

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, RESCINDING THE CURRENT DESIGNATION OF THE MARYCLIFF RESIDENCE TO THE CITY OF WILDWOOD’S HISTORIC REGISTER PER THE REQUEST OF THE PROPERTY OWNER, WITH THIS PROCESS BEING CONSISTENT TO APPLICABLE PROVISIONS OF CHAPTER 440 HISTORIC PRESERVATION AND RESTORATION CODE OF THE MUNICIPAL CODE, AND ADHERING TO THE LETTER OF RECOMMENDATION PREPARED AND SUBMITTED BY THE CITY’S HISTORIC PRESERVATION COMMISSION ON THIS MATTER, WHICH IS DATED JANUARY 27, 2022.

WHEREAS, the owner of the subject historic asset, and all improvements located thereon, is requesting the “Marycliff” Residence be removed from the City's Historic Registry, given the efforts to repurpose its use were not as successful as had been anticipated and the religious order is now seeking time to address its future disposition; and

WHEREAS, the building, the “Marycliff” Residence, formerly the “Woodcliff” Residence, was constructed circa 1905, which easily had met the first, and major, requirement of the City for its consideration to place the asset onto the City's registry, which is an age that is seventy-five (75) years or greater/older; and

WHEREAS, this historic asset is located on an overall one hundred twenty (120) acre site that is located between State Route 109 and the Meramec River, near Alt Road, and provides a wonderful setting for this family retreat center and an unparalleled site for this historic building; and

WHEREAS, the “Marycliff” Residence was first identified as having historical significance to the City during the development of its initial Historic Inventory, which included information developed by Esley Hamilton, County Historian, with the St. Louis County Department of Parks and Recreation, and, then thereafter endorsed within the City's own processes, which was completed by a consulting firm engaged for this purpose - Missouri Preservation Office (MPO) - over a several year phased approach; and

WHEREAS, in all instances, whether by St. Louis County, the City's private consultant, or others, this particular building has certain characteristics of architecture, history of ownership, and role in the development of the surrounding community that is not typically met by many other assets in the overall St. Louis County Area, as well as, Wildwood itself; and

WHEREAS, the Historic Preservation Commission conducted a public hearing on this matter at its meeting on December 2, 2021, where it heard testimony on the request from the petitioner and its representative about the building, the property, and the change in the plans for its renovation and interior upgrades, when funding efforts were less than successful, and a rethinking of its future, as part of the overall campus in Wildwood; and

WHEREAS, the building, and the property situated around it, have been maintained in a very good condition, which was identified by the owner's representative at the hearing as to be continued, given no immediate plans for the asset have been finalized by this religious order; and

WHEREAS, thereafter the public hearing, the Department of Planning prepared a report, including its recommendation on the matter, and presented it to the Historic Preservation Commission for its consideration and action; and

WHEREAS, the Historic Preservation Commission reviewed the Department's favorable recommendation for the removal of the building from the City's Historic Registry and supported it, given several reasons set forth therein; and

WHEREAS, these reasons did include the underlying regulations do allow for such an action, given its placement is part of a voluntary process, and no incentives were part of the original placement, which would have caused greater scrutiny in this regard; and

WHEREAS, with the Historic Preservation Commission's unanimous support, a Letter of Recommendation was prepared for forwarding to the City Council for its consideration, which occurred at a public hearing before it on April 11, 2022; and

WHEREAS, the City Council did conduct a public hearing on this item and heard presentations from the Department of Planning on the matter and received a description of the order's request from its representative, and, thereafter, agreed to authorize the preparation of legislation to rescind the action that placed this property and building on the City's Historic Registry for the reasons noted in the Historic Preservation Commission's Letter of Recommendation issued on this matter; and

WHEREAS, this action is consistent with the requirements of Chapter 440 - Historic Preservation Commission of the City of Wildwood Municipal Code - that relates to the consideration of requests for the placement and/or removal of historic assets from the City's Historic Register and has also been determined by the City Council to be an appropriate exercise of its authority to benefit the public's health, safety, and welfare.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:

Section One. The City Council of the City of Wildwood, Missouri hereby determines that, based upon the information and recommendation provided to it by the Historic Preservation Commission to it, said building identified as being located on 4000 Highway 109 (St. Louis County Locator Number 26V310045) received no zoning or other incentives as part of its placement on this community's Historic Register and, accordingly, can be removed from the same by request of its owner(s).

Section Two. The City Council hereby adopts, for the purposes of this action, the Historic Preservation Commission's Letter of Recommendation on this matter, which establishes the parameters and rationales for the rescinding of the designating ordinance, under the requirements

and regulations of Chapter 440.040 of the Wildwood Municipal Code - Historic Preservation and Restoration Code.

Section Three. The City Council hereby directs the Department of Planning to complete the necessary steps to finalize this process associated property onto the Historic Registry and make all notifications and modifications to the owners and City documents regarding the same.

Section Four. This Ordinance shall be in full force and effect on and after its passage and approval.

This Bill was passed and approved this ____ day of _____, 2022, by the Council of the City of Wildwood, Missouri, after having been read by title, or in full, two (2) times prior to its passage.

Presiding Officer

James R. Bowlin, Mayor

ATTEST:

ATTEST:

City Clerk

City Clerk

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE PLACEMENT OF A "MARYCLIFFE" RESIDENCE (circa 1905), BEING LOCATED UPON THE MARIANIST RETREAT CENTER'S PROPERTY AT 4000 HIGHWAY 109, ONTO THE CITY OF WILDWOOD'S HISTORIC REGISTRY, THEREBY SETTING FORTH PARAMETERS FOR ITS PRESERVATION AND ON-GOING USE, AS PART OF THIS OVERALL FAMILY RETREAT CENTER FACILITY. (Ward Six)

WHEREAS, the petitioner, who is the authorized representative for the owners of the subject lot and all improvements located thereon, is requesting the "Marycliffe" Residence be placed on the City's *Historic Registry* to grow its role in this community as a special place for the understanding of the Meramec River Valley's history, reflection on greater Ideals and works, and Individual retreatants and families; and

WHEREAS, the building, the "Marycliff" Residence, formerly the "Woodcliff" Residence, was constructed in circa 1905, which easily meets the first, and major, requirement of the City for consideration of a historic asset's placement on the City's registry, which is an age that is seventy-five (75) years or greater/older; and

WHEREAS, this building is located on an overall one hundred twenty (120) acre site that is located between State Route 109 and the Meramec River, near Alt Road, and provides a wonderful setting for this family retreat center and an unparalleled site for this historic building being submitted to the City for consideration of its placement on the *Wildwood Historic Registry*; and

WHEREAS, the "Marycliff" Residence was first identified as having historical significance to the City during the development of its Initial Historic Inventory, which included information developed by Esley Hamilton, County Historian, with the St. Louis County Department of Parks and Recreation, and, then thereafter endorsed within the City's own survey of historic assets, which was completed by a consulting firm engaged for this purpose - Missouri Preservation Office (MPO) - over a several year phased approach; and

WHEREAS, in all instances, whether by St. Louis County, the City's private consultant, or others, this particular building has certain characteristics of architecture, history of ownership, and role in the development of the surrounding community that is not typically met by many other buildings in the overall St. Louis County Area, as well as, Wildwood itself; and

WHEREAS, the Historic Preservation Commission conducted a public hearing on this matter at its February 28, 2019 meeting, where it heard testimony on the request from the petitioner's representative about the building, the property, and their plans for its renovation and interior upgrades to maintain it as a vital and important part of the Society of Mary's Mission, and this overall facility; and

WHEREAS, the building, and the property situated below it, did meet nine (9) of the thirteen (13) required review thresholds, while also being part of a collection of other structures and scenery that create a compelling asset within the City of Wildwood; and

WHEREAS, with the conclusion of the public hearing, the Department of Planning prepared a report, including its recommendation on the matter, and presented it to the Historic Preservation Commission for their consideration and action; and

WHEREAS, the Historic Preservation Commission reviewed the Department's favorable recommendation for the placement of the building on the City's *Historic Registry*, which did not include any incentive requests, and supported it, given several reasons set forth therein; and

WHEREAS, these reasons include the following: the requirements of the City's Historic Preservation Ordinance are met by this building; the preservation of the "Marycliff" Residence will guarantee the City a long-term partnership with the Society of Mary in its protection, preservation, and reuse; the approval of this request for this building's placement on the City's *Historic Registry* is further evidence of the growing support and importance these types of preservation activities hold in Wildwood; the inclusion of this asset onto the registry benefits all parties; the property has been identified by the City's Master Plan as having

historical significance since 1996; and the inclusion of the building allows for it to become part of the Wildwood community by its recognition as a unique, historic, and special place in this City; and

WHEREAS, with the Historic Preservation Commission's unanimous support, a Letter of Recommendation was prepared for forwarding to the City Council for its consideration, which occurred at a public hearing before it on May 13, 2019; and

WHEREAS, the City Council did conduct a public hearing on this item and heard presentations from the Department of Planning on the matter and sought details relating to the building and the overall grounds, where it is located; hence, after deliberation, agreed to authorize the preparation of legislation to place this property and building on the City's *Historic Registry* for the reasons noted in the Historic Preservation Commission's Letter of Recommendation issued on this request; and

WHEREAS, this action is consistent with the requirements of Chapter 440 - Historic Preservation Commission of the City of Wildwood Municipal Code – that relates to the consideration of requests for the registry and the offering of incentives and has also been determined by the City Council to be an appropriate exercise of its authority to benefit the public's health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AS FOLLOWS:

Section One. The City Council of the City of Wildwood, Missouri hereby determines that, based upon the information and recommendation provided to it by the Historic Preservation Commission, said building identified as being located on 4000 Highway 109 (St. Louis County Locator Number 26V310045), is appropriate for placement on the City's *Historic Registry*, since this parcel of ground has been determined to be historically significant in nature due to the following considerations: (1.) its character, interest or value is part of the development, heritage, or cultural characteristics of the Community, County, State or Country; (2.) its overall setting is part of a collection of buildings, structures or objects where the overall collection forms a unit; (3.) it has the potential to be returned to an accurate historic appearance regardless of alterations or insensitive treatment that can be demonstrated to be reversible; (4.) It is identified with a person or persons who significantly contributed to the development of the Community, County, State or Country; (5.) it embodies distinguishing characteristics of an architectural type valuable for the study of period, type, method of construction or use of indigenous materials; and (6.) it embodies design, detailing, materials or craftsmanship that renders it architecturally significant; (7.) it has a unique location or singular physical characteristic that makes it an established or familiar visual feature of the neighborhood, community, or City; (8.) its character is a particularly fine or unique example of a utilitarian structure, including, but not limited to, farmhouses, gas stations, or other commercial structures, with a high level of integrity, or architectural significance; and (9.) it is suitable for preservation or restoration.

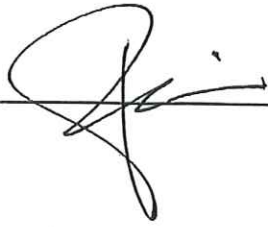
Section Two. The City Council hereby adopts, for the purposes of this action, the Historic Preservation Commission's Letter of Recommendation on this matter, which establishes the parameters and rationales for the designating ordinance, under the requirements and regulations of Chapter 440.040 of the Wildwood Municipal Code – **Historic Preservation and Restoration Code**.

Section Three. The City Council hereby directs the Department of Planning to complete the necessary steps to finalize the nomination process of this property onto the *Historic Registry* and make all notifications and modifications to the owners and City documents regarding the same.

Section Four. This Ordinance shall be in full force and effect on and after its passage and approval.

This Bill was passed and approved this 10th day of June, 2019 by the Council of the City of Wildwood, Missouri after having been read by title, or in full, two (2) times prior to passage.

Presiding Officer



The Honorable James R. Bowlin, Mayor



ATTEST:

Jessica Stirmlinger, Deputy City Clerk



Jessica Stirmlinger, Deputy City Clerk

