



# Oak Meyer Gardens HOA

Monuments and Markers  
PIAC Proposal

## Why we are requesting PIAC funds:

- Oak Meyer Gardens (OMG) is a “monumental” community. Within its tight boundaries (63<sup>rd</sup> Street to 69<sup>th</sup> Street & Oak to Holmes), it is responsible for 61 monuments and markers of many varieties and sizes.
- OMG is one of J.C. Nichols’ original residential developments. It is essential to preserve the history and charm these monuments bring to our East Brookside neighborhood and to Kansas City.
- The OMG Board of Directors is undertaking a large infrastructure project to repair and upgrade its monuments and markers in order to preserve them for posterity.
- Masonry work is very expensive. If our homeowners’ association were to cover the repairs and replacements alone, this infrastructure project would take us at least 30 years to complete.
- We are pursuing PIAC funds to assist in the completion of this project.

## Pedestal/Sculpture Deficiencies:

- The structures are 75 – 80 years old, and many of the stones are crumbling with age, weather, or vehicle damage. Their original design, without a cap, allowed water to infiltrate the masonry work, and the freeze/thaw cycle has done its damage.
- A good portion of the sculptures are cracked and weathered. Most can be cleaned and saved, but some are damaged beyond repair and must be replaced. A stolen statue needs to be replaced and repairs need to include fortifications against future theft.
- Many of the larger markers are leaning and require piercing.
- Several of our bronze markers have fallen and need to be reinstalled.
- All should be cleaned with a gentle biocide detergent.

## Our Research:

- The OMG Beautification Committee has photographed and documented all 61 pedestals and their green areas, noting each monument's deficiencies and assigning them a priority.
- The Committee has received estimates from three different masonry companies on a variety of markers, as well as from a highly recommended piercing company for the larger, leaning markers in order to help estimate the magnitude of the work ahead.

## Our Research:

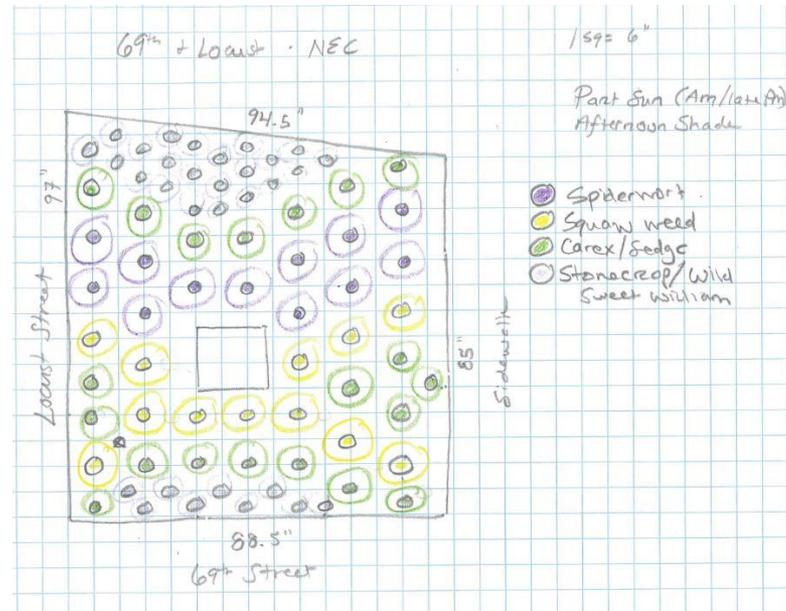
- OMG has consulted with an antiquities cleaning expert, formerly with the Nelson Art Gallery, on how best to clean the statutes and stonework in order to avoid damage..



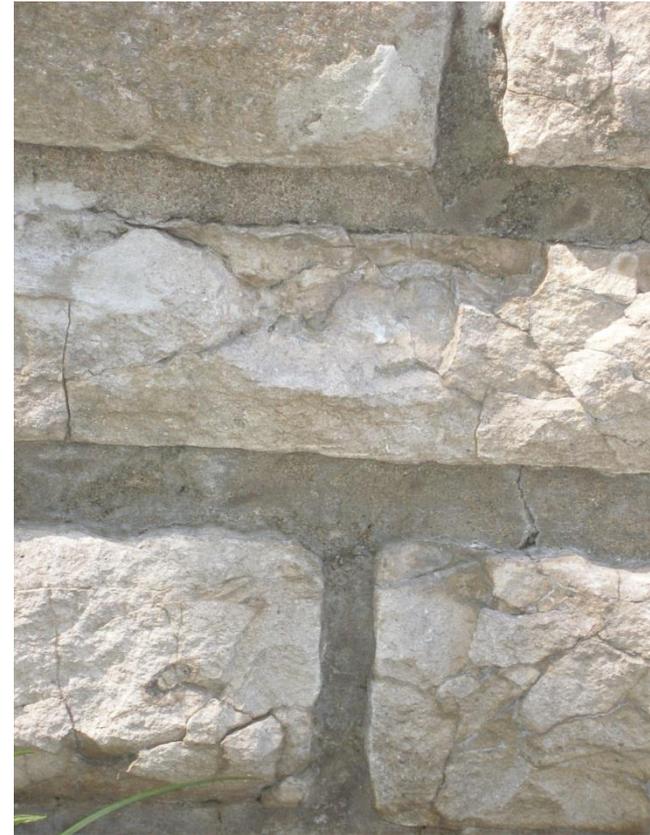
Italian Vase brought over from Europe by J.C. Nichols

## Research:

- We are in the process of drawing and mapping all of the monument green spaces in order to provide new landscaping of native perennials after any masonry work is completed.
- We are consulting with Down-to-Earth KC for some design work and for design advice.



# Typical Samples of OMG Monuments



- Stone is cracked from age and weather. Many stones need to be replaced.
- Vase base is broken and needs to be repaired.



- This is the only brick pedestal pair in the neighborhood and is likely a replacement. It should be rebuilt with stone.
- The vase is worn beyond repair and needs to be replaced.
- A limestone cap to protect new stonework from the weather will be added.



- Will replace brick masonry with stone to match the neighborhood.
- Vase is worn and damaged beyond repair and needs to be replaced.



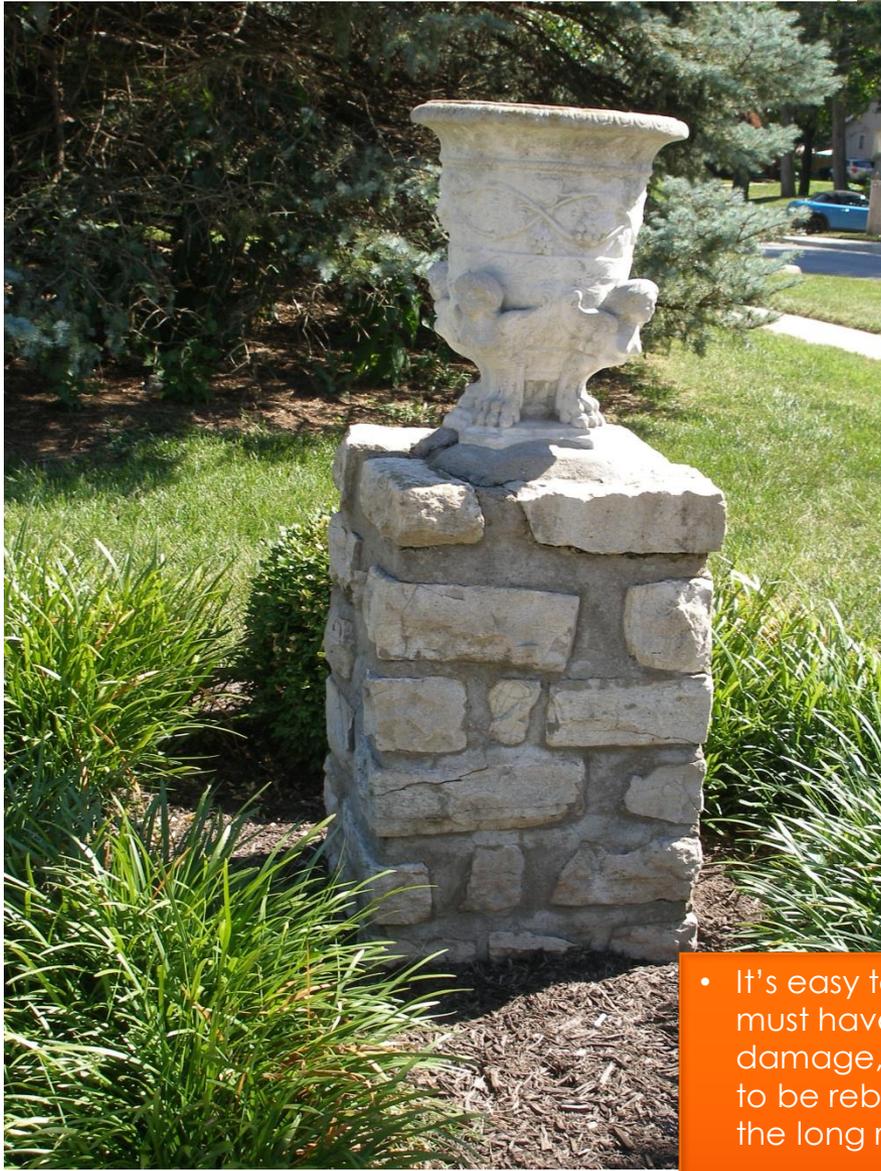
- Floral basket statue is worn, and badly repaired. It and its partner on the south both need to be replaced.
- Both stone walls have stones that are crumbling and need to be replaced.
- A limestone cap to protect new masonry work for the next 75 years should be added.



Pedestal needs to be completely replaced – is collapsing.

Stone basket is damaged and badly patched. Needs to be replaced as well.

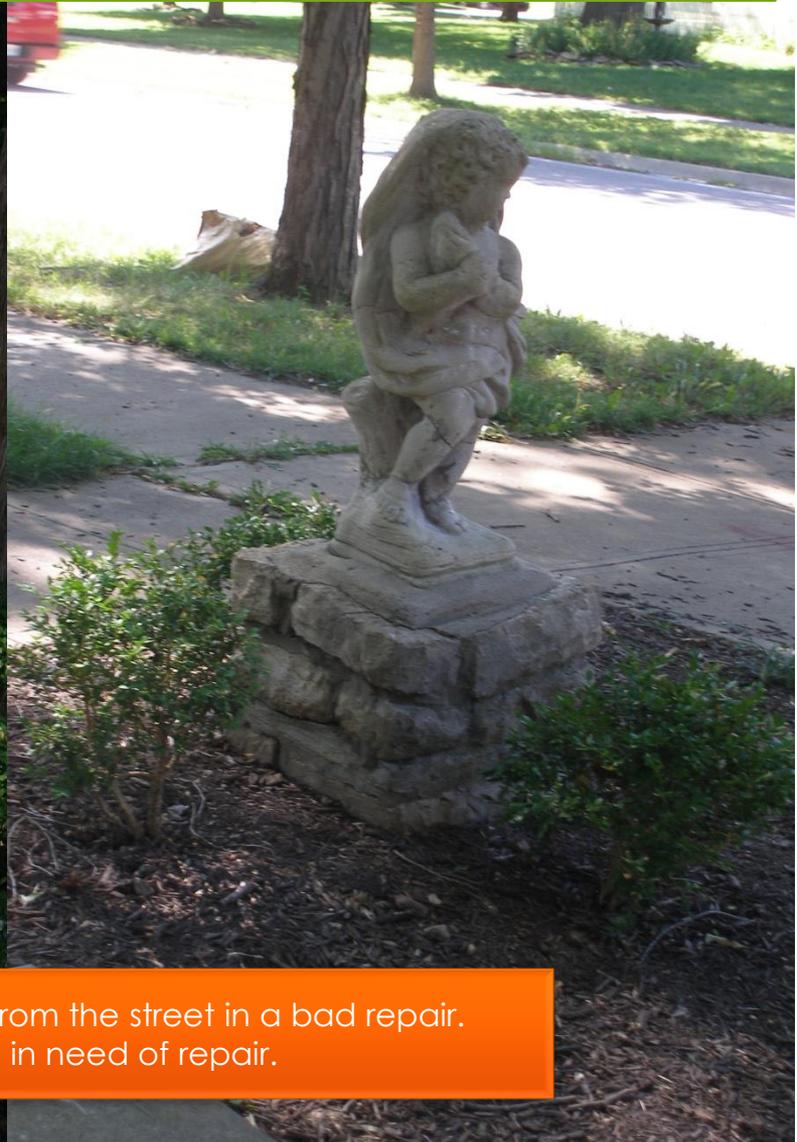
Its partner on the south is in similar condition and requires similar treatment.



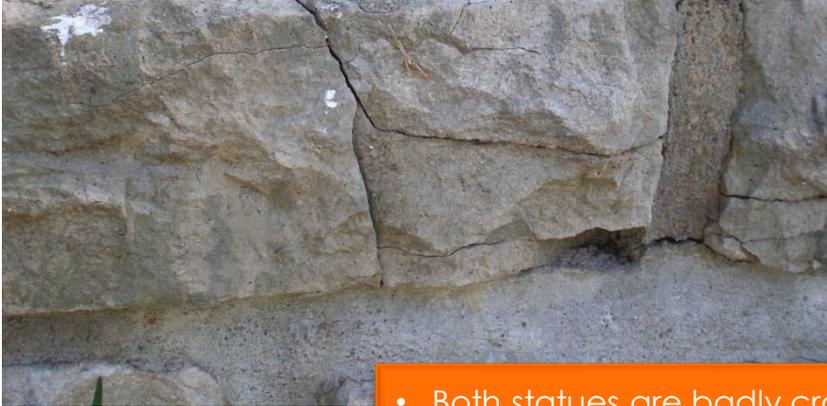
- It's easy to see what is wrong here. The pedestal must have been rebuilt by an amateur after damage, perhaps by a vehicle. This pedestal needs to be rebuilt and capped to protect the masonry for the long run.
- Unfortunately, many of the stones are cracked and need to be replaced as well.



- One of these pedestals must have been rebuilt at one time, and does not match the other in size.
- It is necessary to rebuild both pedestals with ones sized more proportionately to properly fit their vases.
- Again, limestone caps would be added to protect the masonry for many years to come.



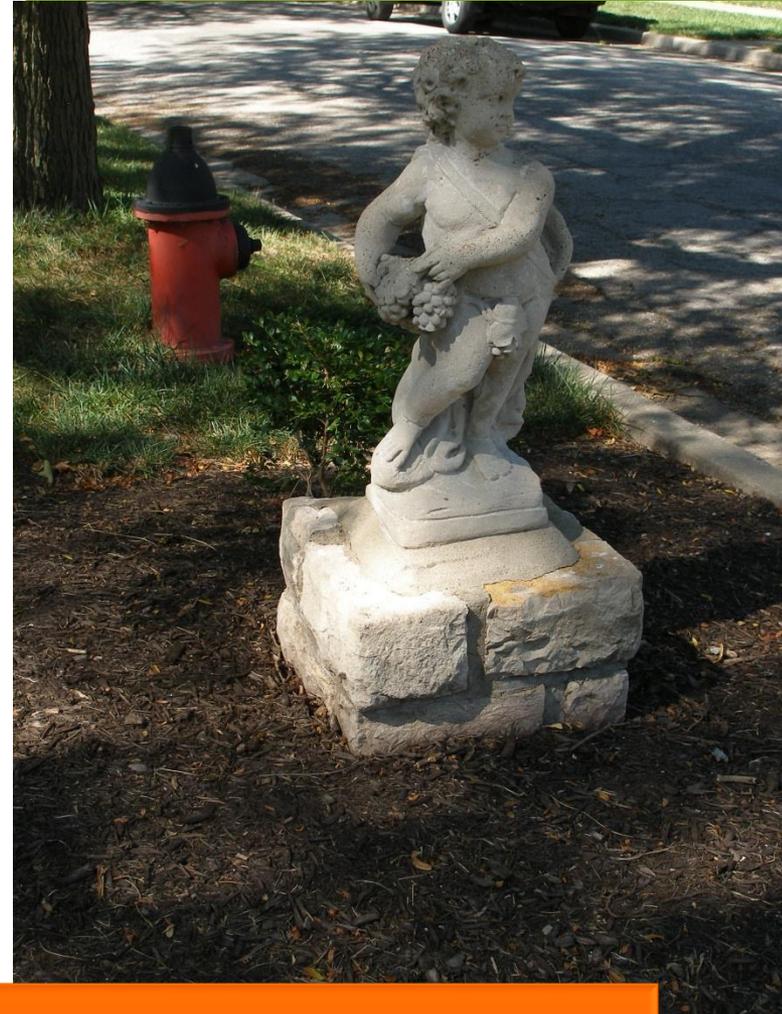
- West statue was turned away from the street in a bad repair. Both statues and pedestals are in need of repair.



- Both statues are badly cracked, but we hope to salvage one and replace the other one with a statue from a different location.
- The pedestals are in bad shape. It is more cost effective to replace them than repair them due to their smaller size.



- Views of the pedestal from different sides show the damage due to weather and wear. It will likely be more cost effective to rebuild the pedestal.
- A limestone cap would not only finish the pedestal, but protect it from weather for many years to come.



- Here's another example of many pedestals pairs throughout the neighborhood that have been re built to different levels in older repairs. We would like to replace both pedestals for ones that are more proportionate to the size of the statues and give them limestone caps.



- The pedestals at Cherry and Meyer Boulevard are highly visual monuments with lovely, large vases. The vases are cracked and in need of repair.
- The pedestal stones are worn,. Cracked stones need to be replaced and tuck pointing provided.

## Cost and Plan of Action:

- In this PIAC Proposal, OMG is requesting funds in the amount of \$118,500 to help to repair or place 50 smaller monuments as well as for four large markers that need minor rehabilitation.
- We have set aside \$28,000 of OMG reserve funds for immediate work. OMG will also cover all landscaping costs as it can.
- The repair and rehabilitation of four large gateway markers will be included in a separate PIAC proposal.
- We are searching for others sources of grants funds to help with such projects.
- We are asking for PIAC money. Please consider funding this project.