I. Welcome and Roll Call

Meeting: Thursday, 8/27/20, Wildwood City Hall and Zoom, 6:30 p.m.
Attending: Commissioners Stevens, Scott, Hammond, Hrubes, Rowton, and Bachert, Alternates Adams and Quarternik, Commission Liaison Broyles, Council Liaisons Clark and Gillani, and Chair Wojciechowski
Absent: None
Staff: Director of Planning and Parks Joe Vujnich, Assistant Director of Planning Kathy Arnett, and Planner Travis Newberry

II. Opening Remarks

Chair Wojciechowski welcomed everyone to the meeting, which was called to order at 6:30 p.m.

III. Approval of the Historic Preservation Commission June 25, 2020 Meeting Minutes

A motion was made by Commissioner Stevens, seconded by Council Member Gillani, to approve the minutes from its meeting of June 25, 2020. A voice vote was taken on the motion, with a unanimous affirmative result, and Chair Wojciechowski declared the motion approved by a vote of 7-0.

IV. Election of Officers for 2020-2021 Commission Year

Director of Planning Vujnich suggested to realign the election of officers to be in compliance with the Commission's by-laws, the slate of officers remain through the end of this year. Then, at the December meeting, a nominating subcommittee can be formed for officers for 2021. This approach is consistent with the Commission's By-Laws.

A motion was made by Commissioner Hrubes, seconded by Commissioner Scott, to retain the current slate of officers through the end of 2020. A voice vote was taken on the motion, with a unanimous affirmative result, and Chair Wojciechowski declared the motion approved by a vote of 7-0.

V. Public Comment

None
VI. New Business

A. Ready for Action – Four (4) Items

1. Presentation by Karen Fox, Wildwood Historical Society, on One-Room Schoolhouses in Wildwood (Wards – All)

Chair Wojciedowski welcomed Ms. Karen Fox, author of the book *One-Room Schoolhouses of Meramec Township*, who is making a presentation to the Commission on this published work. This presentation will count as training for the Commissioners, as part of the City's Certified Local Government (CLG) requirements. He noted his appreciation and new awareness for these remaining buildings because of her work. He then turned it over to Ms. Fox to provide her presentation on her book.

Ms. Karen Fox noted this book was published in 2016. Ms. Fox provided information on the earliest schools in the area and how they were funded in this time. The oldest schoolhouse in Wildwood is the Bacon School dating to the 1820s. It was ultimately replaced by the Wild Horse School sometime in the 1860s. The Wild Horse School stood for 100 years, with the foundation still present today in Babler State Park. Orrville School, now a private residence, was a crowded school in the 1860s. The Orrville Black School was located in what is now the Westland Acres Area. Hollow School, which is no longer standing, was donated by the Hencken Family, and reflective of the large number of German immigrants living in the area, German was part of this school’s curriculum. Ms. Fox noted in 1886 voters approved both German and English be taught in school, until World War I brought about an anti-German sentiment. Pond School, on Manchester Road, which was restored by the City in 2005, was the 3rd Pond School building. The first was built prior to 1873 and became the Pond Colored School. The 2nd building was on the same property, as the 3rd building, but was constructed of wood and burned to the ground. The 3rd building was built just north of where the wooden building had been located and was made of fire-proof materials, such as stucco and clay tile roofing, in 1914 and was used as a school until the 1950s. The Glencoe Black School was established in 1886 and residents went to court to have the school built. The Glencoe School is now a single-family residence and likely the second structure built there. St. Joseph School was where Wildwood Schnucks is now. Ms. Fox then reviewed the problems with sickness and other public health issues in schools, noting the need to quarantine children and not bring them in groups in the schools was similar to what is happening now with the Coronavirus Pandemic and virtual learning.

Discussion and questions for the author included the following: the timing of integration in the Rockwood School District, which was in the 1950s; the timing of desegregation in the Wildwood Area, which happened around 1964; and the students who wanted education past 8th grade could go to Eureka High School, but transportation was a challenge.

2. Request for Exterior Modifications to Building Listed on the City’s Local Historic Register that is Located at 1537 Clayton Woods Court (Locator Number 22U510413) (Wards – All)

Assistant Director of Planning Arnett provided an overview of the proposed request to make modifications to the home listed on the City's Historic Register that is located at 1537 Clayton
Woods Court. The proposed work is to the outside decking structure and some tuckpointing on the stone foundation. The work will match 1-to-1 with the existing deck and railings. She noted, if the Commissioners deemed the work in compliance with the registry requirements and Historic Preservation and Restoration Code, then they could authorize a Certificate of Appropriateness. She then outlined the design criteria for the certificate, which is from the Secretary of the Interior’s standards. The Department had reviewed the criteria and found the work in compliance with the design criteria and specific architectural criteria of the registry and was, therefore, recommending approval of the certificate.

Discussion was held regarding the following: the use of treated and painted lumber, but not any plastic or vinyl; the addition of structural supports and footings, which do not exist currently; and the work to replace the porch with safe and new materials, but to retain the character of the existing structure.

A motion was made by Commissioner Hammond, seconded by Commissioner Stevens, to approve the Certificate of Appropriateness. A voice vote was taken on the motion, with a unanimous affirmative result, and Chair Wojciechowski declared the motion approved by a vote of 7-0.

3. Request for Exterior Modifications to Building Listed on the City’s Local Inventory that is Located at 1233 State Route 109 (Locator Number 21W310083) (Wards – All)

Assistant Director of Planning Arnett provided an overview of the proposed request to make exterior modifications to a property listed on the City’s Historic Inventory, which is located at 1233 State Route 109. She noted the Commission was to review the property and determine if they wished to recommend the property owner seek the structure’s placement on the local Historic Registry. The Department supports the nomination to the registry, but did note there was little in the way of incentives to be offered. Assistant Director Arnett also requested the property owner and architect, who were both in attendance, speak to the health of the grand tree near the addition and the potential impacts of this expansion to it, as well as the proposed finish materials to be used.

Dave Moncey, property owner, noted he had the tree and the proposed addition’s impact upon it reviewed by an arborist, Steve Whitehead. The arborist was not concerned about the tree’s health being impacted by the addition. He did recommend the equipment stay out of the drip edge and also noted the tree, which is a Sugar Maple is probably nearing its maximum age.

Tracy Collins, architect for the project, noted the exterior finishes will match the existing home and will include a stone veneer for the foundation.

Discussion was held regarding the following: the finishes will be natural materials, not plastic or vinyl; the final distance of the structure from the tree, which will be twelve (12) to fifteen (15) feet; the addition is in keeping with practices done to other historical houses; the importance of the stone veneer pattern matching the existing foundation; and the existing living room door will be removed.
A motion was made by Commissioner Scott, seconded by Commissioner Stevens, to recommend the property owner consider adding the property to the local registry. A voice vote was taken on the motion, with a unanimous affirmative result, and Chair Wojciechowski declared the motion approved by a vote of 7-0.

4. Update to Inventory (Wards – All)

Assistant Director of Planning Arnett noted one (1) of the items on this year’s Commission Work Program is to update the Historic Inventory. Currently, the inventory includes properties with structures built in 1943 or prior, which means it was up to date, as of 2018 listing structures that are seventy-five (75) years of age or older. To update the Inventory, properties with structures built in 1944 and 1945 would need to be added. When the Department reviewed this list, only seven (7) structures were included. The list was expanded to include properties with structures built in 1946 and 1947, which would mean the inventory would be current through 2022 and include twenty-five (25) additional properties. She then noted bids were sought for this work by five (5) firms that had been vetted by the State Historic Preservation Office (SHPO) and two (2) bids were received. Department staff was recommending the Commission support a contract with Landmarks Association of St. Louis in the amount of two thousand six hundred dollars ($2,600.00) to complete the Inventory update.

Discussion was held regarding the following: the appropriate cost of the bid, which was actually less per survey than the work completed in 2018 and the determination and potential future discussion on if seventy-five (75) years is still the appropriate threshold.

A motion was made by Commissioner Rowton, seconded by Commissioner Hammond, to recommend the use of Landmarks Association of St. Louis to complete the update to the City’s Historic Inventory. A voice vote was taken on the motion, with a unanimous affirmative result, and Chair Wojciechowski declared the motion approved by a vote of 7-0.

B. Not Ready for Action – One (1) Item

1. Primer on Property Maintenance Codes and the Impact on Historic Structures (Wards – All)

VII. Old Business

A. Ready for Action – Three (3) Items

1. Discussion On Proposed Community Legacy Submittals To The State Of Missouri Bicentennial Celebration (Wards - All)

Director of Planning Vujnicich provided an overview of the three (3) proposed Community Legacy submittals that are planned to the State of Missouri Bicentennial Commission. The proposals include Old Pond School, the Glencoe Area, and the Gumbo Flats. He noted the drafts presented at the previous meeting had Commission comments incorporated into them and are now being
provided as final drafts. The Department is recommending approval of the Community Legacy applications and their submittal to the State Bicentennial organization.

A motion was made by Commissioner Rowton, seconded by Commissioner Stevens, to submit all three (3) applications to the State. A voice vote was taken on the motion, with a unanimous affirmative result, and Chair Wojciechowski declared the motion approved by a vote of 7-0.

2. Discussion On Request For Proposals For Design Of Route 66 Trailhead (Wards - All)

Director of Planning Vujnicj provided an overview of the draft a Request for Qualifications (RFQ) for the design of a roadside park on the one-half (½) acre parcel of ground purchased by the City on Manchester Road, the original Route 66. The trailhead would accentuate Route 66 and provide additional parking. He noted the RFQ utilizes a format generally used by the City and includes suggestions from the Commission’s last meeting. The Department is seeking direction from the Commission on issuing the RFQ.

Discussion was then held regarding the following: the community engagement component; the desire to seek comments from owners of other historically significant structures on Route 66 in Wildwood, such as Big Chief, Pond Inn, and residents in Grover Crossing; the functional designation as a trailhead versus a roadside park for the facility; the addition of sidewalks and bike lanes to the new Manchester Road streetscape; the information that will be provided to the firms for use in their responses; the key location of the property, with the connections of sidewalks that link to the larger system of trails in the vicinity; the desire to try and link the section of original Route 66 pavement into the sidewalk and trail network; the need to have Route 66 information and a small picnic area in the proposed improvements; the desire to include a 3-D map of Route 66 through Wildwood; the request to add to the RFQ that the first step is a meeting with the Commission to discuss ideas for the design; the timeline for the project, which would include planning and design in 2021 and construction in 2022; and the need to include braille on any informational signs included.

A motion was made by Commissioner Hammond, seconded by Commissioner Scott, to move forward with issuing the RFQ. A voice vote was taken on the motion, with a unanimous affirmative result, and Chair Wojciechowski declared the motion approved by a vote of 7-0.

3. Update On 2020 Work Program (Wards - All)

Director of Planning Vujnicj provided an overview of the status of the 2020 Work Program items, noting that eleven (11) of the fifteen (15) items were underway, while initial work had also begun on all four (4) of the ongoing items. The following items were noted to be underway: Item #2. Evaluation of next group of properties for the City’s historical inventory; Item #4. Wildwood History Book; Item #5. 2020 Points of Interest Map; Item #7. Planning and design of Historic Route 66 pocket park; Item #8. Belleview Farms Project; Item #9. Champions of History Program; Item #10. Essen Log Cabin Reconstruction; Item #11. Participation in the State’s Bi-Centennial Celebration; Item #13. Archiving of incorporation documents; Item #14. Installation of Kohn Park identification signage; and Item #15. Review of Historical Aspects of the Yost Estate Property – Poernter Park.
Work on ongoing items was noted to include: an article to be published in the Fall Gazette on historic preservation; a number of social media posts regarding the Commission’s work and the training opportunities; the scheduling of three (3) of the proposed four (4) training sessions and completion that evening of the second of them; and updates on City projects impacting local historic locations, such as the Manchester Road Streetscape Project on Historic Route 66.

Four (4) items were noted from the 2020 Work Program that were not yet started. These items included: Item #1. Minor repairs at Old Pond School; Item #3. Installation of the final historic community marker in Orrville; Item #6. Promotion of Route 66; and Item #12. Creation of a Master Plan for acceptance of donations of historical significance to the City of Wildwood.

Director Vujnicich then noted site visits were being planned in the Fall to see the work at Bellevue Farms and evaluate the historical outbuildings at Poertner Park. He also noted the Eatherton Road bridge was nearing completion, which means the Orrville Historic Community sign could be installed soon.

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

1. Discussion Regarding the Future Location for the Essen Log Cabin (Wards - All)
2. Work Program for Historic Route 66 Promotion (Wards – All)
3. Update on Kohn Park Sign (Ward One)
4. Discussion Regarding Memorial Tribute (Wards – All)

VIII. Review of Proposed Zoning/Plats/Site Development Plan/Demolition Requests – No Items

IX. Other Matters for Consideration

Commission Members expressed their appreciation of Ms. Fox's presentation and would like a letter of thanks sent to her.

X. Upcoming Meeting Dates – September 24, 2020 (Thursday), at 6:30 p.m.

The next meeting is scheduled for Thursday, September 24th.

XI. Closing Remarks and Adjournment

A motion was made by Commissioner Hammond, seconded by Commissioner Stevens, to adjourn the meeting. With a unanimous voice vote, Chair Wojciechowski declared the meeting adjourned at 8:45 p.m.