the rich history of the area. During the past 45 years, Jim has actively participated in the design and construction of six commercial buildings. Jim also has been involved with Block Aid, Beyond Housing, and Habitat for Humanity in rehabbing single family homes. He has a great interest in serving the City of Wildwood and uses his expertise and experience, as a member of the Wildwood Historic Preservation Commission, to promote preservation versus demolition.

Christopher Hammond

Dan Rowton enters his second year on the Wildwood Historic Preservation Commission and enjoys most planning aspects of City government. Dan also believes our heritage should be considered when developing future plans. In addition to the Historic Preservation Commission, Dan serves on the Town Center Plan Update Committee and as a subdivision trustee for Brentmoor Place Subdivision.

Alan Bachert

Francine Gragnani has a strong interest in historic preservation and restoration and assists 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 served on the Master Plan Update Committee, is a

member of the Wildwood Historical Society, and contributed a significant amount of time and effort towards the incorporation effort of the City.

Council Liaison Edens

Council Liaison Farmer

**3. Scheduled Meetings Held and Attendance:**

<b>MEMBER NAME</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>
<b>Wojciechowski</b>	No Mtg.	No Mtg.	Present	Present	Present	Absent	Present	Absent	Present	Present	No Mtg.	Present
<b>Stevens</b>	No Mtg.	No Mtg.	Absent	Present	No Mtg.	Present						
<b>Scott</b>	No Mtg.	No Mtg.	Absent	Present	No Mtg.	Present						
<b>Hammond</b>	No Mtg.	No Mtg.	N/A	N/A	Present	Present	Present	Absent	Present	Present	No Mtg.	Present
<b>Compton</b>	No Mtg.	No Mtg.	Present	No Mtg.	Present							
<b>Sprunger</b> (Currently Vacant)	No Mtg.	No Mtg.	Present	Absent	Absent	Present	Present	Absent	Present	Absent	No Mtg.	Absent
<b>Hrubes</b>	No Mtg.	No Mtg.	Present	Absent	Present	Present	Present	Present	Present	Present	No Mtg.	Present
<b>Rowton</b>	No Mtg.	No Mtg.	Present	Present	Absent	Present	Present	Present	Present	Present	No Mtg.	Absent
<b>Bachert</b>	No Mtg.	No Mtg.	N/A	N/A	N/A	N/A	N/A	N/A	Present	Absent	No Mtg.	Present
<b>Gagnani</b>	No Mtg.	No Mtg.	Present	Present	Present	Present	Present	Present	Absent	Present	No Mtg.	Absent
<b>Edens</b>	No Mtg.	No Mtg.	N/A	N/A	N/A	N/A	Present	Present	Present	Present	No Mtg.	Absent
<b>Farmer</b>	No Mtg.	No Mtg.	N/A	No Mtg.	Absent							

**4. Subcommittees and Study Groups:**

Describe the purpose of any subcommittees appointed and the topics under study.

There are currently no Subcommittees or Study Groups appointed.

## **5. Commission Activities:**

### **a. Local Landmarks Designated:**

List property names and addresses for locally designated landmarks established within the reporting period. Indicate if the property was identified and evaluated as part of an HPF funded project or as part of a local project. Attach copies of nomination reports, ordinances designating individual landmarks and design review guidelines, if this information has not been previously submitted to the SHPO. Otherwise, reference the date of transmittal. Summarize the process leading to nomination and designation; or nomination and veto of designation as a landmark. Indicate if the landmark is or will be considered for nomination to the National Register of Historic Places.

One (1) additional property was designated a local landmark during this reporting period. The approval of the listing of *Marycliff* to the City's Local Registry was an extraordinary addition. This structure was originally built (1905), as a country home of a wealthy St. Louis family (the Carr Family), and then later used as a clubhouse for the Brewers and Maltsters Benevolent Association. The property was purchased in 1949 by the Society of Mary and has been used as a Novitiate, a provincial lodge, and residence for Marianist Brothers. Currently, it is a Family Retreat Lodge at the Marianist Retreat Center. Previous designated landmarks are listed in the table on the next page:

	<b>Property</b>	<b>Address</b>	<b>Online Summary Link/ HPF Project/Local</b>
1	Andrew J. Kern House – 2004	2541 Pond Road	<a href="http://www.cityofwildwood.com/358/Andrew-J-Kern-House">http://www.cityofwildwood.com/358/Andrew-J-Kern-House</a> Commercial/local
2	Kern Service Station – 2005	17301 Manchester Road	<a href="http://www.cityofwildwood.com/359/Kern-Service-Station">http://www.cityofwildwood.com/359/Kern-Service-Station</a> Commercial/local
3	Jaeger Farm Log Cabin – 2007	SW corner of Ossenfort & Hardt Roads [adjacent to 2255 Ossenfort Road]	<a href="http://www.cityofwildwood.com/361/Jaeger-Farm-Log-Cabin">http://www.cityofwildwood.com/361/Jaeger-Farm-Log-Cabin</a> Residential/local
4	Glencoe School/Post Office – 2008	2167 Old State Road	<a href="http://www.cityofwildwood.com/360/Glencoe-School--Post-Office">http://www.cityofwildwood.com/360/Glencoe-School--Post-Office</a> Residential/local
5	St. Onge Log Cabin – 2008	2165 Timberline Valley Drive	<a href="http://www.cityofwildwood.com/362/St-Onge--Gimble-Log-Cabin">http://www.cityofwildwood.com/362/St-Onge--Gimble-Log-Cabin</a> Residential/local
6	Stovall's Grove – 2009	18714 Stovall Lane	<a href="http://www.cityofwildwood.com/363/Stovalls-Grove">http://www.cityofwildwood.com/363/Stovalls-Grove</a> Commercial/local
7	Annie Rickard House – 2009	17011 Manchester Road	<a href="http://www.cityofwildwood.com/364/Annie-Rickard-House">http://www.cityofwildwood.com/364/Annie-Rickard-House</a> Residential/local
8	Hencken Place (Wildwood Historical Society) - 2009	18750 Highway 100	<a href="http://www.cityofwildwood.com/365/Hencken-Place-WHS">http://www.cityofwildwood.com/365/Hencken-Place-WHS</a> Not-for-Profit/local
9	Old Pond School – 2010/2011	17123 Manchester Road	<a href="http://www.cityofwildwood.com/366/Old-Pond-School">http://www.cityofwildwood.com/366/Old-Pond-School</a> Government Building/local; On National Registry
10	Ben Baumer House – 2011	1537 Clayton Woods Court	<a href="http://www.cityofwildwood.com/367/Ben-Baumer-House">http://www.cityofwildwood.com/367/Ben-Baumer-House</a> Residential/local
11	Second John E. Schnarr House - 2016	16941 Manchester Road	<a href="http://www.cityofwildwood.com/693/Second-John-E-Schnarr-House">http://www.cityofwildwood.com/693/Second-John-E-Schnarr-House</a> Commercial/local
12	The Cottage in Wildwood – 2017	2550 Eatherton Road	<a href="http://www.cityofwildwood.com/694/The-Cottage-in-Wildwood--Dingley-Bungal">http://www.cityofwildwood.com/694/The-Cottage-in-Wildwood--Dingley-Bungal</a> Commercial/local
13	Marycliff	4000 State Route 109	<a href="https://www.cityofwildwood.com/1943/Marycliff">https://www.cityofwildwood.com/1943/Marycliff</a> Institutional/local

**b. Local Districts Designated:**

List names of locally designated districts and indicate the type of district (i.e. commercial, residential, etc.) established within the reporting period. Indicate if the property was identified and evaluated as part of an HPF funded project or as part of a local project. Attach copies of nomination reports, ordinances designating local districts and design review guidelines, if this information has not been previously submitted to the SHPO. Otherwise, reference the date of transmittal. Summarize the process leading to nomination and designation; or nomination and veto of designation as a historic district. Indicate if the historic district is or will be considered for nomination to the National Register of Historic Places.

No local districts were designated within the reporting period. Previous designated districts are listed in the table below:

<b>District Name</b>	<b>Type of District</b>	<b>HPF Project/Local</b>
Pond Area Historic District	Designated as part of the City’s Town Center in 1998	Commercial & residential/local
Westland Acres	African-American Community – 2005	Residential/local
Westland Acres – addition of five (5) parcels of ground	African-American Community – 2007	Residential/local

**c. National Register of Historic Places:**

List the dates, property or district and the recommendation or decision for each property considered for listing in the National Register of Historic Places within the reporting period. Provide a summary of the commission meeting minutes in which the nomination of individual properties and districts was discussed and voted upon. Identify the consultant who prepared the nomination, or the party responsible for preparation.

No properties were placed on the National Register of Historic Places within the reporting period. Previously designated properties are listed in the table on the next page:

Date	Property/District	Online Summary Link
Prior to 1995 [City's incorporation]	Dr. Edmund Babler State Park	<a href="http://dnr.mo.gov/shpo/nps-nr/85000539.pdf">http://dnr.mo.gov/shpo/nps-nr/85000539.pdf</a>
1999-2000	Kreienkamp Store	<a href="http://dnr.mo.gov/shpo/nps-nr/00000439.pdf">http://dnr.mo.gov/shpo/nps-nr/00000439.pdf</a>
2003	Ball-Essen Farmstead	<a href="https://dnr.mo.gov/shpo/nps-nr/01001378.pdf">https://dnr.mo.gov/shpo/nps-nr/01001378.pdf</a>
2003	Big Chief Dakota Grill	<a href="http://dnr.mo.gov/shpo/nps-nr/03000181.pdf">http://dnr.mo.gov/shpo/nps-nr/03000181.pdf</a>
2004	Orrville Historic District (Hoppenburg-Fick Store)	<a href="http://dnr.mo.gov/shpo/nps-nr/03001053.pdf">http://dnr.mo.gov/shpo/nps-nr/03001053.pdf</a>
2012	Old Pond School	<a href="http://dnr.mo.gov/shpo/nps-nr/12000910.pdf">http://dnr.mo.gov/shpo/nps-nr/12000910.pdf</a>

**d. Cases Reviewed and Decisions Reached:**

Include a brief discussion of the commission's review responsibilities. During the reporting period, did your local government have staff review of 1) local government activities, and/or 2) changes to, or impacts on, properties within an historic district? If yes, during this reporting period, how many historic properties did your local government review for compliance with your local government's historic preservation regulatory law(s)?:

Date	Property/Address	Recommendation and Decisions
January 2013 - on- going	Glencoe Pond Westland Acres Monarch Hollow Fox Creek Kelp Centaur Grover	For several years, the Historic Preservation Commission discussed the implementation of the <b>Historic Community Markers Program</b> . The project was approved by City Council, as part of the 2014 Capital Improvements Program, with a total of eleven (11) roadside signs planned; to date, ten (10) signs have been installed. The final site is pending installation, as part of roadway improvements, which will hopefully occur in 2020. Special unveiling ceremonies have been held by the Commission, with local residents invited to attend. The Glencoe and Pond Historic Markers were installed in 2015, with Westland Acres, Monarch, Fox Creek, Centaur, and Hollow Historic Markers installed during 2016 and Grover, Melrose, and Kelp Historic Markers installed in 2018.

	<p>Melrose Orrville</p> <p><i>Installed: Glencoe, Pond, Westland Acres, Monarch, Hollow, Fox Creek, Kelpie, Centaur, Grover, and Melrose, Pending Roadway Improvements: Orrville</i></p>	<p>The final sign has been ordered from the manufacturer, received by the City, and is being stored, until the roadway project, where it will be located, has been completed.</p>
<p>October 2013 - on- going</p>	<p>Abandoned or Threatened Cemeteries</p>	<p>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 <u>Cemetery Preservation Manual</u>, 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.</p> <p>The Commission also continues discussions with other historic cemetery owners in the City regarding the preservation of these areas.</p>
<p>October 2013 - on- going</p>	<p>Historic Inventory Survey</p>	<p>A decision was made by the Commission, during the latter 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</p>

		<p>the Historic Preservation Commission to the City Council, which authorized funding to undertake this survey process, it began the individual property inventories, by engaging a qualified consultant.</p> <p>The Commission engaged the <i>Preservation Research Office</i> to complete the approximately three hundred (300) inventories that remained on the survey list. Michael Allen, Director of the <i>Preservation Research Office</i>, 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 photographs. 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 those property owners asking permission to visit their lots in order to 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.</p> <p>The initial Historic Inventory was received September 22, 2015, with a celebratory open house/ice cream social hosted by the Commission at City Hall on October 29, 2015. Over forty (40) property owners attended and provided feedback on their properties. The <i>Preservation Research Office</i> added this additional information to the database created for this project and presented the final version by year-end.</p> <p>Beginning in late 2017, an additional forty-six (46) properties were inventoried by one (1) of the architectural historians that completed the original inventory. These additional assessments were completed in January 2018, and include all eligible properties (those with structures seventy-five (75) years and older) through 2018. As more buildings are determined historic [i.e. 75 years], the inventory will be updated routinely in the future.</p>
--	--	---

<p>January 2015 - on-going</p>	<p>Bellevue Farm</p>	<p>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.</p> <p>In March 2018, the Commission revisited the site and, ultimately, made a recommendation to the City Council that any use of this property would be sensitive to its historic nature and would preserve and showcase the structures for the public use. During this reporting period, the stakeholders, including the Historic Preservation Commission, the City's Park Action Plan Update Committee, the Planning and Zoning Commission, and the City Council have continued their discussions with neighboring property owners, special interest groups, and the property owner to best determine the use of the land and the needed improvements to open the space for public use. A simplified, less intrusive, design is currently being reviewed and includes preservation of the historical structures and the vista and view of the Meramec River Valley, where the original home once was located.</p>
<p>February 26, 2015 – on-going</p>	<p>Donation of the Essen Log Cabin</p>	<p>Commission Member Jeter identified a historic log cabin that was located on a property in Wildwood and contacted its owners about its potential 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</p>

		<p>cabin from weather and trespass, while the Department obtained three (3) bids for disassembling it, relocating it, and then reassembling it upon a City park property. The Department had obtained two (2) bids, which varied greatly, when the Department received unfortunate news in November 2015 the cabin had been stolen! Upon investigation by the Wildwood Police Department, most of the cabin materials were recovered and the offender charged. Fortunately, the cabin had been photographed extensively to aid in its reassembly.</p> <p>During this reporting period, the Historic Preservation Commission has worked feverishly to obtain bids for the cabin's reconstruction. Due to the cabin not being tagged, prior to its abrupt disassembly, bids have proven difficult to obtain. Therefore, the City, per the Commission's recommendation, contracted with an architectural firm that specializes in historic restoration projects to complete a log survey and temporary reassembly project. From this work, the firm was able to tag the logs and determine what was missing. Preliminary reconstruction drawings will be provided soon to the Commission. The members will then be selecting a location for the cabin to be reconstructed, making determinations about the level of finishes, contracting for the creation of construction drawings, and seeking bids for the cabin's reconstruction.</p>
January – May 2019	Update to Commission By-Laws	The Commission Members spent the beginning of 2019 reviewing and revising its governing by-laws. Some of the updates included the following: changes to meeting start times to 6:30 p.m. from 7:00 p.m.; clarification on liaisons and alternates voting status; the inclusion of an Annual Work Program to guide the members; additions for an Article on Ethics, Commission Activities, and a Severability Clause.
July 10, 2019	Demolition Request Review and Site Visit – 1333 Pond Road	A review of a demolition permit request for an accessory structure and the portion of one (1) residential dwelling at 1333 Pond Road (c. 1940 – accessory structure; c. 1830 – residential structure). The Commission conducted a site visit to the property on July 10, 2019, where the owner explained the accessory structure was no longer structurally sound and had to be removed. The portion of the residential structure he was removing were the additions. His intent was to preserve the 1830's log cabin and restore it to its original layout and condition. The demolition was authorized by the

<p>January 2017 - August 24, 2019</p>	<p>Historic Booklet Created for Celebrate Wildwood Event</p>	<p>Commission on July 10, 2019.</p> <p>As in previous years, volunteers and others, including members of the Historic Preservation Commission, who organized the arrangements for the annual Celebrate Wildwood Event, agreed the founding of the City, including the rich history associated with it before 1995, should remain an integral part of it. This agreement led to the decision that a book be published that would be provided to all attendees of the weekend event and identify information pertaining to it, but also continue with the history component that began in 2015 to educate them as well. Along with the history component, the Commission once again agreed to provide the large pull-out map component, which identified the eleven (11) historic communities within the City and numerous special places of interest, which continued with highlighting scenic by-ways and providing each roadway's history, for a total of forty-four (44) locations highlighted on the map.</p> <p>The incorporation history portion made up the bulk of the 2015 booklet. Thus, the Commission determined the Pre-History Era, emphasizing the 'beginning of it all,' would be an ideal launch for 2016. Continuing the written history of the area, the Commission partnered with a consultant from the Wildwood Historical Society to pen the next chapter, which covered 1776 to 1859, and was published in 2017. Last year, the next chapter, covering 1860 to 1919 was again reviewed by the Historic Preservation Commission during an eight (8) month timeframe. During this reporting period, again through a partnership with the Wildwood Historical Society, the next chapter, covering 1920 to 1990 was completed. In 2020, the final chapter will be completed and the finished book printed. <b>(Booklet attached)</b></p>
---------------------------------------	--	--

**e. Training and Conferences:**

List the training seminars and conferences, and the commission members who attended, as well as resource persons presenting workshops or other special information to the commission.

Date	Location	Description of Event and Commissioners Attending
3/28/2019	Wildwood, MO	<p align="center"><b><u>Ethics Training by City Attorney John Young</u></b></p> <p align="center"><i>Attended by Commissioners Scott, Compton, Hrubes, Hammond, Stevens, Alternate Rowton, Planning and Zoning Commission Gragnani, and Council Liaison Taylor.</i></p>
7/25/2019	Wildwood, MO	<p align="center"><b><u>Presentation by Dan Cavanaugh, Forestry Crew Leader, Missouri Department of Conservation, on Historical Pine Plantations within Rockwoods Reservation</u></b></p> <p align="center"><i>Attended by Commissioners Wojciechowski, Hrubes, Stevens, Hammond, Scott, Compton, Alternate Rowton, Commission Liaison Gragnani, and Council Liaison Edens.</i></p> <p>Rockwoods Reservation is located within the City of Wildwood and owned and maintained by the Missouri Department of Conservation. The property was acquired in 1938 and, between 1940 and 1960, eleven (11) memorial forests were planted. Mr. Cavanaugh gave the history of the memorial forests and other information on the history and on-going work at this property.</p>
8/8/2019	Eureka, MO	<p align="center"><b><u>Mystique of Route 66 in Missouri</u></b></p> <p align="center"><i>Attended by Commissioner Compton and Commission Liaison Gragnani.</i></p> <p>This program was held at a local branch of the St. Louis County Library and highlighted why Route 66 has captured the imagination of so many people around the world and featured existing locations in the area, where Route 66 is still alive today.</p>
8/9/2019	St. Louis, MO	<p align="center"><b><u>U.S. Grant Symposium</u></b></p> <p align="center"><i>Attended by Commissioner Compton.</i></p> <p>Featuring Ulysses Grant expert and author, Dr. Tim Smith, who highlighted and solidified Missouri's position at the center point for the study of Grant's military and political life.</p>

**f. Public Education and Outreach:**

Public education and outreach may include neighborhood informational meetings; special events; house tours; and other activities designed to involve and educate the public in preservation. Attach copies of news releases, news articles, flyers announcing events; etc., if not previously submitted to the SHPO.

Date	Description of Event
2002 - on-going	Conducted tours of the Old Pond School for Girl and Boy Scout Troops and area school children.
2001 - on-going	Administered an 'Adopt-A-Brick' Program for the Old Pond School Restoration Project.
2013 – on-going	Redesigned website launched in June 2018, includes ongoing highlights of the historic preservation activities of the City's Commission.
2006 – on-going	Provided e-newsletter articles in the City's weekly publication to inform residents of the Commission's activities.
2015- on-going	Held unveiling ceremonies for Historic Community Markers Program to area residents.
2015 – on-going	Created and distributed the fifth comprehensive booklet and map describing the historic communities of the City, the history of the area, a number of its prominent scenic by-ways, and the incorporation effort of Wildwood, all being in conjunction with the 24 <sup>th</sup> Anniversary of the founding of the City of Wildwood – "Celebrate Wildwood."
2017 – on-going	Increased social media efforts to increase awareness of Commission's Historic Preservation efforts.
2018 – on-going	Highlighted preservation efforts in the City's <i>Gazette</i> , a newsletter mailed to all 13,000+ households twice each year.
September 14, 2019	Hosted a booth at the 90 <sup>th</sup> Anniversary Celebration of the Big Chief, a prominent restaurant that is located along the original Route 66.

**6. Comprehensive Preservation Plan/Preservation Component to City Masterplan:**

This may be addressed by a brief discussion of any revisions made to the comprehensive plan submitted as part of the certification request, or submit a copy of the revised document if not previously submitted to the SHPO.

Previously submitted; Master Plan update completed in 2016 <http://www.cityofwildwood.com/DocumentCenter/View/1221>

**7. Historic Properties Inventory:**

Identify all individual properties that have been added to the historic properties inventory, either individually or as components of a district, since transmittal of your local community’s last CLG Annual Report to the SHPO. Indicate if the properties were identified as a local project or as part of a Historic Preservation Fund (HPF) grant project.

Current inventory includes 343 properties. Refer to <http://www.cityofwildwood.com/DocumentCenter/Home/View/3042>.

<b>Properties</b>	<b>Address</b>	<b>Property Type</b>	<b>Local/HPF</b>
343 buildings	Varies	Varies	Local

**8. Historic Preservation Incentives:**

**a. Local Tax Incentives Program:**

During the reporting period, did your local government have a tax incentive program/process under local law that could be used to benefit (directly or indirectly) historic properties? If yes, please give a brief description of the tax incentive program and how many historic properties your local government assisted during the current reporting period.

N/A

**b. Local “Bricks and Mortar” Grants/Loans Program:**

During the reporting period, did your community have a local government-funded grants/loans program that could be used for rehabilitating/restoring/preserving historic properties? If yes, please give a brief description of the bricks and mortar program and how many historic properties your local government during the current reporting period.

N/A

**9. Local Property Acquisition Program:**

During the reporting period, aside from eminent domain, did your local government have a program that could be used to acquire (and/or help others acquire) historic properties in whole or in part through purchase, donation, or other means? If yes, during this reporting period, how many historic properties did your local government acquire (and/or help others to acquire) in whole or in part through purchase, donation, or other means?

N/A