



WILDWOOD

July 29, 2022

Tim Kloeppe
St. Alban Properties
3191 St. Albans Road
P.O. Box 49
St. Albans, Missouri 63073

Re: Demolition Request at 18410 St. Alban s Road

Dear Mr. Kloeppe:

Thank you again for meeting with the Historic Preservation Commission Members and other City officials on Friday, March 25, 2022. Your graciousness and cooperation were recognized by the Commission Members, and the background you were able to provide about the property was much appreciated. As you know, the Commission Members were very impressed with the single family dwelling that is located on the site, relative to all the other buildings and structures situated there that are also being considered for future removal. This favorable impression was based upon the sheer construction quality of this dwelling, the architecture and materials creating this one-of-a-kind structure in the City of Wildwood, and its location along the City's Historic Route 66 Corridor.

At the end of this site visit, a discussion was held about the ownership group and City working together to achieve whatever might be best for all parties to preserve the dwelling and return it to a viable use. Many thoughts were offered, but the Commission Members were clear that all options the City has at its disposal, through its Historic Land Use Category of the Master Plan, would be considered in this regard, which includes a broad list of zoning and subdivision incentives to the owners of this dwelling for its retention, restoration, and adaptative reuse. These incentives, as anticipated by this land use category of the Master Plan, could include the following items:

1. A greater number of residential units than currently allowed by the underlying zoning district designation (NU Non-Urban Residence District);
2. A mixed use options on the subject property, with a commercial component or components in association with residential activities;
3. A set of commercial options only; or
4. A donation of some nature to the City or to another entity, thereby obtaining tax advantages that might be realized by such.

Given the lot has triple frontage and is adjacent to an industrial use, there is greater flexibility in the consideration of them, than normally anticipated at other locations where a residential setting surrounds the asset. The lot is also located along Historic Route 66, another reason to consider incentives for historic preservation, given the City is actively pursuing revitalization of this corridor.

Accordingly, the Historic Preservation Commission would like to offer the owners of this asset the opportunity to explore this partnership with the City, with the intent to obtain an outcome for both parties that would be considered successful. The Historic Preservation Commission would consider the formation of a partnership with the ownership group of this asset tantamount to meeting its core responsibilities in protecting and preserving the historical record of this City and would work tirelessly to find solutions to any issues that might arise for the owners or would be identified relative to an effort of this scale and nature. Knowing many questions will be generated from an offer of this nature and pressing needs on the property, the Historic Preservation Commission and other City officials would like to offer a meeting in the short-term to better present this effort to the ownership group of this property. This meeting would allow the ownership group to pose questions to the City and ensure the participating parties are aware of each other's goals in this regard. Therefore, a meeting with the ownership group or its representatives would be much appreciated.

Please contact me regarding this requested meeting, once the members of the ownership group have met and the Department will arrange such at a time convenient to it. If you should have any other questions or comments relative to any other considerations, please do not hesitate to contact the Director of Planning at (636) 458-0440. Thank you for your consideration of this preservation request and accommodating the requested meeting in support of such.

Respectfully,

CITY OF WILDWOOD

Joe Vujnich, Director

Department of Planning and Parks

Cc: The Honorable James R. Bowlin, Mayor
Historic Preservation Commission Members
Steve Cross, City Administrator
John A. Young, City Administrator
Melanie Rippetoe, Assistant Director of Planning and Parks
Robyn Keefe, Planner