

CITY OF WILDWOOD
RECORD OF PROCEEDINGS

MEETING OF THE HISTORIC PRESERVATION COMMISSION
WILDWOOD CITY HALL
16860 MAIN STREET
WILDWOOD, MISSOURI 63040
and on Zoom
September 24, 2020

I. Welcome and Roll Call

Meeting: Thursday, 9/24/20, 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 and Assistant Director of Planning Kathy Arnett

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 August 27, 2020 Meeting Minutes

A motion was made by Commissioner Stevens, seconded by Commissioner Scott, to approve the minutes from its meeting of August 27, 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. Public Comment

None

V. New Business

A. Ready for Action – Two (2) Items

1. Presentation by Michael Allen, Preservation Research Office, on Historic Landscape Preservation (Wards – All)

Chair Wojciechowski welcomed Mr. Michael Allen, Director and Architectural Historian for the Preservation Research Office, who is making a presentation to the Commission on historic landscape preservation. This presentation will count as training for the Commissioners, as part of the City's Certified Local Government (CLG) requirements. He then opened the meeting to Mr. Allen to provide his presentation.

Mr. Michael Allen provided his professional background and his work in nine (9) states, along with his role on the faculty of Washington University in the Architecture Department. He noted the importance of landscape in shaping communities. He reviewed the origin of the word 'landscape' and some readings appropriate to learning more about the subject and its composition. Mr. Allen then reviewed shaped and designed spaces in cities and their impact on the built and human environments. He then reviewed the history of the White House Rose Garden and its transformation through the years, including its most recent modifications overseen by First Lady Melania Trump, which was a careful attempt at adhering to historic landscape preservation. Mr. Allen then reviewed the East Campus landscape of Washington University. This area's modifications also drew much public feedback. This effort was a large modification and did not closely follow preservation guidelines.

Discussion and questions for the speaker included the following: the starkness of the Washington University project; the good judgment used in the White House project; the adaptation of the landscape of most historical homes in Wildwood and what approach should be used in design and improvements made on property; the need to have personal expression in design, but to not modify discernible historic elements; the importance of the WPA (Works Progress Administration) wall on the Old Pond School property, as a historical element; and the desire to recreate a similar landscape that is historically period appropriate, when the Essen Log Cabin is reconstructed.

2. Site Visits in October for Orrville Community Marker, Poertner Park, and Belleview Farms (Wards One, Three, and Six)

Assistant Director of Planning Arnett provided an overview of the memorandum provided noting there were a number of site visits discussed recently for the Commissioners to visit. These sites included the dedication of the Orrville Community Marker, the final in the series; a visit to the City's newest park property, Poertner Park, located on Hencken Road, which has numerous structures considered historic by the age-threshold in the City's Historic Preservation and Restoration Code; and Belleview Farms to see the work completed on this historic homestead by the non-profit group known as Friends of Belleview. Department staff believed it would be advantageous to conduct all three (3) site visits on the same day and it could be done on the scheduled date, and be in place of the October meeting. She noted Department staff was seeking feedback from the Commissioners on this plan.

Discussion was held regarding the following: the location for the Orrville Community Marker, which may be discussed in October during the site visit and determine the best location for the marker; and the parking accommodations on Eatherton Road for the visit.

Consensus was reached to have the October meeting at the noted sites in the field.

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

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

VI. Old Business

A. Ready for Action – Two (2) Items

1. Discussion Regarding Memorial Tributes (Wards - All)

Director of Planning Vujnich provided an overview of the document outlining the process for recognizing individuals who have made an impact on historic preservation efforts in Wildwood. He noted the document addressed the items outlined by the Commission at the previous meeting and the Department is seeking Commission Member input.

Discussion was held regarding the following: the focus of the criteria on achievements; the need to not offend with publications and names and, therefore, the benefit to add a criteria that considers the background of the nominated individuals, so as not to undermine the City's reputation; the potential to discuss with the new St. Louis County Historian and the State Historic Preservation Office (SHPO) regarding how they handle these types of issues; the need to review the process again to ensure it meets the goals of the Commissioners; and the concern with how other important work in the City is recognized.

Consensus was reached for additional research to be completed and bring the item back at future meeting. Any additional comments can be sent to the Department over the next few weeks.

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

Assistant Director of Planning Arnett provided an overview of the status of the 2020 Work Program items, noting that twelve (12) 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 #3.** Orrville Community Marker; **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 – Poertner 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 third of them; and updates on City projects impacting local historic locations, such as the Manchester Road Streetscape Project on Historic Route 66.

Three (3) 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 #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.

B. Not Ready for Action – Three (3) 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)

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

VIII. Other Matters for Consideration

Commission Liaison Broyles reviewed the information obtained at the Cultural Heritage Workshop she attended in early September. The presentations covered subjects on oral history, advocacy for historic preservation, and historic preservation in rural communities.

IX. Upcoming Meeting Dates – October 22, 2020 (Thursday)

The next meeting is scheduled for Thursday, October 22nd and, to accomplish the three (3) site visits, will begin at 3:30 p.m.

X. Closing Remarks and Adjournment

A motion was made by Council Liaison Gillani, seconded by Commissioner Stevens, to adjourn the meeting. With a unanimous voice vote, Chair Wojciechowski declared the meeting adjourned at 7:51 p.m.