

7

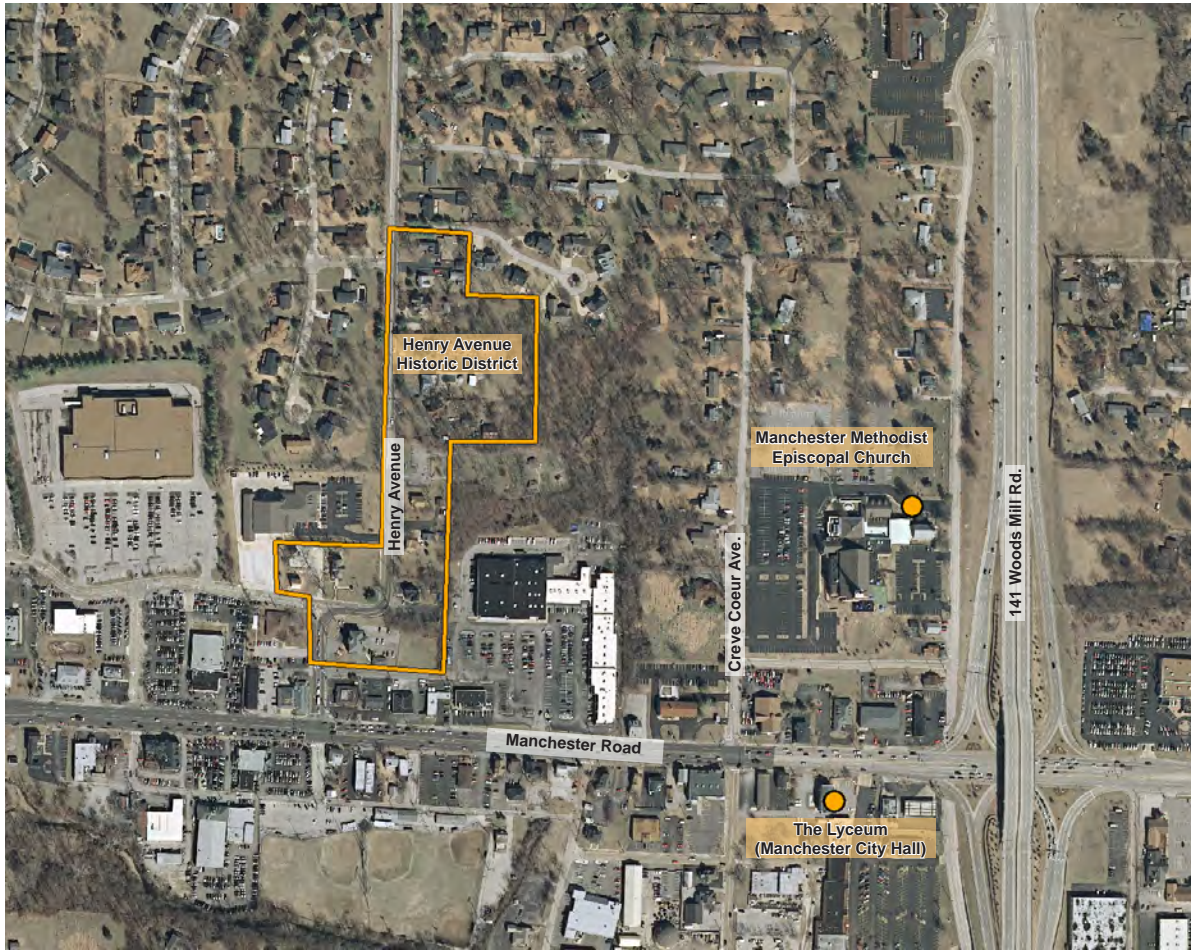
HISTORIC PRESERVATION

Historic Preservation

Relatively few buildings or landmarks existed along Manchester Road prior to the suburban development of the area over the last few decades, and only a small number of buildings constructed prior to 1960 remain today. In Wildwood, a few roadside cafes and older Victorian homes along Old Manchester Road, toward Route 109, remain from the road's heritage as Route 66. Between Wildwood and Manchester, various stages of suburban development have removed virtually all buildings from the pre-suburban era. A small group of older homes and businesses that existed along the south side of Manchester Road in Ballwin disappeared with the development of the Ballwin Olde Town Plaza a few years ago. A few Victorian and bungalow homes remain to the north of Manchester Road and Ballpark Drive, but they do not constitute a historic district and local residents have not made any attempts to register or recognize this area as historic. The historic portion of Manchester, between Baxter Road and Route 141, remains the only concentrated area of historic properties along the corridor and in this portion of West St. Louis County.

Key Recommendations for Historic Preservation

- Community leaders should leverage the historic resources of the historic Manchester area, in particular, to create a distinctive and attractive town center between Route 141 and Baxter Road. The creation of parallel streets should enhance connectivity and access to the historic properties and create opportunities to create a “Main Street” district running east-west along the south side of Manchester Road. The historic structures along Manchester Road could help frame this Main Street and add to its character. The historic Lyceum and the nearby Bacon Log Cabin in Ballwin will add to the sense of place in this town center and should enhance its attractiveness to the larger St. Louis region. The presence of the historic properties in the Manchester area will help to distinguish this town center not only from others along the corridor, but also from other downtowns in the metropolitan area.
- The communities should use the recommended Form Based Code to help to preserve the historic context of the properties in the Manchester area. For example, the Form Based Code would articulate the appropriate heights for buildings constructed adjacent or in close proximity to historic buildings along the corridor. The regulations will help to prevent the construction of a very tall building, for example, next to a one story historic structure. The setbacks articulated in the Form Based Code will also help to preserve the context of the historic structures located on or near to Manchester Road.
- The communities should also adopt the signage and wayfinding strategies outlined in the master plan to highlight the historic district in Manchester and other historic destinations. Community wayfinding in this portion of the corridor should include notifications for the overall historic district, the Lyceum, the Henry Avenue National Historic District, and other structures that may gain historic designation in the future.



The Manchester area includes two buildings and one Historic District listed on the National Register of Historic Places

