

CITY OF WILDWOOD
RECORD OF PROCEEDINGS

MEETING OF THE HISTORIC PRESERVATION COMMISSION
WILDWOOD CITY HALL
16860 MAIN STREET
WILDWOOD, MISSOURI 63040
AND VIA ZOOM
December 1, 2022

I. Welcome and Roll Call

Meeting: Thursday, December 1, 2022, hosted at Wildwood City Hall, in City Council Chambers, and via Zoom, at 6:30 p.m.

Attending: Commissioners Hensic, Hammond, Rowton and Hrubes, Secretary Bachert, Vice-Chair Scott, Council Liaisons Rambaud and Nyhan, Alternate Quarternik, Student Route 66 Taskforce Liaison Myers, and Chair Stevens

Absent: Alternate Adams, and Commission Liaison Broyles

Staff: Planner Robyn Keefe, Senior Planner Travis Newberry, and Director Joe Vujnich

Presenters: Bonnie Roy, Scott Runde and Briana Coleman from SWT Design

II. Opening Remarks by Chair

None.

III. Approval of the Historic Preservation Commission's Minutes from its October 27, 2022, meeting

Minutes were approved by general consent.

IV. Public Comment

None.

V. Old Business

A. Ready for Action – Four (4) Items

1. Route 66 Roadside Park Project Second Pin-Up Review – Led by SWT Design
(Wards – All)

Bonnie Roy and Scott Runde presented an engagement update and a series of 3D renderings that further developed the concept for the park. The renderings included a service station concept for the comfort station, a photo op element reflecting the winning design for the Student Design Competition, a splash pad feature, and several vintage Route 66 gas pumps converted to charging stations (phones or possibly an electric vehicle). The

updated cost opinion totaled \$1,632,000, an increase from \$1,456,000; however, the splash pad feature hadn't been accounted for in the previous opinion.

Commissioner Hrubes inquired into the material of the shade sails and umbrellas. Mr. Runde responded the shade sails would be fabric and would potentially need to be stowed during the wintertime. The umbrellas would be permanent metal structures. In response to another question, Mr. Runde noted irrigation was factored into the cost opinion.

Alternate Quarternik asked for additional detail regarding the charging stations. Mr. Runde noted that he was uncertain whether these features would be an item already available or would need to be customized. Planner Keefe asked if the gas pump replicas could also serve as bicycle comfort stations. Mr. Runde then noted where SWT Design had suggested a bike parking area, bicycle repair station, and drinking fountains on the plan. He clarified that the drinking fountain would be equipped with a bottle filling station.

Mr. Rowton requested the Commission receive a plan noting square feet allocation for each space. Chair Stevens asked how soon shade could be expected. Mr. Runde indicated it would be around five (5) years. He noted it could be investigated, if larger canopy trees could be utilized in key areas. He identified the solid wall planned for buffering along the southern edge of the parking area, in addition to trees, to help hide headlights while the trees matured.

Mr. Runde, in response to a question from Mr. Rowton, noted thirty (30) picnickers could be accommodated comfortably in the space.

Vice-Chair Scott noted his feedback had been addressed and he was impressed with the outcome. Chair Stevens also expressed affirmation for the plan. Mr. Scott requested the plan content be posted to the City website so neighbors in the Grover Crossing Subdivision could offer feedback on it.

Mr. Rowton asked about the Department's position on cost. Director Vujnich noted a process would follow this concept adoption. He noted design and engineering would follow in 2023. He stated he expected the park to be a phased process.

Nolan Myers, Route 66 Student Taskforce Liaison to the Historic Preservation Commission, noted he thought the concept, as presented, had taken into account all taskforce ideas and developed them into one "really cool park." When asked what one feature would sell this park concept to the taskforce, Nolan responded that it would either be the gas pump charging stations or the "photo op" component (winning design of the Student Design Competition).

Director Vujnich noted the Department would issue the concept plan, as presented to the Commission Members, for review and comment, with a one-week comment period. Once comments were submitted, the Department would provide them to SWT Design.

City Council Liaison Rambaud noted he would provide detailed feedback and stated the following:

- Phasing could be considered for funding the project.
- He liked the idea of a splash pad.

- He thought the vehicle charging stations were problematic, given he didn't see room for a vehicle to drive up to one.
- He loves it as a concept.

The room erupted in applause!

2. Student Route 66 Taskforce Update **(Wards – All)**

Nolan presented to the group, noting the taskforce had toured the Wildwood Historical Society during their last meeting and has discussed planning two (2) Route 66 pop up events for the spring. He also noted the taskforce was planning to set up a table at the Pond Carnival.

3. Essen Log Cabin Update **(Wards – All)**

Director Vujnich presented, noting the Department was ready to engage a firm to develop the design and engineering plans for bidding purposes. He stated the Department had drafted a Request for Qualifications (RFQ) for the Historic Preservation Commission to review and provide comment upon. He noted the final document, reflective of received comments, would be provided to the Commission for future reference at the next meeting.

Commissioner Hammond asked if the Department was familiar with work being done in the City of Chesterfield on the north side of Wildhorse Creek. He noted a log cabin had been removed from a bluff in that location. Director Vujnich responded the Department was not aware of the project. Director Vujnich noted Tom Ott, Director of St. Louis County Parks and Recreation, had contacted him about reassembly of a cabin. He gave him some contact information for a colleague who had been integral in the County's project. He suggest he might come present to the Commission with some "lessons learned."

Director Vujnich noted he had a short list of contacts for the RFQ, five (5) or six (6) organizations, and stated there were other mediums for getting the word out as well. Vice Chair Scott requested the list. Director Vujnich noted he would like Mr. Scott's suggestions as well.

Chair Stevens asked if the Department was giving any thought as to volunteer work groups for this project. Director Vujnich noted that volunteers had been recruited in the past, but there were always considerations for liability, etc. He noted he would follow up with a response, after looking into it with the City Attorney.

Vice Chair Scott stated he would like the cabin to be as accurate as possible to the time period. He requested the Department contact the State and see if there were some experts on the topic. He said he would not want it to become a "Disneyland" log cabin. He also noted the group would need to determine the time period for the cabin, and come to a decision at what point additions would not be included. Director Vujnich noted he hoped the RFQ would provide this type of expertise from the consultants hired to do the work.

Dr. Rambaud thanked Mr. Scott for his detailed analysis of pictures. He asked what happened to the foundation. He suggested some of it may remain in the ground. He also noted the stone available from past donations to the City. He stated there were two (2) types of mills in the area, including manual mills and rotary mills, and the Commission just needed to determine which one served the cabin. He noted he had an old cast iron stove that

he'd be happy to donate to the City. He asked about the Silver Maple Tree in the area of the cabin's chosen location. Director Vujnich indicated the Silver Maple was intended to be removed, but he did not see it as an issue to move the cabin a small distance to save it.

4. 2022 Work Program Update (**Wards – All**)

Planner Keefe gave a brief update, noting it was the intention of the Department to install the Orrville Community Marker parking pad by the end of the year.

Vice Chair Scott noted a parking pad should be installed at the Monarch Community Marker and noted Kohn Park had a drainage issue. Director Vujnich noted the origin of the water drainage problem is from North Eatherton Road, a St. Louis County arterial. The City had tried to convince the County to help with the problem. He noted there was some money in the budget for making the park more accessible.

Commissioner Rowton suggested moving the Monarch Marker to John L. LeCave Memorial Trailhead. Director Vujnich noted there was another two (2) acre parcel of ground to the west of the park area. He noted the City had received a grant to put some furniture in the park, but it was stolen. Director Vujnich stated the Department would give the Commission some information on Kohn Park, including some background and engineered plans.

Commissioner Hensic noted Church Road needed a parking pad installed as well. Chair Stevens noted she just parks on the road.

Planner Keefe commented that she had added very descriptive language on the Wildwood Points of Interest Map regarding Historic Community Marker locations, and, if any markers were to be moved, she felt it would be prudent to not do so, until another update was proposed for the map.

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

1. Update on Kohn Park Sign (**Ward One**)
2. Historic Route 66 Revitalization Initiative Work Program Update (**Wards – All**)

VI. **New Business**

A. **Ready for Action – Three (3) Items**

1. Proposed 2023 Work Program (**Wards – All**)

Planner Keefe gave a brief slideshow presentation of all the accomplishments for the year. She ended with some highlighted objectives for the next year, noting she meant to include a possible project with Westland Acres.

Chair Stevens asked about the membership of United Baptist Church. It was noted it was doing well and had a younger membership. Planner Keefe noted the Department would be reaching out to contacts in the new year to begin discussions.

Nolan Myers asked about his position with the HPC, given much of the taskforce work had been completed. Planner Keefe noted that he was expected to remain a liaison through the end of the school year (May 2023), and then there would need to be a discussion.

Commissioner Rowton motioned to adopt the work program. Secretary Bachert seconded the motion.

Dr. Rambaud reminded everyone to pronounce "Poertner" correctly (sounds like "Pertner").

The motion passed by unanimous voice vote.

2. Proposed Champions of History Nomination **(Wards - All)**

This item was deferred.

3. Madison Valley (formally Old Slave Road) Memorial Plaque **(Ward One)**

Director Vujnich gave a presentation on this item, noting the request was now before City Council for its consideration. The recommendation for a plaque recognizing the history of Elijah Madison had also been forwarded. Council Liaison Nyhan commented that she thought it would be finalized at the next meeting. Dr. Rambaud noted the plaque would help recognize the history of the location by documenting it.

Director Vujnich noted there was a future role for the Commission to help determine the content for the plaque. He stated that, on Wildhorse Creek Road, there was no great place to place the Kelpie Historic Community Marker and there may be the same problem here.

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. *Discussion of and action upon a **Demolition Request** of a single-family dwelling and associated accessory structure, both being located at **2612 Walnut Avenue (Locator Number 23W220261)**. A Zoning Authorization application proposing this demolition was filed with the Department on October 13, 2022, and a site visit was conducted by the Department on November 16, 2022, with certain Commission Members present. The date of construction of the primary residential dwelling of historic significance is indicated as 1947, according to St. Louis County Department of Revenue – Assessor's Office Records and the Wildwood Historic Building Survey. This age threshold does require the HPC to consider this request, as it moves forward, given the structure is in excess of 75 years of age. **(Ward One)***

Planner Keefe gave a slide presentation on this item, featuring photos taken during a site visit to the property.

Vice Chair Scott noted he had an issue with houses only seventy-five (75) years in age being considered as having historical value. He did not believe this house had any historical or architectural value.

Secretary Bachert motioned to authorize the demolition and Commissioner Rowton seconded the motion. The motion passed unanimously.

Commissioner Hensic asked about the zoning. Planner Keefe noted it was in the NU Non-Urban Residence District. Director Vujnich added some background about the lack of sewer in the area, and the need for septic systems that were "above minimum standards."

VIII. Other Matters for Consideration – No Items

IX. Upcoming Meeting Date – January 26, 2022 (Thursday)

Planner Keefe clarified the next official meeting of the Historic Preservation Commission was Thursday, January 26, 2023.

X. Closing Remarks and Adjournment

The members voted to adjourn at 8:00 p.m.

DRAFT