



WILDWOOD

September 26, 2022

MEMORANDUM

To: Wildwood Historic Preservation Commission Members

From: Department of Planning and Parks

Re: **Update on John Connell House Preservation Effort (Ward One)**

Cc: The Honorable James R. Bowlin, Mayor
Steve Cross, City Administrator
John A. Young, City Attorney
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Melanie Rippetoe, Assistant Director of Planning and Parks
Robyn Keefe, AICP, Planner

UPDATE ON CURRENT STATUS >>> The City Administrator and the Department of Planning met with two (2) representatives of St. Albans Properties several weeks ago to discuss the John Connell House and the associated property. This meeting was the second held between the parties, per the provided direction of the Commission in this regard, which is to pursue the historic preservation of this asset. The interest of the property owners in a potential partnership with the City appears to be high at this stage of the discussions. This opportunity is very positive for the City, and hopefully that feeling is shared by the property owners.

The content of the discussion of this second meeting with the property owner's representatives was for them to have a better understanding of the Historic Land Use Category of the Master Plan and how it might benefit this location. Additional questions were raised in regard to the types of uses that might be considered. The City responded that a range of residential uses could be considered, along with appropriate commercial types, or even a mixed use option. Examples of the potential uses included references to bed and breakfast establishments, offices, galleries, retail activities, and others.

The representatives of the property owner agreed to consider what might be the best combination of uses to encourage the restoration and reuse of the John Connell House. The City agreed to also consider potential activities and, then collectively, share these thoughts between the property owner's representatives and the City, and then discuss potential outcomes for this process. The time accommodation for these considerations was to be for a month or so. That timeframe is nearing the end. After the end of this month, the City can reach out to the individuals and check on the progress in this matter.

PAST ACTION >>> It is important to note the Department has issued the demolition for several of the outbuildings the Commission agreed could be removed on this site. The John Connell House does remain. The City is visiting the site occasionally to ensure the dwelling remains as secure as possible until a decision is made regarding its future.

CONTACT INFORMATION >>> 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. This item is on tonight's agenda for presentation and discussion. Thank you for your consideration of this information and any input you may like to offer on the same.

City of Wildwood Historic Building Survey 2014-15

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18410 ST ALBANS RD

Locator# 24X540073

Town or village:

location: section 4 44/3

Ownership information (2014):

ST ALBANS PROPERTIES L L C A MISSO

PO BOX 49 AVE

SAINT ALBANS MO 63073

Date: 1913

Historic Name:

Other Name:

Architect: unknown

Builder: unknown

Style: Bungalow/Craftsman

Vernacular Type: foursquare

Stories: 2

Structure: Tile

Wall material: Stucco

Roof Shape: Intersecting Gables

Roof Material: tile

Foundation: Concrete (?)

Historic Use: Residential: Single dwelling

Integrity: Excellent

Condition: Good

Ancillary Bldgs: 4

Environment/Outbuildings:

The total acreage is 14.24; county records indicate that two of the outbuildings are contemporary with the house and two are modern. Behind the house there is a deteriorating shed which appears to be made of the same material as the house; its red tile gable roof is collapsing. In November 1918, J. P. Connell was issued a permit for a frame building in the sw 1/4 of the se 1/4 of section 4, at a cost of \$400; no dimensions were listed and it is not known if this outbuilding is one of those that currently exist. In 1912 he was issued a permit for a "frame dwelling" 14x16' at a cost of \$50; this may also have been for an outbuilding or for a temporary residence while the current house was under construction.

Description:

This fine foursquare has a stucco exterior. The red tile roof has gables facing all four directions. The front porch is full-width, with four brick piers which rise up from the ground and support four Ionic-style concrete columns. The porch roof is flat (or possibly a shallow hip) with a center gable. The front door is to the right of center with paired sash windows to either side. Tall pairs of sash windows are at the left and right bay of the second story. The front gable end retains its stick and stucco work as well as small wood consoles below the gable end. At the right elevation, which faces St. Albans Road, there is a shallow box bay with two stained glass windows and a tile shed roof. From its position partway up the wall it appears that this bay is part of the staircase. Windows at this elevation appear to be replacements. There is also a box bay at the first story of the left elevation, and a shed porch at the rear of the house. There is a brick chimney in the front slope of the west-facing gable.

History/Significance:

The Wildwood Historical Society has scanned undated photographs of this house under construction, showing the hollow clay tile structure. In 1911, J. P. Connell, owner of the Glencoe Clay Company, purchased the site of the house from Anna and Richard Funk (Anna Funk is shown as the owner on the 1909 atlas). The deed was recorded May 16, 1912, and the house was permitted in 1913. Connell himself was listed as the builder and the estimated cost was \$1800. Connell was one of the incorporators of the Glencoe Clay Company in 1918, but by that time, according to a history collected by the Wildwood Historical Society, he had already been mining clay in the area for almost 20 years. This is one of the finest extant houses in Wildwood representing its period.



Sources:

WHS digital images from the collection of John Connell; St. Louis County Direct deed index 1912 (deed located at book 296 pp 196-197); "The Glencoe Clay Company..." single page manuscript, dated 1975, Wildwood Historical Society; St. Louis Daily Record "Building News" section, 11/8/1918 for permit 12559; St. Louis Daily Record "Building News" section, 12/5/12 for permit 7834; Brick and Clay Record, Volume 53 (1918), Google books. St. Louis Daily Record "Building News" section, 6/6/1913 for permit #8274.

Previous Survey/Historic Designation:

on 2000 HPC list of significant properties (using a Manchester address)

Photo date: 2/23/2015

Surveyed by: Lynn Josse, Preservation Research Office

Master Plan

monious designs; integration and preservation of historical sites and local history; blending of local commercial development with appropriately buffered and situated residential development; an integrated system for sanitary and storm sewers; and protection of environmentally sensitive tracts. The Town Center should have a centralized area of park space that can be used as a gathering place for area residents to interact and truly develop a sense of place in their community, with plazas and mini-parks intermingled amongst future residential and commercial developments.

HISTORIC - This category contains properties or areas, which are listed on the City of Wildwood's Historic Register and can be located throughout the community, but only upon land zoned NU Non-Urban Residence District or the FPNU Floodplain Non-Urban Residence District, and not within the boundaries of the Town Center. The Historic Category is intended to provide property owners the opportunity to utilize their buildings, structures, or areas to a greater extent possible than normally allowed under their current Master Plan land use category or zoning district designation as an incentive for their preservation, protection, or adaptive reuse. Designation of properties or areas must meet the criteria listed in the Historic Preservation Ordinance for their nomination and consideration. The designation of properties or areas to this land use category must be approved by the Historic Preservation Commission, the Planning and Zoning Commission, and the City Council and only becomes effective when the owner agrees to have the property or area placed on the City's Historic Register and this designation is finalized. Future use of a historic property or an area will be premised on the surrounding land use pattern, access, utility service, and the sites' natural features, while providing a true community benefit.