

CITY OF WILDWOOD
RECORD OF PROCEEDINGS

MEETING OF THE HISTORIC PRESERVATION COMMISSION
WILDWOOD CITY HALL (HOSTED)
16860 MAIN STREET
WILDWOOD, MISSOURI 63040
June 23, 2022

I. Welcome and Roll Call

Meeting: Thursday, June 23, 2022, hosted at Wildwood City Hall, via Zoom, at 6:30 p.m.
Attending: Commissioners Hensic, Rowton and Hrubes, Secretary Bachert, Vice-Chair Scott, Commission Liaison Broyles, Council Liaisons Rambaud and Nyhan, and Chair Stevens
Absent: Alternates Adams and Quarternik and Commissioner Hammond
Staff: Planner Robyn Keefe and Assistant Director of Planning and Parks Melanie Rippetoe

II. Opening Remarks

Chair Stevens acknowledged with kind words about Planner Keefe's work on the Student Route 66 Taskforce Binders and agenda packet.

III. Approval of the Historic Preservation Commission's Minutes from its May 26, 2022 Meeting

Minutes were approved by unanimous consent.

IV. Public Comment (comments can be provided via Zoom Chat)

None.

V. Old Business

A. Ready for Action – Six (6) Items

1. Historic Route 66 Revitalization Initiative Work Program Update (**Wards – All**)

Planner Keefe gave a brief presentation on next steps for the revitalization effort, proposing the formation of a Route 66 Steering Committee to help guide the effort, and noting Department efforts to investigate new sources of funding for this planning effort and the potential for National Register designation of Wildwood's Route 66 Corridor, in whole or in part. She mentioned the new Certified Local Government (CLG) Coordinator for the State Historic Preservation Office (SHPO), John Peterson, had been especially helpful by pointing out various funding opportunities and connecting her to the right people to discuss the National Register designation. SHPO is very supportive of Wildwood's efforts.

Vice Chair Scott motioned to recommend to City Council that a Route 66 Steering Committee be formed to help direct the initiative, with appointments to the Committee by Mayor Bowlin. Commissioner Hrubes seconded the motion. Motion passed by unanimous voice vote.

Commissioner Hrubes, referencing the discussion pertaining to the National Register, asked if the City owned the easement rights to the historic Route 66 roadbed, which is presently on private property. Planner Keefe indicated that there had been no specific discussion of this fact by the Department, but that she would investigate and provide a more researched response.

2. Route 66 School Engagement (**Wards – All**)

Planner Keefe gave a brief presentation on the upcoming Student Route 66 Taskforce Orientation, structure of the Taskforce, and proposal from the Department to include Youth Liaisons on the Historic Preservation Commission.

Chair Stevens, Vice Chair Scott, Commissioners Hensic and Hrubes, Secretary Bachert, Commission Liaison Broyles and Council Liaison Rambaud indicated they would attend Saturday's orientation event. Commission Liaison Broyles requested permission to bring a Route 66 themed gift for each of the students. Planner Keefe stated she thought that gesture would be a nice touch and thanked Ms. Broyles for it.

Vice Chair Scott noted, in reference to the discussion around Youth Liaisons, that he felt the more people involved in the Commission's activities the better. He asked if the Route 66 Student Taskforce would be permanent. Planner Keefe noted the Department did not see the taskforce as being permanent and was, therefore, recommending that more general language be used when amending the HPC By-Laws and potentially the Code. She stated that, once the taskforce had dissolved, a student could be chosen from any of the area schools to serve on the Commission. Vice Chair Scott said he thought that strategy made sense. Commissioner Hrubes asked if the Mayor would appoint the Youth Liaisons. Planner Keefe stated yes, he could exercise his power to appoint the Youth Liaisons. Chair Stevens asked members to reflect on this proposed change, before the next meeting, and write down any thoughts so they could be discussed.

Chair Stevens endorsed the proposed structure of the taskforce, which is intended to allow the students to operate independently with their own authority, but report to the Historic Preservation Commission. Commissioner Hrubes motioned to approve the proposed structure, as presented. Secretary Bachert seconded the motion. Motion passed by unanimous voice vote.

3. Route 66 Roadside Park Project Work Program Update (**Wards – All**)

Planner Keefe gave some updates on the park project, noting the upcoming meeting dates for resident and business owner engagement in the park design process. She proposed a divide and conquer approach, where HPC members could attend one (1) or both meetings. She said it would be easiest to inventory the members by email.

Planner Keefe requested a motion by the Commission to recommend approval to City Council of the revised contract from SWT Design, inclusive of the proposed design competition. Vice Chair Scott made the motion. Commissioner Rowton seconded the motion. Motion passed by unanimous voice vote.

Planner Keefe noted the Department had met with Roseann Benson, who was volunteering to be the project Historian. Ms. Benson has a unique and varied background, having been both a children's book writer and technical writer, volunteer for the University City Planning Commission, and a trustee of a public library in Beverly, MA. She also has written about the Erie Canal. Commissioners will meet her at the Student Route 66 Taskforce Orientation.

4. 2022 Points of Interest Map Redesign Update (**Wards – All**)

Planner Keefe presented on this topic, noting she had been busy collecting cost proposals for the project from the graphic designer and printer. She noted that the cost estimates had been very reasonable, given what the Department had paid for past maps and subsequent updates. Commissioner Hrubes said he thought it all sounded like a good deal. Commissioner Bachert echoed his sentiments. Commissioner Hrubes made a motion to authorize the Department to proceed with the selected printer, quantity of maps, and graphic designer. Secretary Bachert seconded the motion. Vice Chair Scott asked about the size of the map and whether it would be folded by the printer. Planner Keefe approximated the size, noting it would be much larger than the current map, and said yes, it would be folded. Motion passed by unanimous voice vote.

Planner Keefe gave a brief overview of the shortened Points of Interest descriptions, noting she had included a description of where the markers were located, given that she and Chair Stevens had both gotten thoroughly confused trying to find the marker for Monarch. She asked for Commissioners to provide any comments on these descriptions by Friday, July 1st. Council Liaison Rambaud noted he had a few comments.

As a bonus item to this discussion, Planner Keefe introduced a latest draft of the updated Points of Interest Map, which included trails and bicycle infrastructure, but removed many of the graphics from prior versions, which had made it cluttered over time, as there were additions to the map. She commented the Department was recommending modifications to the historic marker icons so that an "H" was not a part of them. She also noted a desire for the bicycle infrastructure lines to match the thickness of the hiking trail lines. Finally, the Department was recommending a more contrasting color for the scenic road symbols.

Vice Chair Scott noted he would like a copy of the map to be brought to orientation, so the students could be introduced to this project. Chair Stevens noted she thought the map looked wonderful.

Commission Liaison Broyles requested twelve (12) copies of the Wildwood Town Center Map to bring to a meeting she was attending with the St. Louis Recreational Cyclists, who were also participating in the Route 66 Parade. Planner Keefe noted the maps were outdated and could be used for illustrative purposes only. Commission Liaison Broyles noted that was fine. Planner Keefe said she would have them available on Monday.

Vice Chair Scott noted the markers were not in their correct locations on the current draft. Planner Keefe noted she was planning to work with the designer to place the icons in the locations of the markers themselves.

5. Discussion of Essen Log Cabin Use & Location (**Wards – All**)

Planner Keefe pulled the bullets identified in the Department memorandum on this topic up on the screen and read the Department's conclusions on how the use of the Cabin identified by the Commission at last meeting would set certain parameters for the location of it.

Commissioner Hrubes asked who would be providing the tours of the cabin. Planner Keefe noted that question was still up for debate, but at this time, the Department was identifying how the use of the cabin to conduct tours would affect its needs and location. She did note educational activities were funded by CLG grants through SHPO, and the Department, down the road, could look into whether tours and interpretation of the cabin could be funded under that heading.

Commission Liaison Broyles noted that at the last meeting, someone had noted the cabin could be located in Village Green. She asked if the location had been determined at that meeting. Planner Keefe stated that a location had not been decided, but that options had been narrowed to Community Park, Village Green, and Glencoe City Park. She noted location would be the focus of the July meeting and site plans would be provided for each of those properties.

Vice Chair Scott asked if the sites could be visited with a professional. He also wanted to tour the properties with someone who could give a good historical assessment of the cabin in relation to location. Planner Keefe noted she would talk to both SHPO and the director to see if someone knowledgeable could be recruited.

Secretary Bachert asked if a statement should be added about furnishing the cabin. He noted he would hate to see the cabin be an empty building. He asked if it would be appropriate to be discussed now or later. Vice Chair Scott agreed the cabin should be furnished. He noted the Mayor's cabin was furnished. Both mentioned a committee should be formed. He noted funding for this aspect would also need to be discussed. Planner Keefe noted that this was an important issue, but that furnishing the cabin would not have a major impact on the location and could be discussed later.

Commissioner Hrubes asked if the cabin would need to be ADA compliant. Planner Keefe stated yes, it would, but that the second floor would not be ADA accessible.

6. Update on 2022 Work Program (**Wards – All**)

Planner Keefe noted the Department had selected a Copy Editor for the Wildwood History Book and was in-process of completing a contract with her. The selected individual has a Ph.D. in History from Washington University and extensive experience as an editor, including for the South Dakota Historical Society.

Vice Chair Scott noted that a Copy Editor was exactly what was needed to bring the book together. Planner Keefe confirmed the Department was still aiming for a February 2023 release of the book.

- B. Not Ready for Action – One (1) Item
 - 1. Update on Kohn Park Sign (**Ward One**)

VI. **New Business**

A. **Ready for Action – No Items**

- B. Not Ready for Action – Two (2) Items

1. Discussion Regarding the Age Threshold Used to Determine Qualification as Historic **(Wards – All)**
2. Overview of Maintenance Bids for Old Pond School **(Ward One)**

VII. Review of Proposed Zoning/Plats/Site Development Plans/Demolition Requests – One (1) Item

- A. Review of letter offering options for the preservation of the primary residence located at 18410 St. Albans Road (Locator #24X540073). The primary building, built circa 1913, has been surveyed, and is included in the City of Wildwood Historic Building Inventory. **(Ward One)**

Planner Keefe noted the letter was still being reviewed and would be released later this summer.

VIII. Other Matters for Consideration – One (1) Item

- A. New Certified Local Government (CLG) Coordinator at the State Historic Preservation Office (SHPO)

Planner Keefe reiterated that the new CLG Coordinator was going to be a real friend to Wildwood.

Chair Stevens noted that she had read an article in West News Magazine this week about the McReynolds Award and Wildwood Historic Community Markers Program, but there were no pictures in hard copy. She was still happy word was getting out about them.

Vice Chair Scott brought up the Theiss House that was proposed to be demolished as part of the West Edens Subdivision Project. He noted he went by the house, and that it was sound, but the windows were wide open and the building full of trash. He noted the house would fall apart if it was allowed to stay in that condition. He asked if there was something the City could do to enforce maintenance of the building. Assistant Director Rippetoe stated she would ask Code Enforcement about it, including investigation into who was currently responsible for the property. She noted it was a safety issue and the City could at least enforce getting it boarded up. Council Liaison Rambaud noted his special connection to the house. He noted it was a good house to preserve. Dr. Rambaud noted the owner had every right to develop the land, but the house should be saved.

IX. Upcoming Meeting Date – July 28, 2022 (Thursday)

No comments.

X. Closing Remarks and Adjournment

Chair Stevens requested that an updated roster be sent out to everyone on the Commission by email.

Commissioner Rowton made a motion, seconded by Secretary Bachert, to adjourn the meeting. Motion passed by unanimous voice vote. The meeting was adjourned at 7:50 p.m.

DRAFT