



# WILDWOOD®

January 15, 2019

The Honorable City Council  
City of Wildwood, Missouri  
16860 Main Street  
Wildwood, Missouri 63040

Re: **Repairs to Historic Wall at Old Pond School (Ward One)**

Council Members:

## **Background ♦♦♦**

The City of Wildwood has always focused on preserving valuable components and assets of its history and formed a Historic Preservation Commission very shortly after its incorporation. Over the years, many opportunities have presented themselves to the City to participate and improve the character of Wildwood through some type of historic preservation action, project, or enforcement. One (1) such opportunity was the Old Pond School, which was constructed in 1914 and had served this area as an educational facility until the 1960's. Thereafter, Rockwood School District was given the property and building and its officials used it first for administrative offices, then storage, but, finally, allowed it to deteriorate to the point where the former owner of it, under the deed that originally transferred it, reclaimed it.

Once reclaimed, the owner was approached by the City about the disposition of the building and her plans for it. The owner noted she wanted the building preserved, given her family's role in its location and construction. After many meetings, the property owner agreed to provide the building and lot to the City, as a donation, under the stipulation it be restored and used for public purposes. The City Council agreed with these conditions and the property was transferred to the City of Wildwood.

Thereafter, a process was begun to plan, design, and engineer the restoration of the one-room schoolhouse to its former glory. Many resources were used to achieve this goal, including former students of the Old Pond School. Grants were received, with new facilities added, and the school and park opened for public use in 2006. The former property owner was at the ribbon cutting and was able to participate in this special occasion.

The appeal of this effort was the character of the property and the one-room schoolhouse, but also the large, century trees located on the property, and a stone wall that was constructed by the WPA, during the Great Depression. These assets, plus the schoolhouse, created an environment that was praised by historic preservationists in Wildwood and created a statement about the City's commitment to it for the future. Eventually, the building was placed on the City, State, and federal registries, as a historically significant part of American history.

## **Need Assessment ♦♦♦**

Since the facility opened in 2006, a number of changes have occurred at the location, including general maintenance and upkeep, the removal of two (2) of the century trees that died, and the installation of public sanitary sewer service to it. As part of the property, structure, and building maintenance, the Department is always inspecting to ensure problems in association with them do not become major. Once identified, the City has always tried to address, repair, and/or replace the need quickly.



One (1) such area of needed repair and maintenance is the historic wall that defines the front of the property and is very important from the perspective of who built it, i.e. the WPA, and its age. Over the past twelve (12) years, the stones used for the main construction material have begun to dislodge from the mortar that holds them in place. Some of the stones have splintered, before dislodging out of place in the wall. It appears that freeze-thaw cycles are becoming more severe and contributing to this process that is slowly breaking apart the wall. With the problem identified, the Department sought to address the wall's repair and stabilize it and ensure it lasts for another one hundred five (105) years. Given the unique nature of this work and the historic importance of the wall, not many contractors or companies appear to have the expertise to address this restoration and fine detail work needed to recreate the wall and protect it from further degradation.

Ultimately, a company was identified that had the expertise and capability to restore the wall to its original condition and had assisted the City in another park project, where displaced stones from old buildings were used to create new structures in the City's park system. This company is **Martin C. Heck Brick Contracting Company**. After inspecting the wall, this company provided a proposal to the City for the repair, which is at a cost of \$31,856.00. The proposal contains all the components to address a historically accurate restoration of its components and ensure its longevity for future years to come.

### **Committee Action ♦♦♦**

The Committee, at its January 2019 meeting, reviewed the Department's recommendation to engage the **Martin C. Heck Brick Contracting Company** for this work at Old Pond School at the identified price. The Committee was cognizant of the lack of additional bids from potential companies and considered such, but viewed the expertise needed to work on such an important historic structure as key and the past experiences of the City with this particular contractor, as suitable reasons to support this contractor. The Committee took action, and by a vote of 6 to 0, is recommending to the City Council the engagement of this firm for the work, with partial funding for this restoration project from the operating budget line item for the Old Pond School (\$15,000.00) and other capital money (Kohn Park Repairs - \$40,000.00) being shifted to fund and complete this important project.

If any of the City Council Members should have questions or comments before tonight's meeting about this information, please feel free to contact the Department of Planning and Parks at (636) 458-0440. The Department of Planning and Parks will be available at the January 28, 2019 City Council meeting to respond to any questions or comments in this regard. Thank you for your review of this information.

Respectfully submitted,  
**CITY OF WILDWOOD**

Debra Smith McCutchen, Chair\*  
Planning and Parks Committee

Cc: The Honorable James R. Bowlin, Mayor  
Steve Cross, Co-Interim City Administrator  
John A. Young, City Attorney  
Kathy Arnett, Assistant Director of Planning and Parks  
Gary Crews, Superintendent of Parks and Recreation

\* The Department of Planning and Parks developed this report, in conjunction with the Planning and Parks Committee. Content reflects the Committee's consideration of this subject, and not necessarily an individual's position or opinion.

Martin C. Heck Brick Contracting Co.

Proposal

1090 Corisande Hills Road  
 Fenton, Missouri 63026

Date	Estimate #
11/8/2018	22337

Name / Address
Ken Kietel Architects

Project

Description	Cost	Total
<p>Masonry proposal for Old Pond School</p> <p>Price to include work on stone retaining wall along Old Manchester and return at driveway, front step return at front of wall, and small return into front yard at left side.</p> <p>Work to consist of picking of stone of like kind and using from Mr. Gayle's yard being stored for city of Wildwood, sawcutting and roto-hammer out approx 220 pieces of spauled, broken or missing stones as quite evident in the walk thru. Fabricating stone of like kind and sizes from stockpile to be inserted in areas cleaned out for them. Repair of coping and pointing where mortar is missing in a few locations. All debris to be hauled away.</p> <p>Labor and material - washed off when complete</p>	31,856.00	31,856.00
<p>Questions - please call Marty 314-941-9149</p>		<p><b>Total</b> \$31,856.00</p>

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