

CITY OF WILDWOOD
RECORD OF PROCEEDINGS

MEETING OF THE HISTORIC PRESERVATION COMMISSION
WILDWOOD CITY HALL
16860 MAIN STREET
WILDWOOD, MISSOURI 63040
AND VIA ZOOM
January 26, 2023

I. Welcome and Roll Call

- Meeting:** Thursday, January 26, 2023, 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, Planning and Zoning Commission Liaison Broyles, and Chair Stevens
- Absent:** Alternate Adams and Taskforce Liaison Myers
- Staff:** Planner Robyn Keefe, Senior Planner Travis Newberry, and Director Joe Vujnich

II. Opening Remarks by Chair

Chair Stevens spoke to the work of the late HPC Chair, Paul Wojciechowski, commenting on his recent passing. Director Vujnich noted that Paul's wife had sent him an email inviting friends who might be interested to a Celebration of Life Service on Sunday, February 5, 2023, from noon to 4:00 p.m., at the Harbor of Lake Chesterfield Clubhouse.

III. Approval of the Historic Preservation Commission's Minutes from its December 1, 2022 Meeting

Chair Stevens noted a typo on the third page. The Commission approved the Minutes by general consent.

IV. Public Comment

None.

V. Old Business

A. Ready for Action – Five (5) Items

1. Route 66 Roadside Park Project Update (**Wards – All**)
 - i. Next Steps

Planner Keefe presented, noting that Scott Runde of SWT Design had provided the final design concept for the park to the Wildwood City Council on January 9, 2023. Council Members had commented on the importance of

including the park project in the City's 2021-2025 Strategic Plan and the potential maintenance issues of a splash pad. Generally, there appeared to be concerns about the cost. The Mayor had requested the plan be brought back before the City Council for more detailed consideration. The Department was therefore recommending that a Phase One Conceptual Design be completed by SWT Design, which would then be brought before the Planning and Parks Committee before being presented to City Council. The proposal submitted by SWT Design was included in the agenda packet. In response to a question from Commissioner Hrubes, Director Vujnich noted the Commission should focus on Phase One of the park in the Five-Year Capital Improvements Plan, given subsequent phases would likely fall outside the Five-Year Plan. Commissioner Rowton asked if it was too late to discuss eliminating the splash pad feature and replacing it with an all-season type. Planner Keefe noted she thought it made sense to have some ideas for how to bring the cost down, as the group moved towards phasing the design.

i. Fundraising

Planner Keefe gave a slide presentation on the topic of fundraising for the park, noting potential grant opportunities, crowdfunding/crowdgranting opportunities, and other ideas for funding the park project.

Commissioner Rowton asked if there had ever been a bequeath of money or other assets to the City upon someone's passing. Director Vujnich noted that other than the donation of the Yost Estate at Poërtner Park, there had been no other such donations of that type. He also noted the City had never made the specific ask to the community for such.

Vice Chair Scott noted the timeline walk was a critical element of the park, and the design needed to be developed early. Planner Keefe affirmed the timeline walk and other interpretive elements were what made the park unique and would open the door to more creative funding opportunities. She also noted that additional planning was necessary, before larger funding opportunities would become available.

Commissioner Hrubes noted that Schnucks often requested donations for various charities in the checkout line. Alternate Quarternik suggested that other local businesses may also be open to having donation jars or a "round up" mechanism. Commissioner Rowton asked if there was a national Route 66 group. Planner Keefe noted that there were no national Route 66 group presently funding projects like the park, though several national entities were very interested in the topic. The National Park Service was releasing funds yearly, as part of the ten-year Route 66 Corridor Preservation Program, but it discontinued. However, Ms. Keefe hadn't yet seen an announcement for 2023. Commissioner Rowton noted he felt the City should seek bigger donors than those who were contributing a couple dollars with their dinner (i.e. corporate donors). Alternate Quarternik noted she felt the Commission should seek an alternative means of acknowledging corporate donors than to permanently etch them into the park. Planner Keefe noted that larger donors could certainly bring in additional funds, but also identified the value in engaging community members through more of a crowd-based funding effort. Both could work in tandem.

Chair Stevens stated she thought a big sign should be placed at the park site to advertise the future park and bring awareness to it. Director Vujnich noted that, as long as the size and height requirements met Code, that idea could be considered. Vice Chair Scott noted the sign should include a rendering as presented to the Commission from SWT Design.

Vice Chair Scott noted other businesses in the Town Center could be asked to partner. He noted those businesses also have a stake and should be involved.

Council Liaison Rambaud noted the staff time involved in fundraising. He also pointed to the St. Louis Zoo program involving plates and suggested sponsors be acknowledged on the sign at the park site.

Commissioner Hammond asked if the crowdfunding was "all or nothing." Planner Keefe noted that "all or nothing" was an option, but that most projects of this nature allowed for partial funding.

Commission Liaison Broyles noted Edward Jones might be a good contact. Planner Keefe noted that larger donations could then be leveraged at key moments during the campaign. She noted there was a lot of pre-planning involved in such a campaign.

Commissioner Hammond asked if any bigger project might come along and essentially co-opt the crowdfunding campaign for the Route 66 Roadside Park. Director Vujnich noted there were no such plans at this time, and this strategy worked for this particular project because of the longer timeline.

In response to a question from the Commission, the Department acknowledged the Wildwood City Council and the Mayor would need to be consulted before any fundraising was undertaken.

Vice Chair Scott asked if it would help to have a separate committee to do the legwork and invest the needed time. Planner Keefe noted such a committee could be helpful, though the implementation of the campaign was best done by two to three key individuals from partner institutions with access to communication platforms.

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

Planner Keefe stated the Student Route 66 Taskforce was in the process of organizing two (2) events for April: a month-long scavenger hunt and a "drive-in" movie night. The Taskforce would be meeting next week to discuss details.

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

Planner Keefe presented, noting that City Council had passed an ordinance with a direction to the Commission to oversee the installation of a memorial plaque honoring Elijah Madison by the end of the year. Chair Stevens asked about the design of the sign, questioning if it would stay consistent with the other markers.

Commissioner Hrubes asked about the number of individuals still residing in Westland Acres. The Department noted it was nine (9) to ten (10) households.

In response to a question, Director Vujnich noted a comment had been made during public participation that expressed concerns about the memorial's placement. Dr. Rambaud noted his interpretation of that comment was concern that people viewing the marker would lead to traffic in the neighborhood. He thought it was a fairly modest concern. He expressed a desire to get the Department of Public Works staff involved early on. He suggested other locations not directly along Wild Horse Creek Road might also be considered, such as a location within the Westland Acres Community.

Commissioner Hammond noted he thought the marker should remain close to the road to retain its integrity. A couple others agreed. Commissioner Hrubes stated he thought the police department should be involved. Planner Keefe suggested an internal taskforce might be assembled. Director Vujnich noted there was already a location within the vicinity that might be a good place for it. There could potentially be an option in Babler State Park along the public right-of-way to the north.

4. Wildwood History Book Update (**Wards – All**)

Planner Keefe gave an update on progress and noted that the *Celebrating 25+ Years of Wildwood* photo essay had been completed by the Department and was available for feedback through next Friday. She also noted the target date for project completion had once again shifted, with Celebrate Wildwood 2023 as the new focus (September 23, 2023).

Additionally, Planner Keefe noted that Jill VonGruben, the book's primary author, had suggested Paul Wojciechowski be recognized for his role in orchestrating the Tour de Wildwood Event. There was a positive reception from the Commission, so she stated she would provide that verbiage in a follow-up email.

Director Vujnich noted the Commission would receive a proof of the book in June to review.

5. 2023 Work Program Update (**Wards – All**)

Planner Keefe presented, stating the research was currently being conducted by staff regarding the updated historic building surveys and the Essen Log Cabin Request for Qualifications (RFQ) had been posted.

Chair Stevens asked if the parking pad had been installed for Orville Historic Marker. Director Vujnich noted that Glenn Gaehle had retired, before the parking pad was installed, but the Department now had two (2) new contractors at its disposal.

B. Not Ready for Action – Four (4) Items

1. Update on Kohn Park Sign (**Ward One**)
2. Historic Route 66 Revitalization Initiative Work Program Update (**Wards – All**)
3. Essen Log Cabin Update (**Wards – All**)
4. J. P. Connell House Update (**Ward One**)

VI. **New Business**

A. **Ready for Action – Two (2) Items**

1. Discuss Potential Project within Westland Acres (**Ward Two**)

Director Vujnich presented. He noted Senior Planner Newberry and he had received an increase in number of calls regarding the Westland Acres Community, indicating increased interest in its development. It was important, therefore, to be proactive in considering its preservation. He stated the Mayor and City Council would need to be involved, as well as the community in question.

He said the next meeting should be about how to engage the community.

Commissioner Hrubes made a motion to proceed. Secretary Bachert seconded the motion. Motion passed by unanimous voice vote.

In response to a question, Director Vujnich stated the community of Westland Acres was split between the City of Wildwood and City of Chesterfield 50/50.

2. Elect Officers for 2023 **(Wards – All)**

Planner Keefe presented, noting that the Nomination Committee appointments made by Chair Stevens must first be ratified, given they were done outside of an official meeting. Commissioner Hrubes made the motion, seconded by Commissioner Hammond. Motion passed by unanimous voice vote.

Planner Keefe then noted the nomination slate proposed by that Committee was as follows:

- Jan Stevens – Chair
- Alan Bachert – Vice Chair
- Dan Rowton – Secretary

Planner Keefe noted the Commission could vote on the slate, vote on the nominations individually, and that new nominations could be entertained from the floor at this time.

Chair Steven asked if there were any additional nominations. There were none.

Council Liaison Nyhan made the motion to elect the slate of nominees. Vice Chair Scott seconded. The motion passed by unanimous voice vote.

B. Not Ready for Action – Three (3) 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)**
3. Historic Survey of Properties for 2023 and 2024 **(Wards – All)**

VII. **Review of Proposed Zoning/Plats/Site Development Plans/Demolition Requests – No Items**

VIII. **Other Matters for Consideration – Two (2) Items**

A. Celebrating 20 Year Anniversary as a Certified Local Government (CLG) Designation

Director Vujnich thanked the Commission for its support in maintaining the CLG designation, now in-place for twenty (20) years. He noted the Wildwood Historic Preservation Commission was one of the first to obtain this designation across the state.

B. Upcoming CLG Training Opportunities

Planner Keefe noted the upcoming training offered by the National Alliance of Preservation Commissions (NAPC) and stated she would send the information about it electronically one more time.

Vice Chair Scott noted some of his takeaways from the training on historic tax credits. Planner Keefe stated she would send information on the tax credit programs to the Commission for review. She also noted information was included in the Historic Real Estate Packets she had put together for Celebrate Wildwood. Additionally, she noted that, as a CLG, the City was eligible for funding that could be applied to a National Register Nomination Process. The City could partner with private entities for this purpose, which would then allow them to take advantage of tax credit programs.

Commissioner Rowton proposed the Commission nominate Paul Wojciechowski to the Champions of History Program. Director Vujnich noted the Commission should coordinate with the Mayor and City Council, before getting too far along. Commissioner Rowton made a motion, Secretary Bachert seconded, and the motion passed by unanimous voice vote.

Secretary Bachert asked if the Commission should contact Scott Runde of SWT Design and ask how the project could best be phased before getting others involved. Planner Keefe affirmed his expertise would be tapped once a Phase One Study was commissioned.

IX. Upcoming Meeting Date – February 23, 2023 (Thursday)

X. Closing Remarks and Adjournment

The members voted to adjourn at 8:10 p.m.