



MISSOURI DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF STATE PARKS  
**CERTIFIED LOCAL GOVERNMENT (CLG) ANNUAL REPORT (PAGE 1 OF 7)**

Have you or an immediate family member ever served in the U.S. Armed Forces?

☐ YES ☒ NO

**BASIC INFORMATION**

1. CLG IDENTIFICATION

NAME OF CITY/COUNTY

City of Jefferson

DATE CERTIFIED BY NPS

8/26/04

NAME OF HISTORIC PRESERVATION COMMISSION

City of Jefferson Historic Preservation Commission

REPORT PREPARED BY (name)

Karlie Reinkemeyer

PREPARER TITLE

Neighborhood Services Specialist

2. CLG CONTACT INFORMATION (Official correspondence is directed to this individual. Their name and contact info is provided to the National Park Service.)

NAME

Karlie Reinkemeyer

TITLE

Neighborhood Services Specialist

ADDRESS

320 E. McCarty Street

CITY

Jefferson City

STATE

MO

ZIP

65101

TELEPHONE NUMBER WITH AREA CODE

(573) 634-6564

FAX NUMBER WITH AREA CODE

EMAIL

kreinkemeyer@jeffcitymo.org

3. LIST ALL STAFF MEMBERS WITH DUTIES ASSIGNED TO LOCAL PRESERVATION PROGRAM OR HPC. INDICATE WHETHER STAFF MEETS THE SECRETARY OF THE INTERIOR'S PROFESSIONAL QUALIFICATION STANDARDS ([https://www.nps.gov/history/local-law/arch\\_stnds\\_9.htm](https://www.nps.gov/history/local-law/arch_stnds_9.htm)).

NAME	TITLE	SOI QUALIFIED
Karlie Reinkemeyer	Neighborhood Services Specialist	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> DON'T KNOW
NAME	TITLE	SOI QUALIFIED
Rachel Senzee	Neighborhood Services Supervisor	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> DON'T KNOW
NAME	TITLE	SOI QUALIFIED
		<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> DON'T KNOW

**ORGANIZATION, PLANNING, AND OPERATIONAL DOCUMENTS**

4. WERE ANY OF THE FOLLOWING NEWLY ADOPTED OR REVISED/AMENDED IN THE REPORTING YEAR?

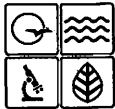
Provide links or attachments. If not adopted or amended in the reporting year, when was each document type most recently developed/amended (if applicable).

PRESERVATION ORDINANCE (including amendments)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	PRESERVATION PLAN (stand alone or a component of a local comprehensive plan)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
BY-LAWS OR RULES OF PROCEDURE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	SURVEY PLAN	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
FORMS FOR CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION, LOCAL HISTORIC LANDMARK/DISTRICT DESIGNATION, DEMOLITION, ETC.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Design Guidelines	FOR THE ENTIRE JURISDICTION <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
FLOW CHART OR GUIDE FOR COA APPLICANTS	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		FOR A SPECIFIC HISTORIC DISTRICT? IF SO WHAT DISTRICT(S)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

**HISTORIC PRESERVATION COMMISSION MEMBERSHIP**

5. LIST ALL CURRENT HPC MEMBERS. ATTACH RESUME FOR EACH. CONTINUE ON NEXT PAGE AND ATTACH A CONTINUATION SHEET IF NEEDED.

NAME		TERM START DATE	TERM END DATE
Mary Schantz		12/11/18	6/8/21
Newly appointed in the reporting year? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Preservation professional? If yes, what discipline? <input type="checkbox"/> YES <input type="checkbox"/> NO	
Is this member an ex-officio representative of another local board or organization? If yes, which one? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
NAME		TERM START DATE	TERM END DATE
Gregory Bemboom		12/11/18	12/14/21
Newly appointed in the reporting year? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Preservation professional? If yes, what discipline? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Is this member an ex-officio representative of another local board or organization? If yes, which one? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			



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**HISTORIC PRESERVATION COMMISSION MEMBERSHIP (continued)**

5. LIST ALL CURRENT HPC MEMBERS. ATTACH RESUME FOR EACH CURRENT MEMBER.

NAME	TERM START DATE	TERM END DATE
Michael Berendzen	8/13/19	12/13/22

Newly appointed in the reporting year? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Preservation professional? If yes, what discipline? Architect	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
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Is this member an ex-officio representative of another local board or organization? If yes, which one?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
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NAME	TERM START DATE	TERM END DATE
Donna Deetz	12/12/17	12/13/22

Newly appointed in the reporting year? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Preservation professional? If yes, what discipline? Redeveloper	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
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Is this member an ex-officio representative of another local board or organization? If yes, which one?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
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NAME	TERM START DATE	TERM END DATE
Steven Hoffman	12/12/17	12/13/23

Newly appointed in the reporting year? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Preservation professional? If yes, what discipline?	<input type="checkbox"/> YES <input type="checkbox"/> NO
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Is this member an ex-officio representative of another local board or organization? If yes, which one?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
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NAME	TERM START DATE	TERM END DATE
Gail Jones	1/14/20	12/13/22

Newly appointed in the reporting year? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Preservation professional? If yes, what discipline?	<input type="checkbox"/> YES <input type="checkbox"/> NO
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Is this member an ex-officio representative of another local board or organization? If yes, which one?	<input type="checkbox"/> YES <input type="checkbox"/> NO
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NAME	TERM START DATE	TERM END DATE
Alan Wheat	12/11/18	12/14/21

Newly appointed in the reporting year? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Preservation professional? If yes, what discipline? Realtor	<input type="checkbox"/> YES <input type="checkbox"/> NO
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Is this member an ex-officio representative of another local board or organization? If yes, which one?	<input type="checkbox"/> YES <input type="checkbox"/> NO
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6. HAS A RESUME BEEN ATTACHED FOR EACH HPC MEMBER (and city staff if petitioning for responsibilities under III.B.11 of the Guidelines for Participation in Missouri's CLG Program)?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
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7. DOES THE BOARD CONTAIN AT LEAST ONE MEMBER IN A PROFESSIONAL PRESERVATION FIELD (architecture, architectural history, history, prehistoric and historic archaeology, planning, urban design, cultural geography, cultural anthropology, folklore, curation, conservation, landscape architecture, or any other related disciplines or fields related to historic preservation)? If not, describe efforts to recruit professional members and additional expertise in the fields of architecture, architectural history, or archaeology when needed.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
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**Other Commission members:**

Tiffany Patterson, March 2020-December 2021, Historian

Brad Schaefer, January 2020-December 2022, Architect

8. LIST ANY EDUCATIONAL OR TRAINING SESSIONS ATTENDED BY HPC AND STAFF MEMBERS IN THE REPORTING YEAR.  
CONTINUE ON NEXT PAGE AND ATTACH A CONTINUATION SHEET IF NEEDED.

NAME OF TRAINING	TRAINING PROVIDER
Balancing Flood Mitigation and Preservation for Historic Buildi	Simpson Gumpertz and Heger- Webinar

NAME(S) OF HPC MEMBERS/STAFF WHO ATTENDED	Karlle Reinkemeyer, HPC members were encouraged to view the webinar.
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NAME OF TRAINING	TRAINING PROVIDER
Look Up! Using Facade Assessment as a Preservation Tool	Missouri Preservation Alliance

NAME(S) OF HPC MEMBERS/STAFF WHO ATTENDED	HPC members were encouraged to view the webinar.
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8. LIST ANY EDUCATIONAL OR TRAINING SESSIONS ATTENDED BY HPC AND STAFF MEMBERS IN THE REPORTING YEAR. ATTACH A CONTINUATION SHEET IF NEEDED (continued).	
NAME OF TRAINING	TRAINING PROVIDER
Considering the Role of Archaeology in Local Historic Preservation	Missouri State Historic Preservation Office
NAME(S) OF HPC MEMBERS/STAFF WHO ATTENDED	
HPC members were encouraged to view the webinar.	
NAME OF TRAINING	TRAINING PROVIDER
NAME(S) OF HPC MEMBERS/STAFF WHO ATTENDED	
NAME OF TRAINING	TRAINING PROVIDER
NAME(S) OF HPC MEMBERS/STAFF WHO ATTENDED	
NAME OF TRAINING	TRAINING PROVIDER
NAME(S) OF HPC MEMBERS/STAFF WHO ATTENDED	
NAME OF TRAINING	TRAINING PROVIDER
NAME(S) OF HPC MEMBERS/STAFF WHO ATTENDED	
NAME OF TRAINING	TRAINING PROVIDER
NAME(S) OF HPC MEMBERS/STAFF WHO ATTENDED	
9. IF EACH HPC MEMBER DID NOT RECEIVE AT LEAST ONE TRAINING, PROVIDE AN EXPLANATION AND DESCRIBE EFFORTS TO OBTAIN THE REQUIRED ANNUAL TRAINING.	



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**HISTORIC PRESERVATION COMMISSION ACTIVITY**

10. HPC MEETINGS MUST BE HELD REGULARLY AT LEAST FOUR (4) TIMES PER YEAR. WHAT IS THE HPC'S REGULAR MEETING SCHEDULE? (e.g. First Tuesday of each month at 6:00 PM)

Second Tuesday of every month at 6:00 PM

11. HAS THE HPC DEVELOPED A WORK PLAN OR LIST OF GOALS SEPARATE FROM THE CITY'S COMPREHENSIVE PRESERVATION PLAN? IF SO, ATTACH.

☐ YES

☒ NO

12. LIST ALL MEETINGS HELD IN THE REPORTING YEAR (meetings that were actually held with a quorum, not just scheduled).

REGULAR MEETING DATES		SPECIAL MEETING DATES	WORK/STUDY SESSION DATES
10/13/2020			
11/10/2020			
12/8/2020			
2/9/2021			
3/9/2021			
4/13/2021			
5/11/2021			
6/8/2021			
7/13/2021			
8/10/2021			
9/14/2021			

13. DID THE HPC DEVELOP, SPONSOR, OR PARTICIPATE IN ANY PUBLIC OUTREACH, EDUCATION, OR INTERPRETIVE EVENTS OR RESOURCES IN THE REPORTING YEAR? IF YES, DESCRIBE.

☒ YES

☐ NO

The Historic Preservation Commission awarded two properties with the Landmark Award. The awards were given out at the Historic City of Jefferson's 2021 Preservation Celebration on May 16, 2021.





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**LOCAL DESIGNATION & REVIEW**

14. HOW MANY RESOURCES HAVE BEEN DESIGNATED LOCALLY IN TOTAL (since the HPC was initially formed)? **59 Local Landmarks, 1 Local District (27 buildings)**  
FOR DISTRICTS, COUNT ANY CONTRIBUTING BUILDINGS OR OBJECTS INDIVIDUALLY (if known).

15. LIST ANY LOCAL LANDMARKS OR DISTRICTS THAT WERE NEWLY LISTED DURING THE REPORTING YEAR. **See attached comprehensive list.**  
Attach a list of all locally designated landmarks and districts including property name (if applicable), address, and date of listing.

16. HOW MANY COA APPLICATIONS (including new construction, alterations, demolition, or relocation) DID THE HPC OR STAFF CONSIDER DURING THE REPORTING YEAR?	TOTAL # REVIEWED <b>N/A</b>	REVIEWED BY FULL HPC <b>N/A</b>	REVIEWED BY CITY STAFF ONLY (administrative approval) <b>N/A</b>
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**SURVEY AND INVENTORY**

17. LIST ANY CULTURAL RESOURCE SURVEYS (architectural or archaeological) IN PROCESS OR COMPLETED DURING THE REPORTING YEAR	IN CONFORMANCE WITH ALL SHPO STANDARDS FOR CULTURAL RESOURCE INVENTORY?	ON FILE WITH THE SHPO?	COMPLETED WITH SUPPORT OF AN HPF GRANT?
W. Main St; Lower Jefferson Waterworks Compl	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
East Side Survey (In Process)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO

18. HAVE ADDITIONAL INVENTORY ACTIVITIES NOT CONFORMING TO SHPO STANDARDS (i.e. for local use only) BEEN UNDERTAKEN (winners of local preservation awards, century houses, etc.)? IF YES, DESCRIBE. ☐ YES ☒ NO

**NATIONAL REGISTER OF HISTORIC PLACES**

19. DOES THE HPC REVIEW ALL NEW NATIONAL REGISTER OF HISTORIC PLACES (NRHP) NOMINATIONS AND SUBMIT WRITTEN COMMENT TO THE SHPO WITHIN THE REQUIRED TIME FRAME? ☒ YES ☐ NO

20. DOES THE MAYOR OR HIGHEST ELECTED OFFICIAL REVIEW ALL NEW NRHP NOMINATIONS AND SUBMIT WRITTEN COMMENT TO THE SHPO WITHIN THE REQUIRED TIME FRAME? ☒ YES ☐ NO

21. WERE ANY PROPERTIES IN THE JURISDICTION ADDED TO THE NRHP DURING THE REPORTING YEAR? IF SO, LIST THEM. ☒ YES ☐ NO

Giesecke Shoe Factory  
J.B. Bruns Shoe Factory  
Simonsen High School  
Orchard Acres/Sugarbaker Property



**NARRATIVE QUESTIONS**

**22. DISCUSS ANY NOTABLE ACCOMPLISHMENTS OR ACHIEVEMENTS FROM THE PAST YEAR.**

In August 2021, the City of Jefferson was awarded \$675,000 from the National Parks Service's Paul Bruhn Historic Revitalization Grant. This grant program helps enable the rehabilitation of historic properties and rehabilitate, protect, and foster the economic development of rural communities. Funding preference will be given to projects that received the "Yellow" or "Red" rating that the engineers designated in the 2019 Exterior Structural Survey. In 2019, the City of Jefferson received a Historic Preservation Fund grant to conduct a structural survey of unreinforced masonry buildings in the Missouri State Capitol and Old Munichburg Commercial Districts, both districts are listed on the National Register of Historic Places. The purpose of the structural survey project was to provide information to the City, property owners, and the public in order to facilitate and guide preservation and revitalization efforts in Jefferson City. Structural engineers from Walter P Moore created individual property reports giving properties a conditional rating of Green, Yellow, or Red. The Paul Bruhn Historic Revitalization Grant will fund the rehabilitation of contributing buildings located in the Missouri State Capitol Historic District or the Munichburg Commercial Historic District, with preference given to properties with a condition rating of Yellow or Red. Eligible projects include the physical preservation of eligible buildings, as well as architectural and engineering services.

**23. DISCUSS ANY PROBLEMS ENCOUNTERED IN THE PAST YEAR.**

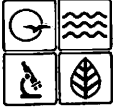
The City received a denial letter from the SHPO regarding the National Register nomination of the Walinko Place. The SHPO suggested the area selected for nomination requires additional survey work to be able to determine the National Register eligibility for this district.

The architectural survey of Walinko Place, General Realty, and Linhardt's Subdivision was conducted by a 36 CFR 61 qualified consultant in 2019. The final report and survey, West Main Street Historic Resources Survey (CO-AS-008), provides the identification of two potential National Register Districts: Walinko Place and West Main Street. The plan was to follow the recommendations of the survey report and submit nominations for the eligible districts. The scoring comments and the denial letter mentioned needing additional survey work before submitting the nomination. This conflicts with the survey report that was approved by the SHPO in 2019.

This has unfortunately left us in a limbo status of how to proceed. It is apparent a nomination will not go through in its current status, therefore we to know what boundaries the SHPO has identified as appropriate. The recommendation to survey the area west of Hwy 63 and between Hwy 50 and the river will realistically take 10 years. It is nearly an entire city ward and contains just under 2,000 properties (not including ancillary structures).

**24. DISCUSS ANY PLANNED ACTIVITY, PROJECTS, OR BUSINESS FOR THE UPCOMING FEDERAL FISCAL YEAR (Oct. 1 - Sept. 30).**

In addition to the Paul Bruhn Historic Revitalization Grant, the City was awarded multiple Historic Preservation Fund grants to aid with planning and outreach and surveys. The City received financial assistance from the Historic Preservation Fund to contract out survey work in the West Main St; Lower Jefferson Subdivision and Waterworks Complex, and to resurvey the Historic East. The City received another Historic Preservation Fund grant which will be used to hire a consultant to prepare a Historic Context for the City of Jefferson.



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**ATTACHMENT CHECKLIST (MAY BE LINKS TO ONLINE DOCUMENTS)**

HPC MEETING MINUTES See attached.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
RESUMES FOR ALL HPC MEMBERS See attached.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
RESUMES FOR CITY STAFF (only required if petitioning for responsibilities under section III.B.11 of the "guidelines for participation") See attached.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
CURRENT HPC WORK PLAN/GOALS	<input type="checkbox"/> YES <input type="checkbox"/> NO
LIST OF ALL LOCALLY DESIGNATED LANDMARKS AND HISTORIC DISTRICTS See attached.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
CURRENT PRESERVATION ORDINANCE See attached.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
CURRENT BY-LAWS OR ADMINISTRATIVE RULES See attached.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
CURRENT PRESERVATION PLAN <a href="https://cms4files.revize.com/jeffersoncitymo/P&amp;Z_and_BOA_postings/2-JeffersonCity%20HP%20Plan_">https://cms4files.revize.com/jeffersoncitymo/P&amp;Z_and_BOA_postings/2-JeffersonCity%20HP%20Plan_</a>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
CURRENT SURVEY PLAN	<input type="checkbox"/> YES <input type="checkbox"/> NO

**City of Jefferson Historic Preservation Commission Minutes**  
**Regular Meeting – Tuesday, October 13, 2020**  
**Virtual WebEx Meeting**

**Commission Members Present**

Mary Schantz, Chairperson  
Alan Wheat  
Tiffany Patterson  
Steven Hoffman  
Donna Deetz, Vice Chairperson  
Gail Jones  
Brad Schaefer  
Michael Berendzen

**Attendance Record**

9 of 10  
9 of 10  
6 of 7  
9 of 10  
9 of 10  
8 of 10  
8 of 10  
6 of 10

**Commission Members Absent**

Gregory Bemboom

**Attendance Record**

8 of 10

**Council Liaison Present**

Laura Ward

**Staff Present**

Rachel Senzee, Neighborhood Services Supervisor  
Karlie Reinkemeyer, Neighborhood Services Specialist

**Guests Present**

Jane Beetem

**Call to Order**

Ms. Schantz called the meeting to order at 5:57 p.m.

**Adoption of Agenda**

Ms. Patterson moved and Mr. Wheat seconded to adopt the agenda as printed. The motion passed unanimously.

**Approval of Regular Meeting Minutes**

Ms. Deetz moved and Ms. Patterson seconded to approve the minutes from the September 15, 2020 Regular Meeting as written. The motion passed unanimously.

**Communication Received**

Ms. Senzee stated that the City received two National Register nominations from the State Historic Preservation Office. The nominations were for the J.B. Bruns Shoe Co., 627 W. McCarty St. and the Giesecke Shoe Factory, 1101 E. Capitol Avenue. Ms. Senzee explained that since the City of Jefferson is a Certified Local Government it is appropriate for the Historic Preservation Commission to comment on whether or not to approve the nominations.

Ms. Senzee explained that the Historic Preservation Commission had the option to fill out the report form which would confirm that the commission agreed that J.B. Bruns Shoe Co. met the criteria of significance and that the property retains its integrity and historic character from its period of significance.

Ms. Deetz moved and Mr. Wheat seconded to recommend that the property is significant, retains integrity, and is eligible for the National Register. The motion passed unanimously.

Ms. Senzee explained that the Historic Preservation Commission had the option to fill out the report form which would confirm that the commission agreed that the Giesecke Shoe Factory met the criteria of significance and that the property retains its integrity and historic character from its period of significance.

Ms. Patterson moved and Ms. Jones seconded that the commission recommends that the property is significant, retains integrity, and is eligible for the National Register. The motion passed unanimously.

### **Demolition Clearance Review-Under 100 Years Old**

Ms. Senzee explained that the following properties under consideration for demolition review are owned by the Jefferson City School District: 412 Case Avenue, 422 Case Avenue, 427 Union, and 1223 Adams Street. The Historic Southside/Old Munichburg District & Neighborhood Plan identifies these properties as future redevelopment land use, presumably for Capital Region Medical Center and Jefferson City High School expansion. In addition, the May 2019 tornado significantly damaged and/or destroyed these properties. These properties do not hold stand-alone historical significance in terms of heritage, cultural or architecturally. Staff recommendation for these properties is demolition.

Mr. Berendzen moved and Mr. Hoffman seconded to approve the demolition review application for the aforementioned properties. The motion passed unanimously.

### **Old Business**

#### **New Business**

##### *A. Resolution 2020-01: Historic Preservation Fund- National Register Surveys*

Ms. Senzee explained that the City has submitted the preliminary applications for the Historic Preservation Fund Grant. Ms. Senzee explained that the City has applied for two grants with one being for resurveying the historic East and the other for Phase II of the West Main project. Ms. Senzee stated that one of the comments received from the State Historic Preservation Officer was to have a resolution from the Historic Preservation Commission.

Ms. Senzee read Resolution 2020-01.

Ms. Senzee explained that the research from the original survey of the historic east has not changed much however, the original survey cut and carved around certain properties. She explained that some of the properties are not there anymore due to tornado damage. Ms. Senzee explained that the West Main project will have a lot of phases. Ms. Senzee stated that the State Historic Preservation Office recommended including the houses on Fulkerson Street.

Mr. Berendzen moved and Mr. Wheat seconded to approve Resolution 2020-01. Ms. Patterson and Ms. Deetz abstained from voting. The motion passed unanimously.

##### *B. Volunteer Surveys- Jane Beetem*

Jane Beetem proposed the idea of having trained volunteers from the community survey historic properties/districts in the City of Jefferson. Ms. Beetem explained that the State Historic Preservation Office has training materials on completing nominations Ms. Beetem explained that the end result would be a professional survey. Ms. Beetem proposed breaking volunteers into small teams to complete the nomination.

She explained that two areas have been identified to focus efforts on: Woodcrest Addition subdivision and East Miller, Bernsketter, St. Louis, Heights area. Ms. Beetem explained that each survey area has potential and is a manageable size. Ms. Beetem asked the Historic Preservation Commission to select the area for the volunteers to start first.

Ms. Deetz moved and Mr. Wheat seconded to have the Historic Preservation Commission pursue volunteer survey groups and to appoint Jane Beetem as the Chair and to focus first on the Woodcrest Addition subdivision. The motion passed unanimously.

### **Other Business**

##### *A. Code Change-Update*

Ms. Senzee explained that there will be a stakeholders group put together to assist with updating the historic preservation code. Ms. Senzee stated that there would be proponents and opponents of historic preservation within the group. Ms. Senzee stated she would like members from the Historic Preservation

Commission to be involved in the group. Ms. Senzee explained that a formal subcommittee from the City Council may be a possibility.

Ms. Schantz asked the commission members to take a look at the current city code before the next meeting and find what areas of interest the commission should participate in.

*B. CLG Report- Need updated resumes from Commissioners*

Ms. Senzee stated that updated resumes are needed for the Certified Local Government Annual Report which is due November 30, 2020. Ms. Senzee asked the commission members to send in their updated resumes in order to be in good standing with the State Historic Preservation Office.

*C. Staff Updates*

Ms. Senzee explained that Ms. Reinkemeyer will be taking over the note taking and minutes and that Ms. Stratman will be the backup for both Ms. Reinkemeyer and Ms. Senzee as needed.

**Dates to Remember**

A. Next Regular Meeting Date, November 10, 2020

**Adjournment**

Ms. Patterson moved and Ms. Jones seconded to adjourn the meeting at 6:52 p.m. The motion passed unanimously

**City of Jefferson Historic Preservation Commission Minutes**  
**Regular Meeting – Tuesday, November 10, 2020**  
**Virtual WebEx Meeting**

**Commission Members Present**

Mary Schantz, Chairperson  
Alan Wheat  
Tiffany Patterson  
Steven Hoffman  
Gail Jones  
Brad Schaefer  
Michael Berendzen  
Gregory Bemboom

**Attendance Record**

10 of 11  
10 of 11  
7 of 8  
10 of 11  
9 of 11  
9 of 11  
7 of 11  
9 of 11

**Commission Members Absent**

Donna Deetz, Vice Chairperson

**Attendance Record**

9 of 11

**Council Liaison Present**

Laura Ward

**Staff Present**

Rachel Senzee, Neighborhood Services Supervisor  
Karlie Reinkemeyer, Neighborhood Services Specialist

**Guests Present**

Emily Cole

**Call to Order**

Ms. Schantz called the meeting to order at 6:01p.m.

**Adoption of Agenda**

Ms. Jones moved and Mr. Wheat seconded to adopt the agenda as amended. The motion passed unanimously.

**Approval of Regular Meeting Minutes**

Mr. Wheat moved and Mr. Hoffman seconded to approve the minutes from the October 13, 2020 Regular Meeting as written. The motion passed unanimously.

**New Business**

*A. Resolution 2020-02: Historic Preservation Fund- Nomination of the Walinko Place for the National Register*

Ms. Senzee explained the location of the Walinko Place and that the area was surveyed previously through the West Main survey. This resolution would provide funding to hire a consultant to list the neighborhood as a district on the National Register of Historic Places.

*B. Resolution 2020-03: Historic Preservation Fund-Historic Context of Jefferson City*

Ms. Senzee explained that this project would be a Historic Context of Jefferson City. Ms. Senzee explained that a Historic Context is a goal mentioned in the City's Historic Preservation Plan. Ms. Senzee stated that the Historic Context would cover Jefferson City architectural development from the founding to present. She stated that historic context can help organize the actions of the Historic Preservation Commission and help determine where historic preservation efforts should be focused on next.

Ms. Senzee explained that the City can apply for one Historic Preservation Fund Grant and stated that the Historic Preservation Commission would need to select one of aforementioned proposed projects.

Ms. Patterson showed support for Resolution 2020-02. She urged that if too much time passes between the survey and the nomination it could allow for buildings to change or be demolished. She also stated that a historic context would be very helpful and both are very good projects.

Ms. Patterson moved and Mr. Hoffman seconded to approve Resolution 2020-02 to apply for a Historic Preservation Grant to nominate the Walinko Historic Place for the National Register of Historic Places. Mr. Hoffman seconded. The motion passed unanimously.

#### *C. Approval of 2021 HPC Calendar*

Ms. Patterson moved and Mr. Berendzen seconded to accept the 2021 Historic Preservation Commission Regular Meeting Calendar as printed. The motion passed unanimously.

#### *D. 608 E. State Street Demolition*

Ms. Senzee provided an overview of the demolition of 608 E. State Street without a permit. Ms. Senzee explained that she received a notification from the Building Official that he had received an application for demolition for 608 E. State Street. Ms. Senzee stated that she called the property owner and walked him through the process since the building is over 100 years old and is in a National Register District and that it will have to go through a public hearing process before demolition. Ms. Senzee stated that the following day she received notification from the property owner that the contractor had already started demolition of the building. The Building Official and Mr. Sonny Sanders went to the property and issued a stop work order. The following week the building was declared dangerous and the contractor was issued a demolition permit.

Ms. Senzee explained that prosecution will be pursued.

### **Other Business**

#### *A. Historic Preservation Code Update*

Ms. Senzee and Mr. Sonny Sanders met with Mayor Tergin and City Administrator Steve Crowell and discussed the historic preservation code change/rewrite. She explained that Mr. Moehlman, City Attorney, suggested that the City Council should recommend a special committee to specifically look at the rewrite of the historic preservation code. Ms. Senzee explained that Mayor Tergin thought it was a great idea and fully supported the idea. Ms. Senzee explained that a memo will be sent to City Council on behalf of the Historic Preservation Commission asking them to approve a special committee being created and that the Mayor has the authority to appoint the committee members.

Ms. Senzee explained the breakdown of what the committee would look like. The committee would consist of 16 members ideally with 2 City Council members, 2 Historic Preservation Commissioners, 1 Planning and Zoning member, 1 Historic City of Jefferson member, 2 architects, 2 developers, 2 realtors, and 4 city residents. Ms. Senzee asked the Historic Preservation Commissioners to think of individuals who would be interested in joining the special committee.

Mr. Schaefer showed interest in joining the special committee.

Ms. Senzee stated that the estimated time to complete the code rewrite would be 18-24 months.

#### *B. CLG Report- Need updated resumes from Commissioners*



Ms. Senzee stated that updated resumes are needed for the Certified Local Government Annual Report which is due November 30, 2020. Ms. Senzee asked the commission members to send in their updated resumes in order to be in good standing with the State Historic Preservation Office.

*C. ACHP National Register Virtual Meeting-November 20 at 10:00a.m.*

- i. Giesecke Shoe Factory*
- ii. J.B. Bruns Shoe Company*

Ms. Senzee explained that the two properties mentioned above are on the agenda to become a National Register listing.

*D. Election for HPC President and Vice President-December 8, 2020 Meeting*

Ms. Schantz explains that she is not seeking another term as President. Ms. Deetz was not available to comment on her plans for another term. Ms. Schantz explained that if any commissioners are interested in either position they need to let Ms. Senzee know a week prior to the December 8<sup>th</sup> Regular Meeting when the election will take place.

**Dates to Remember**

A. Next Regular Meeting Date, December 8, 2020.

**Adjournment**

Mr. Hoffman moved and Ms. Patterson seconded to adjourn the meeting at 6:51 p.m. The motion passed unanimously.

**City of Jefferson Historic Preservation Commission Minutes**  
**Regular Meeting – Tuesday, December 8, 2020**  
**Virtual WebEx Meeting**

**Commission Members Present**

Mary Schantz, Chairperson  
Alan Wheat  
Tiffany Patterson  
Gail Jones  
Brad Schaefer  
Michael Berendzen  
Gregory Bemboom  
Donna Deetz, Vice Chairperson

**Attendance Record**

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10 of 12

**Commission Members Absent**

Steven Hoffman

**Attendance Record**

10 of 12

**Council Liaison Present**

Laura Ward

**Staff Present**

Rachel Senzee, Neighborhood Services Supervisor  
Karlie Reinkemeyer, Neighborhood Services Specialist  
Sonny Sanders, Director of Planning & Protective Services  
Ryan Moehlman, City Attorney  
Ahnna Nanoski, Planner

**Guests Present**

Paul Samson,  
Missy Bonnot  
Derek Eilers  
Ryan Gilmore  
Councilman Ron Fitzwater

**Call to Order**

Ms. Schantz called the meeting to order at 6:00p.m.

**Adoption of Agenda**

Mr. Berendzen moved and Ms. Patterson seconded to adopt the agenda as amended. The motion passed unanimously.

**Approval of Regular Meeting Minutes**

Mr. Berendzen moved and Ms. Jones seconded to approve the minutes from the November 10, 2020 Regular Meeting as written. The motion passed unanimously.

**Demolition Clearance (Over 100 Years Old)- 165 Militia Drive**

Ms. Senzee read the format of the public hearing and order of testimony. Ms. Senzee provided the staff report giving the overview of the property under consideration. Ms. Senzee explained that 165 Militia Drive is historically known as the Vanderfeltz Farm. The property underwent a Section 106 Review and the State Historic Preservation Office has a report on it. Ms. Senzee

explained that the demolition application is for the residential structure and the remaining farmstead structures on the property. The demolition will provide for a business park to be developed. Ms. Senzee explained that the property is not on the National Register, but is eligible due to the significant character and qualities. However, there is no adaptive reuse potential and the property would better serve as a business park.

Ms. Senzee explained that the property does hold historical significance but it no longer functions of the same premise of which its integrity was originally established and no feasible adaptive reuse is foreseeable and most of the architectural features that originally made the property significant have been removed by the family.

Ms. Senzee stated that it is recommended that the commission approve the demolition with the condition that photographs of the demolition are provided especially if log construction and/or grout house construction is discovered during its dismantling.

Paul Samson, Central Missouri Professional Services, the agent for the Jefferson City Chamber of Commerce. Mr. Samson explained that the Chamber of Commerce purchased the property from the Vanderfeltz family in 2006 with the intention of developing the property as an industrial park. The home was still occupied up until two years ago and since then the Chamber has wanted to demolish the rest and make it more presentable for commercial development. The Vanderfeltz family auctioned off personal belonging and barns which resulted in a log barn taken down at that time. Mr. Samson explained that the only significant structure that remains on the property is the home. Mr. Samson stated that the Vanderfeltz family had removed any architecturally salvageable items including planks of the hardwood floor and floor joists resulting in gaping holes.

Mr. Samson stated that Section 106 Review was completed due to issues with the Corps of Engineers permitting process during the Fabick building project. The Memorandum of Understanding was completed. Mr. Samson stated that pictures will be taken when the structure is dismantled.

Councilwoman Ward asked if there is an existing log house within the walls of the dwelling. Mr. Samson stated that a grout house was identified in the HABS report. Mr. Samson stated that he does not think actual log construction is remaining within the walls of the home.

Ms. Patterson explained that the grout house is a unique type of construction and is an early form of concrete.

Mr. Samson and Ms. Bonnot, Interim Chamber President & CEO explained that if a grout house and/or log construction is found they would notify appropriate individuals before proceeding and they do not want to demolish history. Ms. Bonnot reiterated that photo documentation will be carried out.

Ms. Deetz moved and Mr. Wheat seconded that demolition clearance application be approved with the condition that arrangements be made if a grout home/log construction is found during dismantling. The motion passed unanimously.

### **Demolition Review (50-99 Years Old)- 210 E. High Street Addition**

Ms. Senzee provided the staff report giving the overview of the property under consideration. The addition was added between the years of 1975-1980. Ms. Senzee clarified that the demolition application is for the addition on the backside of the building only. She stated that the property owners insisted that the original structure will not be impacted by the removal of the addition. The original structure was built in ca. 1880 and will be rehabilitated to its original state.

The property is listed in the National Registered District and is a contributing building to the Missouri State Capitol Historic District. The property was formerly the Dallmeyer Feed Store and a JC Penney's.

Ms. Senzee indicated that the 1975-1980 addition has been declared dangerous. She stated that this property came back as a life and safety issue according to the structural survey report which was completed over the summer. The property is also in conflict with the Secretary of Interior Standards for Additions to Historic Structures. Ms. Senzee stated that it is recommended that the addition be demolished and the original structure be rehabilitated.

Mr. Eilers and Mr. Gilmore stated that they are leaving the original structure in place and the back portion is the only part being demolished. Mr. Gilmore explained that the structure being removed will provide for more parking. Mr. Eilers and Mr. Gilmore explained that rehabilitating the structure and façade to its original state is the goal.

Mr. Berendzen moved and Mr. Wheat seconded to approve the demolition review application for the addition. The motion passed unanimously.

### **New Business**

#### *A. Election of Officers*

Donna Deetz stated she was interested in serving as Chair or Vice Chair and Alan Wheat stated he was interested in serving as Vice Chair. Mr. Moehlman explained that a motion to approve the slate by acclamation would be an acceptable way to elect the officers.

Ms. Patterson moved and Mr. Berendzen seconded to approve the slate by acclamation. The motion passed unanimously.

Ms. Deetz was elected to Chair and Mr. Wheat elected to Vice Chair. They will take over their responsibilities in January 2021.

### **Other Business**

#### *A. Historic Preservation Code Update*

Ms. Senzee stated that a selective list of candidates is still being compiled to present to the Mayor. She explained that the City Council would establish a special committee and the Mayor would appoint the committee. Ms. Senzee stated that Ms. Deetz would be interested in representing the Historic Preservation Commission. Art Hernandez and Holly Stitt also expressed interest in joining the committee. Mr. Schaefer stated he is interested in representing the Historic Preservation Commission.

Ms. Senzee stated that she plans to reach out to the Board of Realtors for their representation. She asked the commissioners for their assistance in recommending individuals to join the special committee. Mr. Bemboom suggested reaching out to the Homeowners Association.

#### *B. Comprehensive Plan Feedback- [JC-CP \(online\).pdf \(revize.com\)](#)*

Ahnna Nanoski provided an overview of the city's comprehensive plan seeking input from the commission members. She explained that a comprehensive plan is a multi-disciplinary policy document that can be used by city leaders, developers, business owners, and anyone looking to make decisions about how Jefferson City should be maintained, strengthened and developed.

Ms. Nanoski explained that the process began a year ago with the first community engagement phase, stakeholder interviews, community workshops, and an online survey. The data gathered resulted in a draft comprehensive plan. Ms. Nanoski explained that the final community engagement phase is in effect. Feedback from the community is sought after to ensure the comprehensive plan is appropriate for Jefferson City's future.

Comments can be emailed to Ahnna Nanoksi ([ananoski@jeffcitymo.org](mailto:ananoski@jeffcitymo.org)) or complete the online survey ([Review and Rate Activate Jefferson City 2040 Survey \(surveymonkey.com\)](https://www.surveymonkey.com/s/Review-and-Rate-Activate-Jefferson-City-2040-Survey))

### **Dates to Remember**

A. Next Regular Meeting Date, January 12, 2020.

### **Adjournment**

Mr. Bemboom moved and Mr. Wheat seconded to adjourn the meeting at 7: 30 p.m. The motion passed unanimously.

**City of Jefferson Historic Preservation Commission Minutes**  
**Regular Meeting – Tuesday, February 9, 2021**  
**Virtual WebEx Meeting**

**Commission Members Present**

Donna Deetz, Chairperson  
Alan Wheat, Vice Chairperson  
Tiffany Patterson  
Gail Jones  
Brad Schaefer  
Michael Berendzen  
Gregory Bemboom  
Mary Schantz

**Attendance Record**

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**Commission Members Absent**

Steven Hoffman

**Attendance Record**

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**Council Liaison Present**

Laura Ward

**Staff Present**

Rachel Senzee, Neighborhood Services Supervisor  
Karlie Reinkemeyer, Neighborhood Services Specialist  
Dustin Birch, Associate City Counselor

**Guests Present**

Frank Underwood

**Call to Order**

Ms. Deetz called the meeting to order at 6:01p.m.

**Adoption of Agenda**

Mr. Wheat moved and Ms. Jones seconded to adopt the agenda as reordered. The motion passed unanimously.

**Approval of Regular Meeting Minutes**

Mr. Berendzen moved and Ms. Patterson seconded to approve the minutes from the December 8, 2020 Regular Meeting as written. The motion passed unanimously.

**Communication Received**

Ms. Senzee stated that the City received two National Register nominations from the State Historic Preservation Office. The nominations were for Simonsen High School, 501 E. Miller St., and Orchard Acres/Sugarbaker Property, 2113 W. Main St. Ms. Senzee explained that since the City of Jefferson is a Certified Local Government it is appropriate for the Historic Preservation Commission to comment on whether or not to approve the nominations.

Ms. Senzee explained that the Historic Preservation Commission had the option to fill out the report form which would confirm that the commission agreed that Simonsen High School met the criteria of significance and that the property retains its integrity and historic character from its period of significance.

Mr. Berendzen moved and Mr. Wheat seconded to confirm that Simonsen High Schools meets the criteria of significance for the National Register. The motion passed unanimously.

Ms. Patterson motioned and Ms. Jones seconded to amend the original motion in order to include that the property retains efficient integrity to convey its significance. The motion passed unanimously.

Ms. Deetz explained the motion to amend the original motion regarding the integrity and meets the criteria of significance. The motion to amend passed unanimously.

Ms. Deetz moved and Mr. Wheat seconded to recommend that the property is significant, retains integrity, and is eligible for the National Register. The motion passed unanimously.

Ms. Senzee explained that the Historic Preservation Commission had the option to fill out the report form which would confirm that the commission agreed that Orchard Acres/Sugarbaker Property met the criteria of significance by being associated with the lives of persons significant in our past and by embodying the distinctive characteristics of a type, period, or method of construction. Ms., Senzee stated that the preparer of the application explained that Jefferson City does not have a lot of colonial revival properties.

Ms. Schantz moved and Mr. Wheat seconded that the commission recommends that the property is significant, retains integrity, and is eligible for the National Register. The motion passed unanimously.

#### **Demolition Clearance Public Hearing (Over 100 Years Old)- 410 Union Street**

Ms. Senzee read the format of the public hearing and order of testimony. Ms. Senzee gave an overview of the staff report and explained that the property is owned by the Jefferson City School District. The demo request is to demolish a single-family residence at 410 Union Street. The residence was constructed in 1909. Ms. Senzee explained that the structure does not hold sufficient historical significance. Ms. Senzee stated that staff recommends to approve the demolition of 410 Union Street.

Mr. Frank Underwood gave testimony explaining that the Jefferson City School District will be developing sport fields in the area.

Mr. Berendzen motioned and Ms. Jones seconded to approve the demolition clearance application for 410 Union Street. The motion passed unanimously.

#### **Demolition Clearance Public Hearing (Over 100 Years Old)- 308 Case Avenue**

Ms. Senzee gave an overview of the staff report and explained that the request is to demolish a single-family residence at 308 Case Avenue. The structure was built in 1920. The property is owned by Capital Region Medical Center. Ms. Senzee explained that the property does not hold sufficient historical significance. Ms. Senzee explained that staff recommends approval of the demolition clearance application of 308 Case Avenue.

Mr. Berendzen moved and Ms. Jones seconded to approve the demolition clearance application for 308 Case Avenue. The motion passed unanimously.

#### **Demolition Review (50-99 Years Old- 413 Case Avenue**

Ms. Senzee gave an overview of the staff report and explained the purpose of the request is to demolish a single-family residence located at 413 Case Avenue. The structure was built between 1929-1931 and is owned by the Jefferson City School District. Ms. Senzee explained that the property does not hold historical significance. Ms. Senzee stated that staff recommends approval of the demolition review application for 413 Case Avenue.

Mr. Berendzen moved and Ms. Jones seconded to approve the demolition review application for 413 Case Avenue. The motion passed unanimously.

### **New Business**

#### *A. Section 106 Review- 627 Georgia Street*

Ms. Senzee explained that the 627 Georgia Street is potentially receiving Community Development Block Grant funds to put in a new heating and cooling system. Ms. Senzee stated that a Section 106 Review is necessary because of the use of federal funds.

Mr. Berendzen motioned and Ms. Patterson seconded that adequate documentation has been provided and there will be no historic properties affected by the current project and is approved by this commission. The motion passed unanimously.

### **Other Business**

#### *A. Landmark Awards*

*Ms. Senzee stated that the City is accepting Landmark Award applications until February 28<sup>th</sup>, 2021. The Historic Preservation Commission would vote on applications in March and the City Council will pass the applications in April.*

### **Dates to Remember**

A. Next Regular Meeting Date, March 9, 2021.

### **Adjournment**

Mr. Berendzen moved and Mr. Wheat seconded to adjourn the meeting at 6:37 p.m. The motion passed unanimously.



**City of Jefferson Historic Preservation Commission Minutes**  
**Regular Meeting – Tuesday, March 9, 2021**  
**Virtual WebEx Meeting**

**Commission Members Present**

Donna Deetz, Chairperson  
Alan Wheat, Vice Chairperson  
Tiffany Patterson  
Brad Schaefer  
Michael Berendzen  
Gregory Bemboom  
Mary Schantz  
Steven Hoffman

**Attendance Record**

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**Commission Members Absent**

Gail Jones

**Attendance Record**

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**Council Liaison Present**

Laura Ward

**Staff Present**

Rachel Senzee, Neighborhood Services Supervisor  
Karlie Reinkemeyer, Neighborhood Services Specialist

**Guests Present**

Meredith Cox  
Michael Shine, News Tribune  
Clebio John  
Ron Fitzwater  
Bernard  
Belmont

**Call to Order**

Ms. Deetz called the meeting to order at 6:10 p.m.

**Adoption of Agenda**

Ms. Patterson moved and Mr. Wheat seconded to adopt the agenda as written. The motion passed unanimously.

**Approval of Regular Meeting Minutes**

Mr. Wheat moved and Ms. Patterson seconded to approve the minutes from the February 9, 2021 Regular Meeting as written. The motion passed unanimously.

**New Business**

*A. Landmark Awards*

Ms. Senzee stated that the Perry Scott Rader House (504-506 E. Capitol Avenue) was nominated for the Landmark Designation Award. Ms. Senzee gave a description of the Perry Scott Rader House.

Ms. Patterson moved and Ms. Schantz seconded to approve the nomination of the property. The motion was passed unanimously

Ms. Senzee explained that the Tanner House (630 Broadway Street) was nominated for the Landmark Designation Award. Ms. Senzee gave a description for the Tanner House.

Ms. Schantz moved and Mr. Wheat seconded to approve the nomination of the property. The motion passed unanimously.

### **Other Business**

#### *B. Historic Preservation Code Update*

Ms. Senzee stated that a selective list of candidates is still being compiled to present to the Mayor. She explained that the City Council would establish a special committee and the Mayor would appoint the committee. Ms. Senzee stated that Ms. Deetz and Mr. Schaefer are interested in representing the Historic Preservation Commission. Ms. Senzee explained that some of the goals listed in the adopted 2019 Historic Preservation Plan outlined the need for code changes.

### **Dates to Remember**

*A. Next Regular Meeting Date, April 13, 2021.*

*B. May is Preservation Month*

Ms. Deetz stated that the Historic City of Jefferson will restart their salvage sales the fourth Saturday of Each month.

### **Adjournment**

Ms. Patterson moved and Ms. Schantz seconded to adjourn the meeting at 6:36 p.m. The motion passed unanimously.

**City of Jefferson Historic Preservation Commission Minutes**  
**Regular Meeting – Tuesday, April 13, 2021**  
**City Council Chamber and Virtual WebEx Meeting**

**Commission Members Present**

Donna Deetz, Chairperson  
Alan Wheat, Vice Chairperson  
Tiffany Patterson  
Gail Jones  
Brad Schaefer  
Michael Berendzen  
Steven Hoffman  
Mary Schantz

**Attendance Record**

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**Commission Members Absent**

Gregory Bemboom

**Attendance Record**

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**Council Liaison Present**

Laura Ward

**Staff Present**

Rachel Senzee, Neighborhood Services Supervisor  
Karlie Reinkemeyer, Neighborhood Services Specialist  
Ryan Moehlman, City Attorney

**Guests Present**

Frank Underwood  
Patricia Churchill  
Michael Shine  
Gary Wheeler

**Call to Order**

Ms. Deetz called the meeting to order at 6:00p.m.

**Adoption of Agenda**

Ms. Jones moved and Mr. Wheat seconded to adopt the agenda as amended. The motion passed unanimously.

**Approval of Regular Meeting Minutes**

Mr. Wheat moved and Ms. Jones seconded to approve the minutes from the March 9, 2021 Regular Meeting as written. The motion passed unanimously.

**Communication Received**

A. International Shoe East End-Main Street Factory-National Register of Historic Places  
Ms. Senzee stated one communication was received from the State Historic Preservation Office notifying the City that the International Shoe East End-Main Street Factory was officially placed on the National Register of Historic Places.

**Demolition Clearance Public Hearing (Over 100 Years Old)- 412 Union**

Ms. Senzee read the format of the public hearing and order of testimony. Ms. Senzee gave an overview of the staff report and explained that the property is owned by the Jefferson City School District. The demo request is to demolish a single-family residence at 412 Union Street. The residence was constructed in 1910. Ms. Senzee explained that the structure does not hold

sufficient historical significance. Ms. Senzee stated that staff recommends to approve the demolition of 412 Union Street.

Ms. Jones motioned and Mr. Berendzen seconded to approve the demolition clearance application for 412 Union Street. The motion passed unanimously.

**Demolition Clearance Public Hearing (Over 100 Years Old)- 738 S. Country Club Drive**

Ms. Senzee gave an overview of the staff report and explained that the request is to demolish 6 structures including a single-family residence at 738 S. Country Club Drive. The single-family structure was built in 1930. The property is owned by the Missouri Soybean Association. The Missouri Soybean Association plan to make an educational space once the property is demolished. Ms. Senzee explained that the property does not hold sufficient historical significance. Ms. Senzee explained that staff recommends approval of the demolition clearance application of 308 Case Avenue.

Mr. Berendzen moved and Ms. Schantz seconded to approve the demolition review application for 738 S. Country Club Drive. The motion passed unanimously.

**Demolition Review (50-99 Years Old)- 112 Fulkerson Street**

Ms. Senzee gave an overview of the staff report and explained the purpose of the request is to demolish a single-family residence located at 112 Fulkerson Street. The structure was built in 1926 and is owned by the GNJPJC Family Trust. Ms. Senzee explained that the property does not hold historical significance. According to Ms. Patricia Churchill (Trustee for the Family Trust), the purpose of the demolition is for a new and fully accessible residence to be built of aging family members. Ms. Senzee stated that staff recommends approval of the demolition review application for 112 Fulkerson Street.

Mr. Berendzen moved and Ms. Schantz seconded to approve the demolition review application for 112 Fulkerson Street. The motion passed unanimously.

**New Business**

*A. Resolution 2021-01: Historic Preservation Fund-Historic Context of Jefferson City*

Ms. Senzee explained that the City of Jefferson became aware of Historic Preservation Funds that are sub granted through the State Historic Preservation Office are available for additional projects. Ms. Senzee explained that a Historic Context of Jefferson City is highlighted as a need in the Historic Preservation Plan. Ms. Senzee explained that a Historic Context will help prioritize areas of the City that need surveyed and will have a component focused on minority populations and neighborhoods in Jefferson City. The City of Jefferson would have to provide a 40% match. The application is due June 1, 2021.

Ms. Patterson moved and Mr. Berendzen seconded to support the application for the Historic Context of Jefferson City and to approve the resolution. The motion passed unanimously.

*B. Resolution 2021-02: Paul Bruhn Historic Revitalization Grant*

Ms. Senzee explained that the resolution has already gone to the City Council and was approved, but she wanted the Historic Preservation Commission to approve as well. The Paul Bruhn Historic Revitalization Grant is through the National Parks Service. and the purpose of the grant is to afford Certified Local Government communities to subgrant funds in the amount of up \$750,000 to property owners for rehabilitation and restoration. Ms. Senzee explained the City will request the full \$750,000 and there is no match required. Ms. Senzee stated the target area would be properties that were surveyed in the 2020 Structural Survey that were identified as “red” or “yellow”. Any property that were identified as “red” or “yellow” have structural

deficiencies that need addressed. Ms. Senzee explained, if awarded, five to seven properties would be awarded \$150,000-\$200,000. Eligible properties would be contributing structures within the National Register Historic District with preference given to “red” and “yellow” properties. The application is due May 12, 2021.

Mr. Wheat moved and Ms. Patterson seconded to approve Resolution 2021-02: Historic Revitalization Grant. The motion passed unanimously.

### **Other Business**

#### *A. Historic Preservation Code Update*

Ms. Senzee stated that staff has met with the Mayor and City Administrator regarding the stakeholder’s group that will help with the historic preservation code update. Ms. Senzee explained that the Mayor has approved the list and made two suggestions. Ms. Senzee stated that the goal is to have a resolution before City Council by May 3, appointments to the committee would happen at the May 17 City Council meeting, and the proposed first stakeholders committee on June 3, 2021 at 6 p.m.

#### *B. Landmark Awards Presentation*

Ms. Senzee explained that the ordinance designation will happen at the April 19<sup>th</sup> City Council meeting. Ms. Senzee stated The Historic City of Jefferson has invited award winners and the Historic Preservation Commission to a preservation month banquet at Capital Bluffs Event Center on May 16<sup>th</sup> at 1 p.m.

#### *C. Historic Properties Mapping Project*

Ms. Senzee explained that Dalton Green, an intern from Lincoln University, has been digitalizing the architectural survey and National Register binders which will result in an interactive map through the Mid MO GIS hub. Ms. Senzee explained that Dalton will present the project at the May 11<sup>th</sup> meeting. Ms. Senzee explained that staff has met with the Historic City of Jefferson and plan on partnering and share resources, so the public can utilize the map for historic preservation efforts.

#### *D. Community Development Block Grant-Disaster Recovery Funds*

Ms. Senzee explained that after the 2019 Tornado the City became eligible for Community Development Block Grant-Disaster Recovery Funds. These funds are administered by the State of Missouri’s Department of Economic Development. Ms. Senzee stated that Cole County will receive approximately \$7 million for the 65101-zip code that was hit by the tornado. Ms. Senzee explained that the funds will be used for housing. \$5 million is supposed to go multi-family housing development and \$2 million set aside for the remaining structures which includes restoration activities. Ms. Senzee explained the funding is targeted towards low-moderate income areas. Ms. Senzee explained that funding will become available in June, but staff has not heard from the Department of Economic Development regarding what steps the City needs to take next.

#### *E. Historic Preservation Month*

Ms. Senzee stated that May is Historic Preservation Month. Ms. Senzee sought input from commissioners on whether they wanted to plan activities for this year or begin planning activities for next year. Ms. Patterson suggested planning activities for May 2022 because of the time constraints this year. The commission will plan on resuming activities in May 2022. Ms. Deetz stated the Missouri Preservation Conference will be held in Jefferson City in 2022.

#### *F. Certified Local Government Training*

Ms. Senzee explained that staff and commissioners must complete at least one training as a requirement for retaining Certified Local Government status. Ms. Senzee sought input from commissioners regarding what topics they would like to receive training in. The commissioners will report back with other topics of interest.

#### *G. Façade Committee*

Ms. Senzee explained that city staff is in the processes of reducing the number of boards and commissions in city government. Ms. Senzee stated that many boards and committees are stagnant and the Façade Committee is considered stagnant. Ms. Senzee explained that the Façade Committee is intended to be a review body of design guidelines for any applicant in the Neighborhood Reinvestment Area. Staff has suggested that the Façade Committee be disbanded and have the responsibilities of the façade committee transfer to the Historic Preservation Commission. Ms. Senzee asked for opinions from the commissioners. Ms. Schantz is against the Historic Preservation Commission assuming the responsibilities and believes the Façade Committee allows for more individuals to be involved in historic preservation issues in the City. Mr. Berendzen stated that he does not oppose the Historic Preservation Commission assuming the responsibilities of the Façade Committee. Ms. Senzee stated that it is a struggle to find volunteer participants for some of the City committees which is causing committees to become stagnant because of lacks of quorums. Ms. Senzee will report back with additional details at the next Historic Preservation Commission meeting.

#### **Dates to Remember**

A. Next Regular Meeting Date, May 11, 2021.

#### **Adjournment**

Mr. Wheat moved and Ms. Jones seconded to adjourn the meeting at 6:54 p.m. The motion passed unanimously.

**City of Jefferson Historic Preservation Commission Minutes**  
**Regular Meeting – Tuesday, May 11, 2021**  
**Council Chambers – John G. Christy Municipal Building**  
**320 E. McCarty Street/Virtual WebEx Meeting**

**Commission Members Present**

Donna Deetz, Chairperson  
Alan Wheat, Vice Chairperson  
Tiffany Patterson  
Gail Jones  
Brad Schaefer  
Michael Berendzen  
Gregory Bemboom  
Steven Hoffman

**Attendance Record**

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**Commission Members Absent**

Mary Schantz

**Attendance Record**

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**Council Liaison Present**

Laura Ward

**Staff Present**

Sonny Sanders, Director of Planning and Protective Services  
Rachel Senzee, Neighborhood Services Supervisor  
Karlie Reinkemeyer, Neighborhood Services Specialist

**Guests Present**

Michael Shine, News Tribune  
Dalton Green, Intern for Dept. of Planning and Protective Services

**Call to Order**

Ms. Deetz called the meeting to order at 6:00 p.m.

**Adoption of Agenda**

Ms. Patterson moved and Ms. Jones seconded to adopt the agenda as written. The motion passed unanimously.

**Approval of Regular Meeting Minutes**

Mr. Wheat moved and Ms. Jones seconded to approve the minutes from the April 13, 2021 Regular Meeting as written. The motion passed unanimously.

**Communications Received**

*A. National Register Nominations*

Ms. Senzee explained that the City received two communications received from the State Historic Preservation Office regarding the National Register Nominations of Simonsen High School and Orchard Acres/Sugarbaker Property. Ms. Senzee stated that the Historic Preservation Commission has approved the recommendation as the Certified Local Government for both properties, but the nominations were in draft status and not ready to go to the Missouri Advisory Council on Historic Preservation. Ms. Senzee stated she has communicated with the State Historic Preservation Office specifically about the Simonsen High School application. There are a few components of the application that need addressed, but the State Historic Preservation Office believes it will go on the July 17, 2021 agenda for the Missouri Advisory Council on Historic Preservation.

Ms. Senzee asked the commission that the second draft nominations move forward. Ms. Deetz determined a consensus for the nominations to move forward.

### **New Business**

#### *A. Façade Committee*

Ms. Senzee explained that there is an interest in consolidating the boards and commissions within the City of Jefferson. Ms. Deetz asked if there was anything budgeted for the Façade Committee. Ms. Senzee explained that the only thing budgeted are the existing obligations such as a property tax reimbursement. Ms. Senzee asked the Historic Preservation Commission to approve absorbing the role, powers, and duties of the Façade Committee.

Mr. Berendzen motioned and Ms. Jones seconded to approve the consolidation of the Façade Committee under the Historic Preservation Commission. The motion passed unanimously.

### **Other Business**

#### *A. Historic Preservation Mapping Project*

Ms. Senzee introduced Dalton Green who completed an internship with the Department of Planning and Protective Services. Ms. Senzee explained that Mr. Green was tasked with digitizing architectural surveys and other historical information. Mr. Green gave an overview of his project which entailed scanning documents, creating a data tracking spreadsheet and then working with the GIS department to make a site where these historical documents are linked to property addresses. The goal is to make the site accessible to the public. Ms. Senzee explained that the City plans to partner with the Historic City of Jefferson on digitizing pictures, newspaper articles, and other historical documents. Mr. Wheat asked if the data can be modified if errors are made. Ms. Senzee explained that the data can be changed easily to make the data accurate.

#### *B. Historic Preservation Code Update*

Ms. Senzee explained that the Resolution to create the Special Committee will be presented at the Public Works and Planning meeting on May 13, 2021. If approved the Resolution will go to City Council meeting on May 17, 2021. The Resolution will be the establishment of the stakeholders committee. The City Council Meeting on June 7, will be when the Mayor appoints the members of the special committee. Ms. Senzee explained that currently there are 12 members. Ms. Senzee explained that the first meeting will be in July.

#### *C. Section 106-Demolition of 108 Jackson Street*

Ms. Senzee explained that the property at 108 Jackson Street has been declared a dangerous building by City of Jefferson's Code Enforcement. Ms. Senzee explained that the building has had a hole in the roof for two years and the floors do not exist anymore. Ms. Senzee explained that the City is proposing to use Neighborhood Stabilization funds from the HUD Program to demolish the structure. The estimated cost is between \$80,000- \$90,000. The structure will require a wet demo due to asbestos removal. Ms. Senzee explained that the Section 106 Process has been started. The City will have to mitigate the loss of a cultural resource because of the adverse effect of the demolition. Ms. Deetz asked if anything can be salvaged from the house. Ms. Senzee explained that the house is not safe to enter and the property is privately owned by Barbara Buescher and anyone interested in salvaging items would need permission from her.

#### *D. Certified Local Government Training*

Ms. Senzee stated that the National Parks Service has an online webinar on May 19<sup>th</sup> highlighting "Balancing Flood Mitigation and Preservation for Historic Buildings". Ms. Senzee explained that city staff will participate in the training.



**Dates to Remember**

- A. *Next Regular Meeting Date-June 8, 2021*
- B. *Historic City of Jefferson Banquet-May 16, 2021 at 12:45 p.m.*

**Adjournment**

Ms. Patterson moved and Mr. Wheat seconded to adjourn the meeting at 6:30 p.m. The motion passed unanimously.

**City of Jefferson Historic Preservation Commission Minutes**  
**Regular Meeting – Tuesday, June 8, 2021**  
**Council Chambers – John G. Christy Municipal Building**  
**320 E. McCarty Street/Virtual WebEx Meeting**

**Commission Members Present**

Donna Deetz, Chairperson  
Alan Wheat, Vice Chairperson  
Gail Jones  
Brad Schaefer  
Michael Berendzen  
Mary Schantz  
Steven Hoffman

**Attendance Record**

5 of 5  
5 of 5  
4 of 5  
5 of 5  
5 of 5  
4 of 5  
4 of 5

**Commission Members Absent**

Gregory Bemboom  
Tiffany Patterson

**Attendance Record**

3 of 5  
4 of 5

**Council Liaison Present**

Laura Ward

**Staff Present**

Rachel Senzee, Neighborhood Services Supervisor  
Karlie Reinkemeyer, Neighborhood Services Specialist

**Guests Present**

Michael Shine, News Tribune  
Frank Underwood, Jefferson City Public Schools

**Call to Order**

Ms. Deetz called the meeting to order at 6:00 p.m.

**Adoption of Agenda**

Mr. Berendzen moved and Ms. Jones seconded to adopt the agenda as written. The motion passed unanimously.

**Approval of Regular Meeting Minutes**

Mr. Berendzen moved and Mr. Wheat seconded to approve the minutes from the May 11, 2021, Regular Meeting as written. The motion passed unanimously.

**Demolition Review Applications (50-99 Years Old)**

Ms. Senzee explained that the following properties under consideration for demolition review are owned by the Jefferson City School District: 419 Oberman Place; 421 Oberman Place; 424 Union Street; and 1114 Jackson Street. The Historic Southside/Old Munichburg District & Neighborhood Plan identifies these properties as future redevelopment land use. These properties do not hold stand-alone historical significance in terms of heritage, cultural, or architecturally. Staff recommendation for these properties is demolition.

Mr. Berendzen moved and Ms. Jones seconded to approve the demolition review application for the aforementioned properties. The motion passed unanimously.

## **New Business**

### **Other Business**

#### *A. Dangerous Building Demolitions*

Ms. Senzee explained that City Council may approve a larger demolition and abatement budget. The demolition budget is for \$200,000 which will be used for buildings that have already been declared dangerous. Ms. Senzee stated that when a building is declared dangerous it does not have to go through the Historic Preservation Commission for approval of demolition. Some of the properties on the dangerous building demolition list include 320 E. Miller St., 431 W. Miller St., 410 E. Hess Way, 108 Jackson Street, 405 E. Capitol Avenue, and 209 Jackson Street.

#### *B. Historic Preservation Code Revision Committee Update*

Ms. Senzee explained that a Public Works and Planning Liaison will be appointed at the June 10<sup>th</sup> meeting. The first meeting for the Historic Preservation Code Revision Committee will be July 1<sup>st</sup> at 6:00 pm and the meeting is open to the public. All meetings will be held on the first Thursday of the month.

#### *C. Projects*

Ms. Senzee stated that a member of the public is concerned with the condition of the plaque dedicated to Judge Wells outside of the Missouri River Regional Library. Judge Wells was a federal judge in Jefferson City and credited with the design of the Missouri State Seal. The plaque was placed in the current location in 1942 and the type of metal is unknown. Ms. Senzee stated she directed the citizen to the library or the Cole County Historical Society and he did not have success. Ms. Senzee reached out to the Historic City of Jefferson to see if they can help restore the plaque.

Ms. Senzee explained that with the federal funding becoming available, city staff is getting organized and will be ready to partner with community organizations. Ms. Senzee stated she is willing to answer any questions about the funding mechanisms or project ideas.

### **Dates to Remember**

#### *A. Next Regular Meeting Date-July 13, 2021.*

Ms. Senzee stated that a member of the public is concerned with the condition of the plaque dedicated to Judge Wells outside of the Missouri River Regional Library. Judge Wells was a federal judge in Jefferson City and credited with the design of the Missouri State Seal. The plaque was placed in the current location in 1942 and the type of metal is unknown. Ms. Senzee stated she directed the citizen to the library or the Cole County Historical Society and he did not have success. Ms. Senzee reached out to the Historic City of Jefferson to see if they can help restore the plaque. Ms. Senzee explained that with the federal funding becoming available, city staff is getting organized and will be ready to partner with community organizations. Ms. Senzee stated she is willing to answer any questions about the funding mechanisms or project ideas.

Ms. Deetz explained that the Governor's Mansion and the Historic City of Jefferson will be partnering during the Fourth of July Celebration. The area in front of the mansion will be set up with booths for the bicentennial celebration, museum exhibits, oral history booths, historic church tour information, authors with books, and other exhibits. Ms. Deetz stated that Vintage JC is taking off. She stated that the Visitor and Convention Bureau has published a brochure highlighting vintage, resale, and antique shops in Jefferson City.

**Adjournment**

Mr. Wheat moved and Mr. Berendzen seconded to adjourn the meeting at 6:22 p.m. The motion passed unanimously.

**City of Jefferson Historic Preservation Commission Minutes**  
**Regular Meeting – Tuesday, July 13, 2021**  
**Council Chambers – John G. Christy Municipal Building**  
**320 E. McCarty Street/Virtual WebEx Meeting**

**Commission Members Present**

Donna Deetz, Chairperson  
Tiffany Patterson  
Gail Jones  
Michael Berendzen  
Gregory Bemboom  
Steven Hoffman

**Attendance Record**

6 of 6  
5 of 6  
5 of 6  
6 of 6  
4 of 6  
5 of 6

**Commission Members Absent**

Alan Wheat, Vice Chairperson  
Brad Schaefer

**Attendance Record**

5 of 6  
5 of 6

**Council Liaison Present**

Laura Ward

**Staff Present**

Rachel Senzee, Neighborhood Services Supervisor  
Karlie Reinkemeyer, Neighborhood Services Specialist

**Guests Present**

Michael Shine, News Tribune  
Scott Simon MoDOT & Patrol Employees' Retirement System  
Susan Pitera

**Call to Order**

Ms. Deetz called the meeting to order at 6:00 p.m.

**Adoption of Agenda**

Ms. Jones moved and Ms. Patterson seconded to adopt the agenda as written. The motion passed unanimously.

**Approval of Regular Meeting Minutes**

Mr. Berendzen moved and Ms. Jones seconded to approve the minutes from the June 8, 2021, Regular Meeting as written. The motion passed unanimously.

**Communications Received**

*A. Historic Preservation Commissioner Resignation*

Ms. Senzee explained that Mary Schantz has resigned from the Historic Preservation Commission. She is now a member of the Parks and Recreation Commission.

*B. AMTRAK Station ADA Improvements*

Ms. Senzee explained that the City received correspondence from AMTRAK regarding ADA improvements to the platform of the train station. The improvements should not affect the Jefferson Landing State Historic Site/Union Hotel. The City of Jefferson was identified as an interested party. Ms. Senzee explained that the Historic Preservation Commission can either provide comments or choose not to. The Historic Preservation Commission decided not to provide comments because the project will not affect the historic resource(s).

## **Demolition Review (Under 100 Years Old)- 605 Dix Road**

### ***A. 605 Dix Road***

Ms. Senzee gave an overview of the staff report and explained the purpose of the request is to demolish a single-family residence located at 605 Dix Road. The structure was built in 1958 and is owned by the MoDOT and Patrol Employees' Retirement System. The plan is for the lot to add additional parking for employees. Ms. Senzee explained the property does not hold sufficient historical significance. Ms. Senzee explained that staff recommends approval of the demolition review application of 605 Dix Road.

Mr. Berendzen motioned and Ms. Jones seconded to approve the demolition review application for 605 Dix Road. The motion passed unanimously.

## **Dangerous Building Demolitions**

### ***A. 1103 Buena Vista Street, 3307 N. Ten Mile Drive, and 2338 St. Louis Road.***

Ms. Senzee explained that three properties are being bid out for demolition. The three properties have gone through the dangerous building process. The Jefferson City Housing Authority is in the process of demolishing 1103 Buena Vista due to the structure sliding down the hill and being structurally dangerous. 2338 St. Louis Road was declared dangerous because of a fire burn.

## **New Business**

### ***A. Section 106 Review-1205 Bald Hill Road***

Ms. Senzee explained that the Section 106 Review is for a Community Development Block Grant applicant. The applicant has applied for emergency repair assistance to replace her HVAC system. Since the repair will use federal dollars, a Section 106 Review must be completed. Ms. Senzee explained that the repairs will have little alteration to the structure itself. Ms. Senzee explained that the Historic Preservation Commission must review and determine the potential impact on historic resources.

Mr. Berendzen motioned and Ms. Jones seconded to approve that adequate documentation has been provided and there will be no historic properties affected by the project and is approved by the commission. The motion passed unanimously.

## **Other Business**

### ***A. Historic Preservation Code Revision Committee Update***

Ms. Senzee explained that the first Historic Preservation Code Revision Committee meeting was held on July 2, 2021. Ms. Deetz stated that the committee will meet on the first Thursday of the month from 6:00 p.m. and it is open to the public. Ms. Senzee stated that the next topic for the committee to discuss is the designation of local landmarks and historic districts.

### ***B. Façade Committee Update***

Ms. Senzee stated that at the July 5, 2021, City Council meeting, the council approved the powers and duties of the Façade Committee to be transferred to the Historic Preservation Commission.

## **Dates to Remember**

### ***A. Next Regular Meeting Date-August 10, 2021***

## **Adjournment**

Ms. Patterson moved and Mr. Berendzen seconded to adjourn the meeting at 6:27 p.m. The motion passed unanimously.

**City of Jefferson Historic Preservation Commission Minutes**  
**Regular Meeting – Tuesday, August 10, 2021**  
**Council Chambers – John G. Christy Municipal Building**  
**320 E. McCarty Street/Virtual WebEx Meeting**

**Commission Members Present**

Donna Deetz, Chairperson  
Tiffany Patterson  
Michael Berendzen  
Alan Wheat, Vice Chairperson  
Brad Schaefer

**Attendance Record**

7 of 7  
6 of 7  
7 of 7  
6 of 7  
6 of 7

**Commission Members Absent**

Steven Hoffman  
Gail Jones  
Gregory Bemboom

**Attendance Record**

5 of 7  
5 of 7  
4 of 7

**Council Liaison Present**

Laura Ward

**Staff Present**

Rachel Senzee, Neighborhood Services Supervisor  
Karlie Reinkemeyer, Neighborhood Services Specialist

**Guests Present**

Michael Shine, News Tribune

**Call to Order**

Ms. Deetz called the meeting to order at 6:00 p.m.

**Adoption of Agenda**

Ms. Patterson moved and Mr. Wheat seconded to adopt the agenda as written. The motion passed unanimously.

**Approval of Regular Meeting Minutes**

Mr. Berendzen moved and Ms. Patterson seconded to approve the minutes from the July 13, 2021, Regular Meeting as written. The motion passed unanimously.

**Communications Received**

**New Business**

*A. Section 106 Review-1214 W. High Street*

Ms. Senzee explained that the Section 106 Review is for a Community Development Block Grant applicant. The applicant has applied for emergency repair assistance to install stormwater control methods to prevent further erosion. Since the repair will use federal dollars, a Section 106 Review must be completed. Ms. Senzee explained that the repairs will have little alteration to the structure itself. Ms. Senzee explained that the Historic Preservation Commission must review and determine the potential impact on historic resources.

Ms. Patterson motioned and Mr. Wheat seconded to approve that adequate documentation has been provided and there will be no historic properties affected by the project and is approved by the commission. The motion passed unanimously.

### **Other Business**

#### ***A. Historic Preservation Code Revision Committee Update***

Ms. Senzee explained that the Historic Preservation Code Revision Committee reviewed a draft section of code that staff had written which focused on the procedure of designations. Ms. Senzee stated the committee is tasked with identifying how much notarized property owner's signatures are needed for the designation. Currently, the code requires 75% of property owners to sign off, however, the committee will decide if that is the adequate number of signatures and they will recommend a change in percentage if needed.

Ms. Senzee stated that there was a discussion about the Foot Historic District. Ms. Senzee explained that the Foot is not a codified historic district, but rather it was proclaimed a historic district in 2016. Ms. Senzee explained that the committee members discussed ways of how to preserve the history that doesn't exist anymore. The Historic Preservation Code Revision Committee meeting is on September 2, 2021, at 6 pm.

#### ***B. Historic Preservation Fund Grant-Awards***

Ms. Senzee explained that the City received the award documents for the West Main Street; Lower Jefferson Subdivision and Waterworks Complex Architectural Survey/Historic Survey and the Historic East Resurvey. Ms. Senzee explained that the City will hire a consultant to complete the survey work.

#### ***C. Historic Preservation Fund Grant-Open***

Ms. Senzee explained that the next round of Historic Preservation Fund grants is now open. Ms. Senzee stated that City staff has identified design guidelines and further survey work as two possible projects, but the City is open to any suggestions or ideas. Ms. Senzee explained that design guidelines could help explain components of the historic preservation code. The design guidelines could help with already established local historic districts. Ms. Senzee explained that eligible Historic Preservation Fund grant projects include; surveys, national register nominations, planning activities, Certified Local Government activities, or predevelopment projects. Ms. Senzee explained that the application is due October 15, 2021.

Ms. Patterson asked if the timing would be right for the design guidelines because of the code revision project that is ongoing. Mr. Berendzen thought that pursuing design guidelines good be beneficial to correlate with the code revisions. Ms. Deetz concurred and thought design guidelines would be a good project to follow the code revisions. The Historic Preservation Commission will report back with their final thoughts at the next regular meeting.

Ms. Senzee stated that a Resolution will be needed and it will be on the agenda for the September 14<sup>th</sup> Historic Preservation Commission meeting.

#### ***D. National Alliance of Preservation Commissions Summer Short Course Virtual-August 24-25, 2021***

Ms. Senzee explained that the National Alliance of Preservation Commissions is offering training webinars for historic preservation commissioners. Ms. Senzee asked commissioners to let her know if they are interested in signing up for the short course webinar.

#### ***E. National Alliance of Preservation Commissions Conference-July 13-17, 2022***

Ms. Senzee stated that every two years the National Alliance of Preservation Commissions holds a conference. The next conference will be in Cincinnati, Ohio on July 13-17, 2022. Ms.



Senzee stated that if commissioners are interested in attending, the city could apply for the Peter H. Brink Leadership Fund grant which would reimburse the city for travel expenses up to \$2,500. Ms. Senzee asked commissioners to let her know if they are interested in going.

*F. Peter H. Brink Leadership Fund*

Ms. Senzee stated that Ms. Deetz shared the Peter H. Brink Leadership Fund with city staff. This grant opportunity reimburses the applicant's travel expenses up to \$2, 500. Ms. Senzee stated the city could apply for this grant and if awarded, send commissioners to training or conferences. Ms. Senzee stated that the National Alliance of Preservation Commissioners is holding a conference in Cincinnati next July.

*2022 Missouri Historic Preservation Conference- June 13-15, 2022*

Ms. Senzee stated that the Missouri Historic Preservation Conference will be held in Jefferson City next June 13-15. She stated that planning activities will be added to the upcoming agendas so that plans will be in place by next June.

**Dates to Remember**

*A. Next Regular Meeting Date-September 14, 2021*

**Adjournment**

Ms. Patterson moved and Mr. Berendzen seconded to adjourn the meeting at 6:28 p.m. The motion passed unanimously.

Alan Wheat  
1212 Moreau Drive  
Jefferson City, MO 65101  
573-230-8607

**REALTOR 2004- Present**  
**RE/MAX Jefferson City**  
**2316 St. Mary's Blvd.**  
**Jefferson City, MO 65109**

#### **Membership**

**National Association of REALTORS 2004 - Present**

**Missouri Association of REALTORS 2004 - Present**

**Board of Directors 2010 - Present**

**Executive Committee 2019 - Present**

**Jefferson City Area Board of REALTORS 2004- Present**

**Board of Directors 2008 - Present**

**Board President 2015**

**I have served on the Jefferson City Historic Preservation Commission since 2017. I have always had a strong interest in history, history how it shapes our community, history in our homes, and history in the lives of people before us and preserving that and protecting it for future generations. In 2017 I began the restoration of my own home that was built in 1917.**



# Brad M. Schaefer

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## Experience

### **5/2019 – Current**

#### *Architectural Project Manager*

State of Missouri, Office of Administration

Division of Facilities Management, Design and Construction

301 W. High Street, Room 730

Jefferson City, MO 65101

- Architectural project coordination, and management of State-owned properties.

### **8/2003 – 4/2019**

#### *Project Architect*

J. Price Architecture, Inc.

105 W. Kansas Ave. – Suite C

Liberty, MO 64068

- Architectural project development, coordination, and management. Operation of office in Jefferson City at 238 E. High Street since 2006

### **1/2002 – 5/2003**

#### *Design and Development - Model development*

Bass Pro Shops

2500 E. Kearney

Springfield, MO

- Architectural model and design development


### **6/2001 – 8/2001**

#### *Architectural intern*

CDFM2 (currently HOK Sports)

1015 Central street

Kansas City, MO

- As built document development
- 



2603 St. Louis Rd.  
Jefferson City, MO 65101



573.301.3399



bradmschaefer@yahoo.com



## Registrations

- Registered with State of Missouri as Licensed Professional Architect since 2009
- National Council of Architectural Registration Boards (N.C.A.R.B)
- American Institute of Architects (A.I.A.)

## Volunteer Committees and Boards

### **City of Jefferson Historic Preservation Commission**

- Commission member appointed to encourage and assist with the identification and preservation of sites, buildings, structures and objects which reflect the community's cultural, historical, and architectural heritage. The HPC also reviews demolition requests forwarded to it by the City Staff.

### **City of Jefferson Board of Adjustments**

- Board member for Planning and Zoning Board of Adjustments reviewing project applications for appeal to zoning regulations

### **State Technical College of Missouri Advisory Board**

- Advisory Board member for Architectural drafting program at State Tech.

### **City of Jefferson Building Code adoption Board**

- Member for review and adjustments for the adoption of building codes.

### **City of Jefferson Commercial Façade Committee**

- Member for review and approval of city funding for commercial façade improvement projects

### **City of Jefferson Rental Façade Committee**

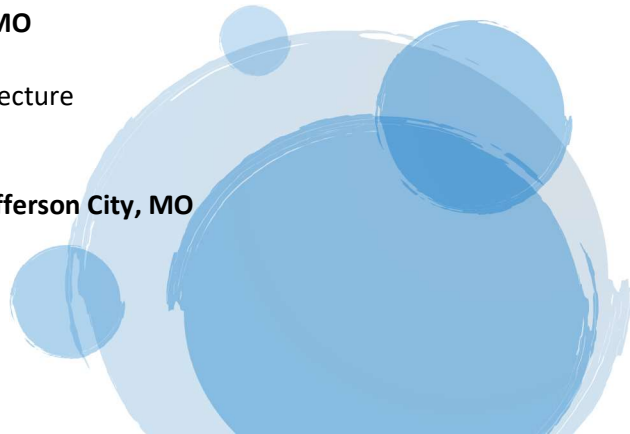
- Member for review and approval of city funding for rental façade and site improvement projects

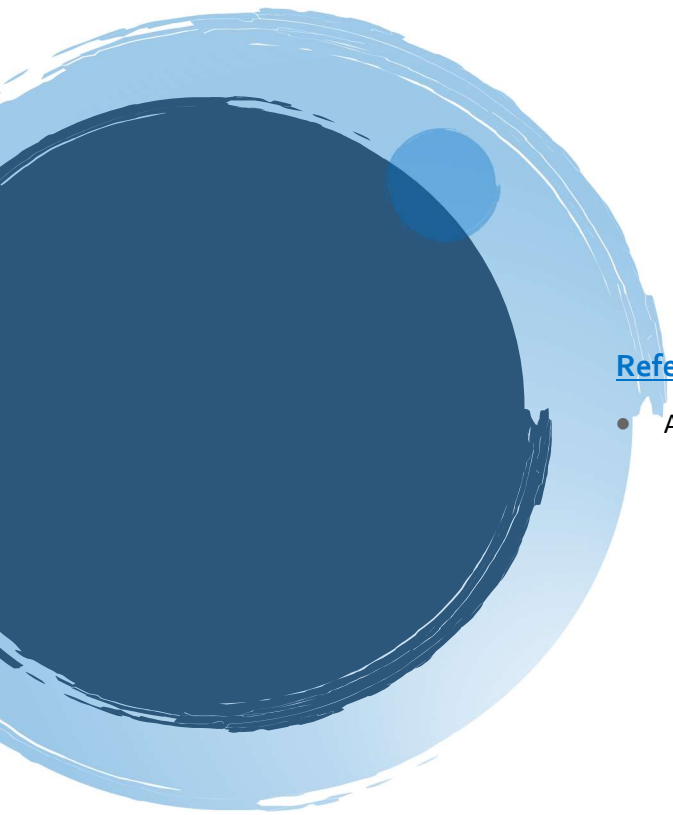
## Education

### **Drury University – Springfield, MO 1998-2003**

- Degree in Bachelor of Architecture
- Minor in Global Studies

### **Helias Catholic High School – Jefferson City, MO 1994-1998**





## References

- Available upon request



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## Education

**Master of Public Administration**  
University of Missouri  
Columbia, Missouri  
**Graduated**

**Master of Arts Indiv. Human Services**  
Webster University  
Webster Groves, Missouri  
**Graduated**

**Bachelor of Science**  
Truman University  
Kirksville, Missouri  
**Graduated**

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## Summary of Experience

### Responsible for:

- Directed and supervised a statewide program for Minority Seniors' Health and Aging
  - Providing liaison activities with local, state, public and private agencies
  - Grant development and oversight
  - Administrative oversight for the Paula J. Carter on Minority Health and Aging
  - Budget development and oversight for the Center budget
  - Direct supervision of staff
  - State contract development, implementation and oversight
- 

## Work Experience

**School Violence Hotline Dispatcher (Part-time): December 2015-2018**  
**Department of Social Services, The Children's Department**

### Responsible for:

- Answered incoming calls, texts, online inquiries, etc. about any violence that happens on school property or the school bus.
- Managed complaints and provided information regarding school bullying.
- After completing a call, reports were written and distributed to the school administration and local law enforcement.

**Retired March 2013 to take care of my six month old granddaughter.**

Note: I worked with my husband's contracting company E.J. Construction, March 2013-2001. Duties included:

- Acquired and managed rental properties

# Gail A. Jones

515 Roland Street  
Jefferson City, Missouri 65101  
(573)636-9996/ Gailajg0@gmail.com

- Analyzed cost to maximize returns by improving the flip properties..

**Human Resource Assistant (Casual Appointment): November 2012-March 2013**  
**Lincoln University**  
**Jefferson City, MO 65101**

**Responsible for:**

- Assist students with the necessary paperwork to obtain employment (i.e. I-9, State and Federal Tax Withholding Forms and the Student Data Sheet)
- E-verify students
- Assist with updating the Web Page
- Provide office support as needed
- Other duties as assigned

**Career Counselor (Casual Appointment): April 2010-October 2012**  
**Lincoln University, MO**  
**Jefferson City, MO 65101**

**Responsible for:**

- Contacted companies throughout the state to participate in the Semi-Annual Career Fair.
- Provided workshops to assist students with preparation for the job search process including resume writing and interview skills workshops.
- Provided mock employment interviews
- Publicized events through mailings, website, etc.
- Develop written materials for career development.
- Other duties as assigned.

**Neighborhood Grant Support (Part-Time): April 2008-October 2010**  
**City of Jefferson**  
**Jefferson City, MO 65010**

**Responsible for:**

- Writing and managing the Home Owners Code Deficiency Grant, funded by the U.S. Department of Housing and Urban Development.
- Day to day operations of the grant which includes: intake, income verification, housing rehabilitation review, report/grant writing and files maintenance.

**Independent Contractor/Grant Writer (Grant Specialist) October 2006-April 2008**

# Gail A. Jones

515 Roland Street  
Jefferson City, Missouri 65101  
(573)636-9996/ Gailajg0@gmail.com

**Assistant to the Director (Political Appointment): July 2005 – April 2006**  
**State of Missouri: Office of Supplier & Workforce Diversity**  
**Truman State Office Building**  
**301 W. High St., Room 630**  
**Jefferson City, MO. 65102**

Responsible for:

- Assist the Office of Supplier & Workforce Diversity Director with preparing the budgetary controls and implementation of activities in conformance with the state appropriations.
- Visited State of Missouri Contracted Companies regarding their compliance with ADA guidelines.
- Assist with providing technical assistance and training related to contract compliance, record keeping, and other administrative procedures.
- Coordinate the Annual Martin Luther King, Jr. Celebration

**Coordinator: Paula J. Carter Center on Health & Aging (Contract Work): March 2002-June 2004**  
**Lincoln University, Cooperative Extension Center**  
**Jefferson City, Missouri**

**Responsible for:**

- Creating, developing, directing and coordinating all activities, contracts, programs, projects and services for the Paula J. Carter Center on Minority Health and Aging.
- Provide direction and supervision for all accounting and reporting to funding sources to the Center.
- Grant writing and identify programs that need funding and direct staff to identify potential funding sources.
- Provide leadership, direction, and tasks for committees and subcommittees.
- Direct and participate in budget preparation, and monitored the Center's expenditures according to budget allocations and appropriations.

**Statewide Project Manager Private Contractor (Causal Appointment): Feb 2001-March 2002**  
**Center for Disease Control and Prevention (Grant)**  
**Lincoln University, Missouri. 65102**

**Responsible for:**

- Directing and supervising major statewide health prevention program.



# Gail A. Jones

515 Roland Street  
Jefferson City, Missouri 65101  
(573)636-9996/ Gailajg0@gmail.com

- Developing and assisting community-based programs, coalitions, and other health promotion initiatives.
- Provide supervision for six staff.
- Provide liaison activities with local, state and national agencies and organization.
- Oversee program budgets and requests, fiscal notes, contracts, and school-and-church-based programs.

**Program Coordinator: March 1998-February 2001**  
**Department of Mental Retardation and Developmental Disabilities (MRDD)**  
**Jefferson City, Missouri 65101**

**Responsible for:**

- Develop statewide policies, procedures and agreements for review and signature by appropriate MRDD staff and other agencies' staff as applicable.
- Develop an annual budget; prepare periodic expenditures reports and charts to monitor the progress of spending and to predict funding needs.
- Promote awareness, understanding and support in the First Steps Program and other family/child related programs through community service, public relations and presentations to appropriate audiences.

**Program Specialist: March 1992-March 1998**  
**Division of Medical Services (Medicaid Program)**  
**Department of Social Services**  
**Jefferson City, MO. 65101**

**Responsible for:**

- Develop new or revised existing policies and procedures regarding specific Medicaid programs for children and older adults.
- Research, review and analyze federal and state legislation for meaning, intent, and effectiveness as it relates to proposed new or existing programs.
- Document and communicate the status of individuals assigned projects and planning committee activities. Keep assignments on track; problem solving when necessary. Worked with Fee-For-Services as well as Managed Care programs.

# GREGORY BEMBOOM

2011 W Edgewood Drive, Jefferson City, MO 65109 573-619-5135

Email • [bemboom56@gmail.com](mailto:bemboom56@gmail.com)

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## EXPERIENCE

### **Black & Veatch Engineering Technician**

June 1976 to May 1980

Draw and locate equipment and verify shop drawing submittals

### **Fabricated Components – Truss Designer**

May 1980 to March 1983

Design and sales of trusses

### **FAB Building Center – Controller**

March 1983 to May 1988

### **FAB Building Center – Co-owner – Controller**

May 1988 to May 1998

Handled all aspects of day to day business including IT, HR, Billing, Collections

### **Mid America Truss – Controller**

May 1998 – Present

IT, Safety, Benefits, Billing, Collections, HR including all aspects of day to day business

### **Associated Real Estate Group - Realtor**

March 2015 to present

## EDUCATION

### *University of Central Missouri*

8/1974 – 5/1976

Associate Degree Architectural Drafting

### *Columbia College*

1996 - 2000

Bachelor of Arts in Business

## SKILLS

- Good and effective leader to get things done
- Earn people's respect
- Like projects and challenges

## Mary Schantz

<b>MAJOR SKILLS</b>	Non-profit management, governmental relations and public policy development, public relations and information, political organizing and research, writing, public speaking, research.
<b>EXPERIENCE</b>	Consultant, 2016 Executive Director, Missouri Alliance for Home Care, 1989 - 2016 Chief of Staff, Office of Lt. Governor Harriett Woods, 1986 - 1989 Governmental Affairs Director, Office of Lt. Governor Harriett Woods, 1984 - 1986 Administrative Assistant, State Senator Harriett Woods, 1982 – 1984 Realtor, 1982 - 2010 Area Director, Kinder Care, Inc., 1979 - 1981 Center Director, Kinder Care, Inc., 1978 - 1979/1981 - 1982
<b>AFFILIATIONS</b>	Historic Preservation Commission for the City of Jefferson – Current President Historic City of Jefferson - Member Oxfam America, Sister on the Planet Ambassador River City Habitat for Humanity – Board of Directors Jefferson City Hands Together – Board of Directors CASA (Court Appointed Special Advocate) Volunteer– 2013 - present MO State Set-Aside Board, FEMA EFSP – Current member and past President Missouri Assn. for Social Welfare (MASW), President 2009-2010 Olmstead Implementation Steering Committee Services for the Elderly (SEAC) Committee Governor’s Care Givers Work Force Task Force, 2000 State Long Term Care Planning Initiative, Member, 1990's Children's Health Coalition, 1990's
<b>PUBLICATIONS</b>	<i>An Alternative Road Home to Electronic Media Claims</i> , Caring Magazine, Volume XII, No. 7, July, 1993. <i>Infection control Comes Home</i> , Home Health Care Management and Practice, Volume 13, Number 2, February, 2001 <i>Infection Control in the Home</i> , Caring Magazine, Volume, August, 2002.



## Curriculum Vitae

*Michael L. Berendzen, Architect*

Born and raised in Jefferson City, Missouri. Attended St. Peter School and graduated from Jefferson City High School in May 1969.

Attended the University of Kansas and received a Bachelor of Science degree in Architectural Engineering in May 1975. While attending the University of Kansas, worked for the private architectural firm of Lawrence Good and Associates in Lawrence, Kansas. The firm was engaged in the design of the new Law Building for the University of Kansas at the time.

Immediately after graduation, went to work for a private architectural firm, The Architects Alliance, in Jefferson City, Missouri. Worked for The Architects Alliance for six years as a Project Architect, designing and administering numerous projects around the Jefferson City area.

Became a registered Professional Architect in the State of Missouri in April 1980.

Began working for the Division of Design and Construction in June 1981. Worked as a Project Manager managing capital improvement projects for several agencies across the state. In November 1983, promoted to Assistant Chief Architect, assisting the Chief Architect in managing numerous project managers. In June 1984, promoted to Chief Architect, managing a multitude of project managers to accomplish a multi-year multi-million-dollar bond issue for statewide capital improvements. In August 1991, promoted to Chief of the Planning and Programming Branch, planning and managing the statewide capital improvement budget. Worked as Chief of the Planning and Programming Branch until retirement.

Concurrent with working as Chief of the Planning and Programming Branch, from July 1991 to June 1992, worked with the St. Louis Regional Convention and Sports Complex Authority as the Project Executive on the St. Louis Downtown Convention and Stadium Facility, initiating the project and representing the State of Missouri. The State of Missouri was responsible for retiring 50% of the bond debt for the project.

Retired from the Division of Facilities Management Design and Construction (consolidation of the Division of Facilities Management and the Division of Design and Construction in 2005) in May 2006.

After retirement, from June 2006 to June 2012, worked part-time for Septagon Construction Company as an in-house architect for design-build projects.

From June 2012 to August 2020, worked part-time for the Division of Facilities Management Design and Construction as a consultant developing and implementing an on-line capital improvement budget request program called CIBR (Capital Improvement Budget Request).

Fully retired since August 2020.

Member of the following organizations, boards, committees, and commissions:

- American Institute of Architects (AIA)
- AIA Missouri, Mid-Missouri AIA Chapter
- AIA Committee on Public Architecture
- American Public Works Association (APWA)
- National Association of State Facility Administrators (NASFA)
- Great Plains Association of State Architects, Engineers, and Administrators (GPASAEA)
- Mid-Missouri Chapter CSI (Construction Specifications Institute), charter member
- St. Peter Church Property Committee
- Helias High School Board
- Board of Governors for Memorial Community Hospital
- Ad-Hoc Committee for Curriculum Development, Lincoln University
- Clean City Committee for the Environment Quality Commission for the City of Jefferson
- Ad-Hoc Committee Investigating Historic and Conservation Districts for the City of Jefferson
- City of Jefferson Zoning Rewrite of 2002
- City of Jefferson Planning and Zoning Commission
- City of Jefferson Façade Improvement Committee
- City of Jefferson Historic Preservation Commission

Married with three children and four grandchildren.

*12 October 2020*

**Steven D. Hoffman**  
**1310 Moreau Drive**  
**Jefferson City, Missouri 65101**  
**Cell: (573) 690-1128**  
[sdhoff@mchsi.com](mailto:sdhoff@mchsi.com)

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## **EMPLOYMENT HISTORY:**

November, 2018 to Present

**Missouri Department of Social Services**

**Division of Finance and Administrative Services**, 615 Howerton Court, Jefferson City, Missouri

**Procurement Officer I.** Complete contract assignments for the five (5) Divisions of the Department of Social Services. Work includes preparing bid documents, requests for proposals, amendments, communication with prospective bidders prior to and during the pre-bid conferences, and awarding contracts. Administers, writes, executes and oversees multiple ongoing service contracts. Entering financial data into SAM II and all other assigned duties.

February, 2009 to November, 2018

**Missouri Department of Labor and Industrial Relations**

**Division of Employment Security**, 421 E. Dunklin St., Jefferson City, Missouri

**Contribution Technician I.** Documents technical information from employers and other interested parties by telephone interviews and correspondence to obtain complete facts of the issues involved in claims. Evaluates information secured, applies proper section of the law to the facts. Reviews and evaluates new information received after a determination has been issued to determine if the proper course of action is to process an appeal or reconsider a determination.

July, 2007 to January, 2009

**Department of Homeland Security, Federal Emergency Management Agency (FEMA) Contractor.**

**Real Street Staffing**, 2500 Wallington Way, Suite 208, Marriottsville, Maryland.

**Lead Project Officer.** Promoted September 2007. Responsible for the development of project worksheets related to the oversight of over thirty (30) Louisiana State owned facilities located in New Orleans. Work includes field verification to assess property damage for the completion of project worksheets in order to apply for federal funding under the Federal Emergency Management Agency public assistance disaster relief program. Duties include management and oversight of all contract documents and the adherence to the Louisiana State procurement policy and FEMA-332 Public Assistance Guide. Position also requires the development of projects and cost estimates for the State applicants. Determines the eligibility of assistance for each project and identifies the floodplain management issues, insurance requirements, hazard mitigation opportunities, environmental concerns, and historical preservation issues that affect program processing and funding. Work completed specifically for the Louisiana State Facility Planning and Control, FEMA State Agencies Group of New Orleans, Louisiana included supervision of project offices assigned to State Facility's group. Preparing project worksheets written for hazard mitigation for structural components, restoration/repairs, building replacement, mold remediation and demolition. Work was completed specifically for the FEMA Educational Group of Jefferson Parish and Plaquemines Parish Public School Systems included hazard mitigation for structural components and repair/replace project estimates. Work completed specifically for the FEMA New Orleans Sewerage and Water Board included hazard mitigation for structural and civil components. Knowledge of FEMA Hazard Mitigation, ICC Codes and Standards and ADA requirements needed. Federal training in January, 2009 included the following courses: Hazard Mitigation, Operations, Cost Estimating, and Project Worksheet Preparation.

October, 2006 to July 2007

**AeroDry Disaster Restoration**, 1221 Creek Trail Drive, Jefferson City, Missouri.

**Project Manager.** Disaster Restoration Contractor performing fire and water restoration projects throughout the Mid Missouri area. Duties include field verification of damages to determine the extent of loss and for the development of scope in order to prepare projected estimate of cost. Responsible for development of written contracts with clients and subcontractors, including contract general conditions and identification of scope specific to each subcontractor's skilled trade. Identifies, executes and approves all change orders. Plans and executes sequence of construction projects. Direct supervision over in-house staff and contracted labor to complete all work as indicated in the scope of the contract agreement.

November, 2005 to June, 2006

**Department of Homeland Security, Federal Emergency Management Agency (FEMA) Contractor.**

**Real Street Staffing**, 2500 Wallington Way, Suite 208, Marriottsville, Maryland.

**Deputy PAC (Public Assistance Coordinator).** Promoted March 2006. Contract work under supervision of FEMA performing disaster relief in New Orleans, Louisiana. Duties include field inspections to assess property damage and completion of project worksheets in order to apply for federal funding for the completion of public assistance disaster relief projects, specifically for the Housing Authority of New Orleans (HANO). Assisting the Housing Authority of New Orleans with formulation of construction projects and costs estimates. Responsible for supervision of five (5) team members involved in demolition and interior mold remediation in New Orleans Low income housing developments. Work was completed specifically for the FEMA HANO group included hazard mitigation for structural components and repair/replace project estimates. Federal training in November, 2005 included the following courses: Hazard Mitigation, Operations, Mold Remediation, Cost Estimating, and Project Worksheet Preparation. Maintained and updated records of employee training required by FEMA.

March, 1997 to August 2005

**Housing Authority of the City of Jefferson**, 1040 Myrtle Avenue, Jefferson City, Missouri.

**Director of Technical Services.** This is highly responsible administrative and supervisory work in directing the modernization and maintenance (capital improvements) functions of the Housing Authority. Work requires considerable knowledge of multiple federally funded programs and inspection procedures. Working knowledge of buildings and grounds maintenance technology, methods, and equipment established to serve the low-income, handicapped and elderly individuals of the community. This position ensures all structures meet relevant code and compliance as required by BOCA, Section 8 HQS, REAC, ADA, and UFAS. Plans, develops and administers the departmental budget. Formulates and upgrades five year capital improvements plan and administers multiple capital improvement budgets including applications, revisions, completion documents and procurement. Responsible for determination of job scope, development of technical specifications, preparation of bid documents, requests for proposals, communication with prospective bidders prior to and during the pre-bid conferences, and awarding contracts. Administers, writes, executes and oversees multiple ongoing contracts for construction, service personnel and material suppliers. Identifies, executes and approves all change orders. Plans and executes sequence of construction projects. Direct supervision is exercised over Maintenance Supervisor, HVAC Technician, Work Center Coordinator, Technical Services Inspectors, Modernization Coordinator and twelve maintenance workers. Experience in Human Resources includes planning schedule of work activities and employee training courses. Developing and maintaining employee files and updating data. Completed employee recruitment, interviewing, evaluations, and performance monitoring as well as pay and job classification assignments.

March, 1991 to 1997

**Housing Authority of the City of Jefferson**, 1040 Myrtle Avenue, Jefferson City, Missouri.

**Modernization Coordinator/Technical Services Inspector.** Investigating new programs and seeking sources of funding. Duties require thorough knowledge of building construction and the day to day operations of the Housing Authority. This technical work requires monitoring the quality and timeliness of Technical Services tasks being performed by contractors and includes conducting frequent on site inspections, reviewing plans and specifications, preparing reports, monitoring Housing Authority buildings and properties conditions. Performance of the duties requires a thorough knowledge of construction materials and techniques and the ability to effectively communicate with contractors and Housing Authority personnel.

## **EDUCATION:**

**Lincoln University of Missouri**, Jefferson City, Missouri.

Bachelor of Science, 1987

Major: Building Engineering

**Current FEMA Badge Holder**



## Tiffany Patterson

1301 W. High St., Jefferson City, Missouri 65109 | 573-644-3874 | [tjprcm@gmail.com](mailto:tjprcm@gmail.com)

### EDUCATION/DEGREES EARNED

Northwestern University, Chicago, Illinois <b>Certificate in Museum Studies</b>	2016
Ball State University, Muncie, Indiana <b>Master of Science in Historic Preservation</b> Thesis: The Little Red Schoolhouse: A Catalog of Extant One-Teacher Schoolhouses in East Central Indiana	1998
William Jewell College, Liberty, Missouri <b>Bachelor of Arts in History and Spanish</b>	1996

### EDUCATION/OTHER

University of Central Missouri, Warrensburg, Missouri <b>Graduate-level coursework in Education (11 hours)</b>	2006
University of Missouri-Columbia, Columbia, Missouri <b>Undergraduate-level coursework in Geography (6 hours)</b> <b>Graduate-level coursework in Rural Sociology (3 hours)</b>	2006

### RELATED EXPERIENCE

Missouri State Parks/Missouri Department of Natural Resources, Jefferson City, Missouri <b>Director, Missouri State Museum and Jefferson Landing State Historic Site</b> <b>(Museum Manager)</b>	<b>2014-</b> <b>present</b>
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- Direct the care and management of the Missouri State Museum and Jefferson Landing State Historic Site
  - Oversee an operating budget of approximately \$90,000, with additional annual funds for cultural resource management (collections), and historic building maintenance (\$5000-\$30,000)
  - Prepare and submit bid specifications for purchases and contracts for exhibits, collections care and conservation, and other purchases
  - Supervise eight full time staff (three directly)
  - Manage a budget of over \$80,000 (8,000+hours) of temporary seasonal labor
  - Work with Division of State Parks' Planning and Development Program on conceptual development and capitol improvement plans for historic building maintenance
  - Manage the care and maintenance of two historic buildings: Lohman Building (1839) and Union Hotel (1855-58)
  - Oversee the management of over 30,000 artifacts in the Missouri State Museum collection, including a \$104,000 IMLS grant for collections care in 2018-2019.
  - Oversee and assist in the research, writing, graphic design and installation of exhibits
  - Oversee and assist in planning special events and interpretive programs

- Partner with organizations across the state to help preserve and interpret Missouri's cultural and natural resources
- Supvised the Field Exhibits Unit within the Resource Management and Interpretation Program (2017-2018)
  - Supervised two staff members (one directly)
  - Partnered with facility managers and interpreters in parks and sites to plan and fabricate exhibits
  - Edited content for planned exhibits and parks and sites
  - Developed graphic layouts for exhibit panels and banners
  - Reviewed requests for annual exhibits funding
  - Acted as the field exhibits liason on exhibit planning and fabrication for an assigned number of funded exhibit projects

Missouri State Parks/Missouri Department of Natural Resources, Jefferson City, Missouri **2013-2014**  
**Planner II/Grant Writer-Manager**

- Researched state, federal and privately funded grant opportunities
- Coordinanted grant application planning and preparation for all Division of State Parks (DSP) programs and parks
- Wrote grant narratives and prepared budget documents for internal departmental review and submission to grantors
- Managed grants awarded to DSP including approximately \$350,000 in annual funding from FHWA/Recreational Trails
  - Coordinated with project managers to ensure timely reporting
  - Tracked expenditures and prepared reimbursement documentation
  - Coordinated with project managers, districts and other DSP staff to recommend project scope and funding changes
- Administered the Missouri State Parks Bus Grant program, a mini-grant that helped fund field trips to Missouri state parks and hsitoric sites

State Historic Preservation Office/Missouri Department of Natural Resources, Jefferson City, Missouri  
**National Register Coordinator/Cultural Resource Preservationist II** **2001-2013**

- Reviewed and edited National Register of Historic Places nominations
- Researched and wrote National Register of Historic Places Multiple Property Documentation forms and nominations
- Reviewed and monitored Historic Preservation Fund sub-grant applications and projects (Naitonal Register, Survey, Planning, and Design Guidelines)
- Reviewed architectural/historic survey reports and forms
- Assisted in assessing National Register eligibility of properties affected by federal undertakings under Section 106 of the National Historic Preservation Act
- Prepared site visit reports with preliminary recommendations for survey and boundaries for National Register of Historic Places historic district and individual resource nominations
- Coordinated quarterly meetings of the Missouri Advisory Council on Historic Preservation

- Coordinated the partnership with the National Park Service Long Distance Trails Division to identify and nominate historic trail sites to the National Register for the Pony Express, Santa Fe Trail, California-Oregon Trail, Route 66, and the Trail of Tears
- Developed and coordinated training programs for preservation consultants, Missouri Advisory Council on Historic Preservation members and staff of the State Historic Preservation Office
- Participated in statewide preservation planning activities and assisted in preparing statewide preservation plans

State Historic Preservation Office/Missouri Department of Natural Resources, Jefferson City, Missouri  
**Historian, Review and Compliance Section/Cultural Resource Preservationist I 1999-2001**

- Assessed National Register eligibility of properties affected by federal undertakings under Section 106 of the National Historic Preservation Act
- Coordinated review of federal undertakings with state and federal agencies
- Prepared and monitored Memoranda of Agreement (MOA) outlining mitigation measures for historic properties adversely affected by federal undertakings

Louisiana Division of Historic Preservation, Baton Rouge, Louisiana  
**Historian/Certified Local Government Coordinator, Louisiana Main Street Program 1998-1999**

- Developed and provided training for communities participating in the Louisiana Main Street Program
- Reviewed and monitored façade improvement sub-grants
- Provided program review and technical assistance to Louisiana's Certified Local Government, a program in which local governments passed preservation ordinances to encourage local historic preservation efforts

#### EXHIBITS, SURVEYS, NATIONAL REGISTER NOMINATIONS, PRESENTATIONS AND PAPER HIGHLIGHTS

<i>Deeply Rooted: Stories of Missouri Farming</i>	2020
Exhibit, Missouri State Museum (Wrote content, selected images)	
<i>"Holy Joe" Folk, Governor of Missouri</i>	
Museum After Hours, Missouri State Museum	2018
<i>The Social History of the State of Missouri (a.k.a Benton Mural)</i>	
Trenton Lunch Rotary, Trenton, Missouri	2018
<i>Missouri in the Great War</i>	
Linn Tech Lunch and Learn, Linn, Missouri	2017
<i>Missouri in the Great War</i>	
Exhibit, Missouri State Museum (Wrote content for numerous panels)	2017
<i>Missouri, c. 1925</i>	
Exhibit, Rozier Gallery (Chose photos, wrote content for entire exhibit)	2016
<i>St. Francis Xavier Church and Rectory, Taos, Cole County</i>	
National Register of Historic Places nomination, with Roger Jungmeyer	2016

<i>Missouri State Parks 100<sup>th</sup> Anniversary Exhibit</i> Traveling Exhibit (Researched and wrote content, chose images)	2015
<i>Trail of Tears in Missouri</i> Museum After Hours, Missouri State Museum	2016
<i>Missouri's One-room Schoolhouses</i> Museum After Hours, Missouri State Museum	2015
<i>Two Hundred Years of One-Teacher Schools in Missouri</i> Pleanary Session Speaker, Country School Association of America Conference St. Joseph, Missouri	2014
<i>Missouri's Hidden Treasure: The Pelster Housebarn</i> Article, MoBARN News, newsletter of the Missouri Barn Alliance and Rural Network	2014
<i>Assumption of the Blessed Virgin Mary Parish Historic District, Moniteau County</i> With Dr. Roger Jungmeyer, National Register of Historic Places nomination	2013
<i>Cherokee Trail of Tears in Missouri</i> National Register of Historic Places nomination	2013
<i>85<sup>th</sup> and Manchester Santa Fe Trail Swale, Kansas City</i> National Register of Historic Places nomination	2012
<i>New Santa Fe Santa Fe Trail Swale, Kansas City</i> National Register of Historic Places nomination	2012
<i>Mt. Zion Church and Cemetery, Boone County</i> With Boonie L. Dirk, National Register of Historic Places nomination	2012
<i>Brickey Farmstead, Trail of Tears Ford, Campsite and Grave, Crawford County</i> National Register of Historic Places nomination	2012
<i>Assessing National Register Eligibility</i> Guest Speaker, Missouri Statewide Preservation Conference, Joplin	2011
<i>One-Teacher Schools of Missouri</i> Guest Speaker, Missouri Contry Schools Conference, Springfield	2011
<i>Armory as Architecture: The Works Projects Armories of Missouri</i> Paper, Missouri Conference on History, Kansas City	2011
<i>One-Teacher Public Schools of Missouri, c. 1774 to c. 1973</i> National Register of Historic Places Multiple Property Documentation Form	2011
<i>North Ward School, Bolivar, Polk County</i> National Register of Historic Places nomination	2011

<i>Mt. Zion Lodge Masonic Temple, West Plains</i> National Register of Historic Places nomination	2011
<i>Rural Church Architecture in Missouri</i> Guest Speaker, Missouri Statewide Preservation Conference, Washington	2010
<i>Rural Church Architecture of Missouri, c. 1819 to c. 1945</i> National Register of Historic Places Multiple Property Documentation Form	2010
<i>Rural Churches of Callaway County, Missouri</i> Architectural/Historic Resources Survey	2010
<i>White Cloud Presbyterian Church, Callaway County</i> With Bettie McAtee, National Register of Historic Places nomination	2010
<i>Farmington State Hospital #4 Cemetery, Farmington</i> With Karen Adams, National Register of Historic Places nomination	2010
<i>Charles and Bettie Birthright Hosue, Clarkton</i> National Register of Historic Places nomination	2009
<i>Hermann Historic District (Amendment), Hermann</i> With Cynthia Brown, National Register of Historic Places nomination	2009
<i>Delmo Community Center, Homestown</i> National Register of Historic Places nomination	2008
<i>Preservation Matters</i> Guest Lecturer, Department of Geograpy, University of Central Missouri	2008
<i>Houston High School, Houston, Texas County</i> With John Impy, National Register of Historic Places nomination	2008
<i>Vashon Community Center, St. Louis</i> With Dr. George Hiram, National Register of Historic Places nomination	2005
<i>Will Mayfield College Arts &amp; Schience Building, Marble Hill</i> National Register of Historic Places nomination	2005
<i>Downtown Fulton Historic District, Fulton</i> With Nancy Farmer, National Register of Historic Places nomination	2004
<i>Past Considerations</i> Article, <i>Natural Resources Magazine</i> , Winter 2004	2004
<i>Court Street Historic Residential District, Fulton</i> With Nancy Farmer, National Register of Historic Places nomination	2004
<i>Preserving the Recent Past: Carrara Glass Storefronts</i> Article, <i>Preservation in Print</i> , March 1999	1999

<i>Evangeline Theater, New Iberia, Louisiana</i>	
National Register of Historic Places nomination	1999
<i>St. Mary Congregational Church, Abbeville, Louisiana</i>	
National Register of Historic Places nomination	1999
<i>New Iberia's Evangeline Theater: The Comeback Kid</i>	
Article, <i>Preservation in Print</i> , December 1998	1998

#### COMPUTER SOFTWARE

Microsoft Office—Word, Access, Excell, Publisher, Powerpoint (Proficient)

Adobe Creative Suite (Advanced beginner)

# Karlie L. Reinkemeyer

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14129 Lower Bottom Road, St. Thomas, MO 65076 | 573.645.3182 | karlie.reinkemeyer@gmail.com

## Education

- Missouri State University- Springfield, Missouri- August 2018 to May 2020
  - Master of Public Administration Degree
  - Cumulative GPA: 3.7
- Lincoln University- Jefferson City, Missouri – May 2018 Graduate
  - B.S. in Political Science Degree and B.S. History Degree
  - Cumulative GPA: 3.8, Magna Cum Laude
- Blair Oaks High School- Jefferson City, Missouri- May 2015 Graduate

## Experience

### WORK

- City of Jefferson- Dept. of Planning and Protective Services-Neighborhood Services Specialist
  - Serves as liaison to the Historic Preservation Commission. Assigned tasks include processing demolition applications; research of history of properties from City Directories, Sanborn Maps, access reconnaissance or intensive surveys, determination of notability based on Criteria for Nomination to National Register of Historic Places, create staff report based on research, present staff report and other findings to Commission.
  - Provide management support for solid waste recycling contract administration, monitor recycling sites, provide onsite household hazardous waste site assistance, and schedule training and program operations.
- Graduate Assistant for Missouri State University's Political Science Department
  - Research assistant for professor's book and academic journal article submissions, assist with classes, course grading, and creating digital learning content
- Jefferson City Hy-Vee - May 2014 to Present
- Election Day Assistant for the Cole County Clerk's Office - 2016 to 2018

### INTERNSHIPS

- Springfield-Greene County Office of Emergency Management- Fall 2019
  - Developed hazard mitigation profiles, assisted with the development of a functional exercise, served as an exercise evaluator during the exercise. Helped with school safety audits and researched a variety of best practices pertaining to emergency management.
- United States Congressman Blaine Luetkemeyer's Office - Spring 2018
  - Draft letters for the Congressman's signature, assist with casework and communicate with constituents through letters and phone calls
- City of Jefferson, Planning & Protective Services and Human Resource/Administration - Summer 2017
  - Updated personnel files, digitized historic preservation site information, digitized registered journeyman electrician and plumber information, assisted with public outreach campaigns for input on the long-range public transportation plan
- Missouri Department of Agriculture Weights, Measures, and Consumer Protection - Summer 2016
  - Assisted with issuance of egg licenses to dealers across the state
  - Entered fuel inspection data into multiple databases

## Rachel L. Senzee

1909 Chicago Road  
Jefferson City, MO 65109  
573-280-3421

[rjeffries35@yahoo.com](mailto:rjeffries35@yahoo.com)

### Education and Training

**Master of Arts in Public History - May 2013**

University of Arkansas - Little Rock

**Bachelor of Arts Degree in History - May 2007**

Southeast Missouri State University - Cape Girardeau

- *History*
- *Historic Preservation*

### Relevant Experience

**City of Jefferson - Jefferson City, MO**

**Neighborhood Services Supervisor - July 2020-present**

- Division Director for Neighborhood Services and Redevelopment and Grants
- Manage Community Development Block Grant programs, CARES Act funding, EDA funding, Historic Preservation programs, Trash, and Recycling Programs

**City of Jefferson - Jefferson City, MO**

**Neighborhood Services Specialist - October 2019-July 2020**

- Administers Community Development Block Grant programs and projects - includes budgeting, procurement, expenditures and compliance
- Manages Historic Preservation Fund grant projects
- Serves as staff liaison to the Historic Preservation Commission
- Coordinates Household Hazardous Waste and glass recycling
- Manages the trash/single stream recycling contract
- Apply for other economic incentive grants that serve city needs

**Missouri State Parks - Jefferson City, MO**

**Grants Manager - August 2015 to October 2019**

- Independently managed the incoming grants program for central office, regional offices, and 91 state parks and sites
  - o ~\$3.5 million/fiscal year
- Ensured accurate and timely reporting for all internal grants projects: included developing project timelines, application submittal, reporting, reimbursements, etc.
- Monitored active projects to ensure compliance and accurate accounting



- Planned and coordinated more effective processes for receiving and distributing grant funds with multiple programs, agencies, private partners, and department staff
  - o Included development of Salesforce for grants management
- Provided project management guidance for partnerships utilizing grant funding
  - o Included working with government agencies (federal, state, local), friends groups, and other non-profits
- Tracked appropriations for grant funded capital improvements (CI)/operations projects
- Submitted budget projections for upcoming fiscal years, both CI and operations
- Tracked funding trends and regulatory changes
- State Parks' liaison for E3 panel, which focuses on LEAN and government efficiency

**Missouri State Parks - Jefferson City, MO**

**Volunteer Coordinator - May 2014 to August 2015**

- Coordinated over 3000 volunteers for 87 state parks and historic sites
- Worked with communities, corporations, national organizations and other sponsors to coordinate large scale volunteer efforts
- Managed AmeriCorps State grant
- Tracked State Parks Youth Corps (SPYC) hours and reporting

**Missouri River Regional Library - Jefferson City, MO**

**Teen Services Clerk - September 2013 to December 2014**

- Designed and produced mission based programming for teen audiences
- Supervised teens while in the Teen Zone
- Conducted research for library patrons

**William J. Clinton Presidential Library - Little Rock, AR**

**Education Assistant - August 2011 to June 2013**

- Developed and implemented object and document based educational programs for 400,000 annual visitors and students
- Participated in planning and scheduling programs for annual program guide
- Provided program training to volunteers
- Reformatted the education section of the official website
- Organized programs for school groups and other civic organizations
- Collaborated with other institutions and worked directly with the Little Rock School District on special programming
- Coordinated the 2011 and 2012 Big Booseum Bash for the museum
- Created budgets for special events and programs

**Missouri State Museum - Jefferson City, MO - March 2008 to July 2011**

**Curator - December 2009 to July 2011**

- Administered an Institute of Museum and Library Services (IMLS) grant funded inventory project. Grant duties included conducting a full inventory of the museum's collections (50,000 objects), providing monthly institutional reports and 6-month IMLS progress reports
- Directly supervised inventory teams and staff
- Established inventory policies and database standardization procedures
- Provided professional consultation to the public and other institutions
- Conducted research to solve discrepancies found during inventory.
- Coordinated with museum staff in locating artifacts for future exhibits and facilitated a full collections move
- Produced programs and events that raised public awareness about collections' issues
- Facilitated the launch of *Friends of the Missouri State Museum*
- Planned an opening event for the museum's new collections facility. The museum was given the Heritage Advocate Award for the event.

#### **Interpretive Resource Technician**

**March 2008 to November 2009**

- Designed and implemented engaging museum programs. Process included: writing curriculum for the targeted audience, budgeting overall cost, evaluation of program success and sharing the program with teachers and other educators
- Provided building tours and educational learning experiences for 300,000 annual visitors
- Wrote press releases for upcoming programs and events
- Managed the museum newsletter, *Museum Muse*
- Supervised and trained volunteers and employees
- Scheduled tours and managed work schedules
- Managed gift shop. Work included ordering merchandise, tracking inventory levels, and sales reports
- Served as the educator on the panel for the Museum Assessment Program provided by the American Association of Museums
- Collaborated with multiple organizations including: Jefferson City Home Educators, Convention and Visitors Bureau, Boy Scouts, Lincoln University, Missouri Alliance for Arts Education and the Winston Churchill Memorial and Library

#### **Activities, Organizations, & Certifications**

##### **HAZWOPER Certified**

- 40 hours - January 2020

##### **Lean Six Sigma - Green Belt**

- July 2019

##### **Friends of the Missouri State Museum**

- Board Member - 2013 to present
- Board Secretary - 2015 to present

##### **Transformation-Jefferson City through the Chamber of Commerce**

- *November 2010 to August 2011*
- Worked with community leaders to create a historic district for the Missouri State Penitentiary site.

## References

Mike Sutherland, Director  
Missouri State Parks  
573-291-8766  
[Mike.sutherland@dnr.mo.gov](mailto:Mike.sutherland@dnr.mo.gov)

Tracy Farris, Program Director  
Department of Natural Resources,  
573-751-8460  
[Tracy.farris@dnr.mo.gov](mailto:Tracy.farris@dnr.mo.gov)

Kurt Senn, Deputy Director  
William J. Clinton Presidential Library  
573-301-9502  
[Kurt.Senn@nara.gov](mailto:Kurt.Senn@nara.gov)

BILL NO. 2020-080

SPONSORED BY Councilmember Ward

ORDINANCE NO. 16125

AN ORDINANCE OF THE CITY OF JEFFERSON, MISSOURI, DESIGNATING 504-506 E. CAPITOL AVENUE AS A LOCAL HISTORIC LANDMARK.

**WHEREAS**, Pursuant to Section 8-42 of the City Code, the City of Jefferson Historic Preservation Commission (HPC) is required to evaluate properties within the City for potential designation as historic landmarks; and

**WHEREAS**, Pursuant to Section 8-42 of the City Code, a property is eligible for landmark designation if the HPC determines that it meets any of the following criteria:

- A. The potential landmark is an identifiable neighborhood or distinct geographical area which has historic and/or cultural importance to the City; or
- B. The potential landmark is associated with a particular prominent person, a significant event or historical period; or
- C. The potential landmark exhibits a particular architectural style or school, or are associated with a particular architect, engineer, builder, designer or craftsman; or
- D. The potential landmark contains historic, prehistoric and archaeological features, evidence and/or artifacts which have the potential to contribute to the understanding of historic and prehistoric cultures; and

**WHEREAS**, Pursuant to Section 8-45 of the Code of the City of Jefferson, Meredith Cox, owner of 504-506 E. Capitol Avenue, historically known as the Perry Scott Rader House, has applied for designation of the building as a local historic landmark; and

**WHEREAS**, The Historic Preservation Commission finds that 504-506 E. Capitol Avenue meets Criteria A, B, and C; and

**WHEREAS**, Pursuant to Section 8-42 of the City Code, the City of Jefferson Historic Preservation Commission has recommended this property for designation as a local historic landmark.

**NOW, THEREFORE, BE IT ENACTED** BY THE COUNCIL OF THE CITY OF JEFFERSON, MISSOURI, AS FOLLOWS:

Section 1. The property known as the Perry Scott Rader House, 504-506 E. Capitol Avenue, is hereby designated as a local historic landmark.

Section 2. The City Administrator is hereby authorized and directed to cause the appropriate plaque to be provided to the owners of sites designated as local historic landmarks.

Section 3. This Ordinance shall be in full force and effect from and after the date of its passage and approval.

Passed: April 19, 2021

Approved: April 20, 2021

Carrie Tergin  
Presiding Officer

Carrie Tergin  
Mayor Carrie Tergin

ATTEST:

APPROVED AS TO FORM:

Emily Donaldson  
City Clerk

[Signature]  
City Attorney



**City of Jefferson Historic Preservation Commission**  
**Application for Nomination**  
**Landmark Designation Award**



We invite you to nominate your building/structure to be reviewed by the Historic Preservation Commission and designated as a local Landmark. See attached page for information about this award.

This form must be completed by the owner of the property nominated and returned no later than February 28 annually. Please fill out the below information in complete detail. Please submit a current photo(s) of the property being nominated. If applicable, older photos may also be submitted.

**Return the application to:** City of Jefferson, Landmark Designation Award, c/o Rachel Senzee, 320 E. McCarty Street, Jefferson City, MO 65101 or email to [rsenzee@jeffcitymo.org](mailto:rsenzee@jeffcitymo.org). If you have questions please call 573-634-6410.

**Contact Information:**

Owner: Meredith Cox  
Address: 2866 N Centerwood Rd, Fayetteville, AR 72703  
Contact Person: Meredith Cox Phone No. 479-236-2866  
Email Address: cox\_meredith@yahoo.com

Will the owner display the plaque on the building? ☒ Yes ☐ No (if no please explain)

**Property Information:**

Historic Name (if known) Perry Scott Rader House Year Built Pre 1898

History & Significance, include details such as builder, unique facts of previous owners

Attach additional pages if necessary:

Please see additional information.

I am the owner of this property and am aware of this application for Landmark Award and agree to accept the award if nominated by the City of Jefferson Historic Preservation Commission:

Meredith Cox  
Owner's Signature

\_\_\_\_\_  
Date

Individuals should contact the ADA Coordinator at (573)634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.

# **City of Jefferson Historic Preservation Commission**

## **Application for Nomination**

### **Landmark Designation Award**

#### **What is the Landmark Designation Award?**

The Landmark Award is an honorary designation and is made by the City of Jefferson's Historic Preservation Commission which recognizes a property's historical significance and contribution to the community. Each year since 1994, the Commission recognizes several buildings or properties as Landmark Award properties.

Properties that have received the Landmark Award represent the full range of Jefferson City's heritage and architectural style. The properties include governmental properties, educational institutions, residences, retail stores, manufacturing properties, houses of worship, and freestanding monuments. Some have been restored to their original use. Others have been restored and put to new uses. Some are part of the State's park system. Others have not been restored or preserved. Whatever their condition or use, the Commission truly appreciates the willingness of the individual property owners to allow their properties to be recognized for the historic and architectural contribution they make to our community.

Applications submitted by the property owner are reviewed at the Historic Preservation Commission's March regular meeting where the review process begins and evaluated by the following criteria:

- The historic, architectural or cultural significance of the property, as those terms are defined under the City's preservation ordinance
- The type of property involved, including its historic use and its present use
- The location of the property, including the overall historical context of the area and the property's contribution to the area and surrounding properties
- The historic architectural integrity of the property, including whether efforts have been made to preserve or restore the property
- Whether the property is endangered

Final selections of the awardees are then designated by the City Council, each by separate ordinance. In May of each year during the City's Preservation Week activities, the awards are presented to the owners along with a Designated Landmark plaque for permanent display on the building or property.

After a landmark or historic district is designated by ordinance, each application for building permit within the area so designated referred to the City of Jefferson Historic Preservation Commission for review at a regularly scheduled meeting. This process is only intended as an opportunity for the Historic Preservation Commission to advise property owners with means and methods of historic preservation.

Individuals should contact the ADA Coordinator at (573)634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.

## Perry Scott Rader House

### 504/506 E. Capitol Avenue

The Perry Scott Rader House is an example of the Italianate Side Hall architectural style. The house was built as a single-family home on a lot once owned by Dr. William Bolton, a prominent local doctor. The builders of the home and the exact date of construction are unknown. However, Sanborn Fire Insurance Maps show the home existed in 1898. The original address of the home was 510 E. Main Street. At some time in its history, the house was divided into a first floor and second floor apartment, and the current addresses are 504 and 506 E. Capitol Avenue. Between 1898 and 1908, a porch was added to the northeast façade of the house, and eventually, the porch was fully enclosed. In 2005, the property was listed as a contributing resource within the National Register of Historic Places-Capitol Avenue Historic District. The house serves as a private residence, and renovations are currently in progress.



Perry Scott Rader

Several notable Missourians have owned and lived in the home. According to the Abstract of Title, John Thompson Clarke and his wife, Sarah “Sadie” Bolton, owned (and possibly built the house) the property from 1897 to 1901. Census records from 1900 show Frank Littleton Pitts rented the home while he held the office of Missouri State Treasurer. Lawyer and St. Louis Globe Correspondent, Joseph Harry Edwards and his wife, Mary Carter, purchased the home from the Clarkes and lived there until 1905. Perry Scott Rader and his wife, Julia Benetta Younger, owned the home from 1905 to 1935. Perry Scott Rader was Reporter of the Missouri Supreme Court and author of several history books about Missouri. One of which, *Civil Government and History of Missouri*, was used as a textbook in Missouri schools in the early 1900s. From 1949 to 1984, Henry William Ells and his wife Cleo Moon owned the home. Henry Ells served as Jefferson City Clerk from 1929 to 1961.

In 1986, former Missouri Department of Corrections Director, Thomas Whitecotton and his wife, Dee, purchased the home after living next door at Ivy Terrace for 20 years. The current owner of the Perry Scott Rader House is the Whitecotton’s granddaughter, Meredith Rooney Cox.



BILL NO. 2020-081

SPONSORED BY Councilmember Ward

ORDINANCE NO. 16126

AN ORDINANCE OF THE CITY OF JEFFERSON, MISSOURI, DESIGNATING 630 BROADWAY STREET AS A LOCAL HISTORIC LANDMARK.

**WHEREAS**, Pursuant to Section 8-42 of the City Code, the City of Jefferson Historic Preservation Commission (HPC) is required to evaluate properties within the City for potential designation as historic landmarks; and

**WHEREAS**, Pursuant to Section 8-42 of the City Code, a property is eligible for landmark designation if the HPC determines that it meets any of the following criteria:

- A. The potential landmark is an identifiable neighborhood or distinct geographical area which has historic and/or cultural importance to the City; or
- B. The potential landmark is associated with a particular prominent person, a significant event or historical period; or
- C. The potential landmark exhibits a particular architectural style or school, or are associated with a particular architect, engineer, builder, designer or craftsman; or
- D. The potential landmark contains historic, prehistoric and archaeological features, evidence and/or artifacts which have the potential to contribute to the understanding of historic and prehistoric cultures; and

**WHEREAS**, Pursuant to Section 8-45 of the Code of the City of Jefferson, Stanley and Melva Fast, owners of 630 Broadway Street, historically known as the Tanner House, have applied for designation of the building as a local historic landmark; and

**WHEREAS**, The Historic Preservation Commission finds that 630 Broadway Street meets Criteria A, B, and C; and

**WHEREAS**, Pursuant to Section 8-42 of the City Code, the City of Jefferson Historic

Preservation Commission has recommended this property for designation as a local historic landmark.

**NOW, THEREFORE, BE IT ENACTED** BY THE COUNCIL OF THE CITY OF JEFFERSON, MISSOURI, AS FOLLOWS:

Section 1. The property known as the Tanner House, 630 Broadway Street, is hereby designated as a local historic landmark.

Section 2. The City Administrator is hereby authorized and directed to cause the appropriate plaque to be provided to the owners of sites designated as local historic landmarks.

Section 3. This Ordinance shall be in full force and effect from and after the date of its passage and approval.

Passed: April 19, 2021

Carrie Tergin  
Presiding Officer

Approved: April 20, 2021

Carrie Tergin  
Mayor Carrie Tergin

ATTEST:

Emile Donaldson  
City Clerk

APPROVED AS TO FORM:

[Signature]  
City Attorney

City of Jefferson Historic Preservation Commission  
Application for Nomination  
Landmark Designation Award



We invite you to nominate your building/structure to be reviewed by the Historic Preservation Commission and designated as a local Landmark. See attached page for information about this award.

This form must be completed by the owner of the property nominated and returned no later than February 28 annually. Please fill out the below information in complete detail. Please submit a current photo(s) of the property being nominated. If applicable, older photos may also be submitted.

**Return the application to:** City of Jefferson, Landmark Designation Award, c/o Rachel Senzee, 320 E. McCarty Street, Jefferson City, MO 65101 or email to [rsenzee@jeffcitymo.org](mailto:rsenzee@jeffcitymo.org). If you have questions please call 573-634-6410.

**Contact Information:**

Owner: Stanley and Melva Fast  
Address: 630 Broadway St. JCMO 65101  
Contact Person: Melva Phone No. 573/6301-3873  
Email Address: mfast611@gmail.com

Will the owner display the plaque on the building? ☒ Yes ☐ No (if no please explain)

**Property Information:**

Historic Name (if known) Tanner House Year Built 1894

History & Significance, include details such as builder, unique facts of previous owners  
Attach additional pages if necessary:

See attached

I am the owner of this property and am aware of this application for Landmark Award and agree to accept the award if nominated by the City of Jefferson Historic Preservation Commission:

Melva Fast  
Owner's Signature

2/23/21  
Date

Individuals should contact the ADA Coordinator at (573)634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.



## **Herman and Carolina Tanner House 630 Broadway**

The Tanner family has historically been one of the most important and best known families in Jefferson City's Munichburg. Brothers Jacob and Charles Tanner, immigrants in the 1850s from Jefferson City's partner city Münchberg in Bavaria, Germany, purchased and rebuilt Glover's Mill on the Moreau River in 1856 and operated it until it was destroyed by flood in 1858. The bridge over the Moreau River near that mill site was opened in 1868 (twice replaced) and has ever since been known as Tanner Bridge, which in turn gave its name to Tanner Bridge Road, one of the arteries leading south from Jefferson City. The Tanner brothers moved to Jefferson City and built a brick, general merchandise store in 1858 on the corner of Dunklin and Jefferson Streets, which led to the establishment of that intersection as the business center of Munichburg. Jacob bought out his brother Charles who later built a foundry and machine shop to the south. Jacob's son, Herman Tanner, continued and enlarged the prosperous store to a position as the leading general store in Munichburg. Herman, married with children, moved from the Tanner residence attached to the store and built an imposing residence befitting his economic standing two blocks away, 630 Broadway.

The Schwarzott block, the west side of the 600 block of Broadway, was subdivided and opened for development in 1887. Herman Franklin Tanner and wife Carolina (Lena)(nee Schubert) selected the lot at the south end of the block (630 Broadway), which they bought from Henry and Cillicia Schwarzott. They built their residence in 1894 and occupied in 1895 (a pregnancy and birth intervened). In the following years six more substantial brick residences, following Herman Tanner's lead, filled in the lots on the rest of the block. The corner lot of the block went first because it was the most visible, therefore preferable, site for the residence of a prominent person. In 1912 the Jefferson City *Post* wrote that when the block is filled in it "will be the handsomest residence street in the city." Southsiders called the intersection of two of the Southside's major streets the "Tanner corner."

Herman and wife Caroline, speaking both English and German, raised six children in the house. Herman died in 1930 and Caroline in 1951, age 91. Daughter Edith (aka Eda), never married, continued to live in the house until her death in 1966. Youngest daughter Edna married Larry Sullivan and the couple, who had no children, also lived in the house. Edna, widowed, died in 1978 and shortly after the property passed out of the Tanner family. Speculation was that the vacant house would be subdivided into apartments, but happily it was spared that fate by Dean Allen who acquired the property. In 1990 Mrs. Allen sold it to current owners Stan and Melva Fast.

The Fast's admired the house for its age and beauty and began addressing water damage and other issues of neglect from the past century, including rebuilding all four chimneys as they were originally. They removed paint to restore the original woodwork to its natural beauty and updated the kitchen and bathrooms. The original configuration of rooms and stairway remained intact. The building, both interior and exterior, is now in excellent condition.

According to Jeanette DeWyl Kassebaum, niece of Herman Tanner, A.W. Elsner was the architect who built the Tanner house in 1894, John V. Eveler did the stonework, and Jack Slate and Fred Buehrle, Jr. did the brick work. The outer walls of the house are twelve inches thick. Jane Beetem, in her 2002 nomination for placement on the National Register of Historic Places (as part of the Broadway-Dunklin Historic District), describes the house as "a 2-story brick Queen Anne-influenced house with irregular plan and a 2-bay façade facing Broadway. This

house is one of the more prominent homes in the neighborhood, due to its well-detailed architecture and highly visible location.” The multi-colored, tile-floored front entrance is recessed behind an arch of rounded bricks. On the south side of the entrance is a large square window topped by a half-round stained glass window featuring the Tanners’ ancestral Bavarian blue, and the ensemble is framed by rounded bricks. Its stone sill is supported by concrete brackets. Above it on the upper level is a double window with stone sill and lintel. Above the recessed entrance is a highly distinctive tall, single window also framed with rounded bricks, which opens onto a beautiful, symmetrical-designed, wrought-iron balcony, a signature of German-influence. The roof cornice on both street sides has decorative brackets highlighted by a Victorian-era multicolor paint scheme.

The south side, facing Dunklin, has three windows on each floor, all with louvered shutters and all with stone sills and lintels that match the front façade. The one-story brick portion of the back of the house, extends a few feet beyond to the south and adds interest to the simplicity of the house’s otherwise rectangular plan.

The north side, facing the adjacent house on Broadway, has a round stained glass window close to the recessed front entry, which colorfully lights up the foyer at the base of the stairway inside the house.

The house’s back side has a rebuilt, one-story wooden porch with posts ~~and railing~~. The house sits on a foundation of cut stone.

Arrangement of the high-ceiling rooms inside the house follows 1890 styles. A foyer opens to a hall that leads to the back of the house. To the left of the foyer and hall, when entering, are two parlors connected by an original pocket-door. The front parlor is the larger. Behind the second parlor are the dining room and kitchen. Original stairs in the foyer with the original railing and wooden post with ball newel lead to three second floor bedrooms.

On the back side of the property is an outbuilding (it could have been a residential “alley house”), along an unnamed, ten-foot wide public right-of-way created when the Schwarzott property was subdivided into lots in order to provide access to the rear of the Broadway Street properties before cars. A distinctive, concrete “bunker” garage opens from Dunklin Street, so that only its front, street-level entrance is visible from the exterior. It was created by excavation into pliable loess when the 300 block of Dunklin Street was put through and lowered in 1925.

Beetem further stated in 2002, “The house has been rehabilitated over a period of years and is in excellent condition. . . The house and outbuildings have retained their form, size, massing, fenestration pattern, materials, craftsmanship, and setting . . . Rehabilitation efforts over the last several years have resulted in the house’s current excellent condition.”

The Tanner House is worthy of Landmark designation because:

1. The Tanner House is prominent architecturally not only in Munichburg but also in Jefferson City for its Queen Anne style with architectural details, such as recessed entrance, iron balcony, stained glass windows, rounded brick windows, and detailed and painted cornices. Its construction in 1894 was a stimulus for the development of the rest of the historic 600 block of Broadway and likely other houses nearby.

2. It has been wonderfully preserved by its occupants, both the Tanners and the Fast, the present owners. Its exterior is virtually the same as when built 127 years ago, and the interior has been restored as much as feasible, and upgraded for contemporary living.

3. It is highly visible, on a major, stoplight intersection in Munichburg and Jefferson City.

4. The Tanner House is the only remaining structure to bear visible witness to the Tanner family, one of the most important early entrepreneurs to develop Munichburg. (The Tanner machine shop is no longer recognized by that name.) The other named item remaining in the landscape is Tanner Bridge Road.

5. The Tanner name provides a historic, visible connection to Jefferson City's partner city Münchberg, Germany.

### ***ARTICLE III. HISTORIC PRESERVATION COMMISSION***

#### **Sec. 7-51. Established.**

There is hereby established a Commission on Historic Preservation.

(Code 1983, § 2-460; Ord. No. 10510, § 1(2-446), 10-21-85)

#### **Sec. 7-52. Members.**

- A. The Historic Preservation Commission shall consist of nine members. Members shall be residents of the City of Jefferson and must have a demonstrated interest, competence or knowledge in historic preservation. To the extent available in the community, the Historic Preservation Commission shall include professional members representing such disciplines as architecture, architectural history, prehistoric and historic archaeology, planning, urban design, cultural geography, cultural anthropology, folklore, curation, conservation, landscape architecture, law, real estate brokerage, banking, history or other fields related to historic preservation, members or representatives of historical societies and historic preservation groups and residents of historic districts or potential historic districts.
- B. The term of office shall be three years, with one third of the positions being available for appointment each year. All members shall continue to serve until their successors shall have been appointed and qualified.
- C. The Mayor shall nominate persons to serve on the Commission on historic preservation, and the appointment shall be confirmed by the City Council. The Mayor, with a majority vote of the City Council, may remove any member of the Commission for failure or inability to attend meetings, or for other good cause shown. A vacancy on the Commission shall be filled by appointment and approval in like manner for the unexpired portion of term. In the event of a vacancy on the Commission, action to fill the vacancy shall be initiated by the Mayor within 60 days of the vacancy, subject to availability of persons willing and qualified to serve.
- D. The appointed members of the Commission shall receive no compensation, but shall receive reimbursement for cost incurred with their service.

(Ord. No. 13528, § 1, 4-21-2003; Code 1983, § 2-461; Ord. No. 10510, § 1(2-447), 10-21-85; Ord. No. 12397, § 1, 1-8-96)

#### **Sec. 7-53. Meetings.**

The Historic Preservation Commission shall hold a regular business meeting at least once each quarter at such time and place as shall be established by rule of the Commission. The Commission may hold such additional business meetings as it shall, from time to time, deem necessary. A majority of the members of the Commission shall constitute a quorum.

(Code 1983, § 2-462; Ord. No. 10510, § 1(2-448), 10-21-85)

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## **Sec. 7-54. Officers.**

The Historic Preservation Commission shall elect, at its first meeting in each fiscal year, a chairman, a vice-chairman, and a secretary-treasurer. Such officers shall be eligible to succeed themselves at the will of the Commission.

(Code 1983, § 2-463; Ord. No. 10510, § 1(2-449), 10-21-85)

## **Sec. 7-55. Powers and duties generally.**

The Historic Preservation Commission shall have the following powers and duties:

- A. Adopt rules and regulations consistent with the law for the conduct of its business and establishing its procedures.
- B. To effect and accomplish the protection, enhancement, perpetuation and use of districts, sites, buildings, structures and objects which reflect elements of the City's historic, cultural, aesthetic and architectural heritage.
- C. To safeguard the City's historic, cultural, aesthetic and architectural heritage as embodied and reflected in such districts, sites, buildings, structures and objects; to enhance and stabilize neighborhood property values; to encourage neighborhood conservation; to foster civic pride in the beauty and noble accomplishments of the past; to protect and enhance the City's attraction to tourists and visitors and the support and stimulus to business and industry thereby provided; to strengthen the economy of the City.
- D. To promote the use of historic landmarks and historic districts for the education, enjoyment and welfare of the City; to determine whether a building, structure, site, object or district has historic, cultural, aesthetic or architectural significance; and to promote the safety, health, morals and general welfare of the City as a whole.
- E. Inspect any site, building or structure, with the permission of the property owner, which it has reason to believe is or will be a historical site and coordinate its activities with State or local historical societies, the State of Missouri and the federal government in order to prevent duplication of effort.
- F. Compile and maintain a current register of all sites, buildings and structures the Commission determines to be historical sites with the description of the site and the reason for the inclusion of the site in the register.
- G. Explore means for the protection, retention and preservation of any historical site including, but not limited to, appropriate legislation and financing, such as the establishment of a private funding organization or individual, local, State or federal assistance.
- H. Recommend standards for historical and aesthetic zones and the establishment of such zones within the City to the extent that the same may be authorized by law.
- I. To review applications to build, erect, construct, alter, destroy, remove or in any way change the external appearance of any public or private structure designated as a landmark for historical preservation, and to make a recommendation to the Planning and Protective Services Department and the City Council. The CJHPC shall advise the Mayor and City Council of all recommendations made to the Planning and Protective Services Department.

(Code 1983, § 2-464; Ord. No. 10510, § 1(2-450), 10-21-85; Ord. No. 13301, 11-5-2001; Ord. No. 14691, § 1, 6-21-2010)



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**Sec. 7-56. Annual report.**

The Historic Preservation Commission shall make an annual report to the City Council giving a full account of its business and its accomplishments.

(Code 1983, § 2-465; Ord. No. 10510, § 1(2-451), 10-21-85)

**Sec. 7-57. Finances.**

The City Council, acting for the Commission, may receive federal and State grants for the work of the Commission. The Commission also is empowered to accept and use private constructions for the furtherance of its work.

(Code 1983, § 2-466; Ord. No. 10510, § 1(2-452), 10-21-85)

**Sec. 7-58. City cooperation.**

The Commission may request and shall receive the cooperation of City staff members, to the extent reasonably possible, in providing it assistance for the furtherance of its duties.

(Code 1983, § 2-467; Ord. No. 10510, § 1(2-453), 10-21-85)

**Secs. 7-59—7-90. Reserved.**

# Jefferson City Local Historic District Application

## Criteria for Nomination of a Historic District:

Include a narrative with the application that provides responses to each of the following review criteria:

How does the area qualify for designation as a Historic District with respect to:

1. Its character, interest, or value as part of the development, heritage or cultural characteristics of the community, county, state or nation. (A more complete history is attached as an addendum, for those who want more detail, including sources referenced. The Executive Summary captures the main topics of historical interest.)

## Executive Summary of Area History

The Jefferson City neighborhood that includes the 600 block of E. McCarty St., the 400 and the west side of the 500 block of Lafayette St. and all of School St. is one that represents a part of our community's history from the post-Civil War era through the 1960s. This small neighborhood is located in the section of town where African-Americans were allowed to live prior to passage of the Fair Housing Act of 1968, when segregated housing was the norm.<sup>1</sup> This neighborhood retains integrity of location, design, setting, materials, workmanship, feeling, and association with this time period and meets Criteria A for listing on the National Register of Historic Places (National Register): historic resources that are associated with events that have made a significant contribution to the broad patterns of our history.

Most of the other dwellings that housed African-American families in that era have been demolished, to clear the way for the Whitton Expressway (Highway 50), during Urban Renewal efforts, for construction of city facilities, or with use of Community Development Block Grant (CDBG) funds to clear deteriorated structures prior to construction of housing by Habitat for Humanity. Of the remaining structures from this era in our history, the School Street Historic District (SSHD) is the most intact, showing how close these neighbors were to each other and best representing the community's African-American history.

The School Street Historic District is eligible for listing as a Local Historic District or on the National Register of Historic Places due to the following:

- Residents of this neighborhood depended on the commercial area known as the Foot, which was located nearby, centered on the 600 block of Lafayette. African-American owned businesses in the Foot served and depended on support from African-Americans who resided nearby. As they were not welcomed in many of the downtown businesses, African-Americans relied on services received from the Foot. During urban renewal in

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<sup>11</sup> Throughout this document, the term "African-Americans" is often used to refer to people of color. In the different time periods discussed in this application, that term would not have been used, as it is of more recent vintage. The term "black" is also used, in this is a term found in much of the research for this report, and is not meant as a negative term. The term "negro" appears in a graphic from a 1930s publication, but is not used elsewhere.

the 1960s, the Foot was demolished, leaving the SSHD as the best preserved area reflecting this period in Jefferson City's history.

- Dr. W.A. Ross, who lived at 500 Lafayette St., marched with Dr. Martin Luther King in the historic march from Selma to Montgomery in 1962. Dr. Ross practiced medicine from his office in this house for 53 years, and held hospital privileges at Charles E. Still Osteopathic Hospital (now Capitol Region Hospital).<sup>2</sup> Dr. Ross also served as the Director of Health Services at LU from 1960 to 1982 and served as President of the local NAACP chapter for 35 years. Dr. Ross passed away in 2007.<sup>3</sup>
- During segregation, several professors from Lincoln University (LU) lived in this area, with several of them being pioneers for African-Americans in their field. The stately four-square houses on the east side of the 400 block of Lafayette were owned by Cecil Blue, Chester Himes, James Seeney, Marcia Hammons, Lorenzo Greene, Sterling Brown, A.T. Busby, Dr. A.S. Pride and others.<sup>4</sup>
- Dr. James Seeney was the first African-American to hold a Doctorate in Education from the University of Missouri. Dr. Seeney was the long-time principal of the Lincoln University Laboratory School, and head of the LU Department of Education.<sup>5</sup> The Seeney family boasts a total of 20 teachers, including Dr. Seeney's daughter, who was the first African-American teacher at St. Peter's School, and his daughter-in-law, who established the first kindergarten in the St. Elizabeth Schools and was its first full-day teacher.<sup>6</sup>
- The first African-American graduate of the Jefferson City Public School System lived at 411 Lafayette St., Cecil Blue's daughter Barbara (nickname: Bobsie). Barbara graduated in 1955.<sup>7</sup>
- Leland G. Smith, who lived at 620 School St., is remembered for his contributions to Jefferson City schools over his 25 year career, as the top award in Jefferson City's Little Olympics competition was named in his honor. Mr. Smith graduated from Lincoln University with a B.A. and a Master of Arts from the University of Wichita, KS. Leland served as principal of Washington School from 1945 to its closure in 1956, when the public schools were integrated. He then worked for the Jefferson City Public Schools, serving as assistant to the Jefferson City School Board until shortly before his death in 1971. Mr. Smith served as the President of the Missouri State Teachers Association. [Carlos Graham's daughter recently won the Leland Smith award in the Little Olympics.]
- Dr. A.S. Pride (Armistead Pride), dean of the Journalism Department at Lincoln University, was nationally known in the field of journalism. Dr. Pride lived at 408 Lafayette St. In 1959, he shared his home with Eugene Harmes, an LU professor and



Leland G. Smith

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<sup>2</sup> The Sunday News and Tribune, June 14, 1964, pg. 32.

<sup>3</sup> Findagrave.com/cgi-bin/fg.cgi?page+gr&Grid+65633363, accessed 8/25/17.

<sup>4</sup> "Yesterday & Today," Carolyn Bening, Aug. 2017 p. 4.

<sup>5</sup> Dr. Gary Kremer, "Missouri's Black Historic Sites."

<sup>6</sup> Interview by the author with Kenny Seeney, 9/27/17.

<sup>7</sup> Interview with Kenny Seeney, 9/27/17; Jefferson City High School yearbook, courtesy Carolyn McDowell.



Dr. A. S. Pride

M.S. Lusk, an administrative clerk at Lincoln. He taught at the University of Cairo<sup>8</sup> in Egypt and Italy under a Fulbright program in 1956, and sponsored ten students who traveled to Italy with him, living with local families to learn about their culture. During the 1969-1970 school year, Dr. Pride served as visiting professor in communications at Temple University. Dr. Pride held an A.B. degree from Michigan, an A.M. from Chicago and an M.S.J. and PhD. from Northwestern. Dr. Pride began teaching at LU in 1937. Previously, he worked as city editor for the Lamar (CO) Daily News and as a correspondent for the Denver, CO office of the Associated Press. He

wrote a weekly column for the St. Louis Argus and Louisville (KY) Defender. Dr. Pride served as vice-president of the American Society of Journalism School Administrators, editor of their yearbook and chairman of its International Relations Committee. Dr. Pride was fluent in Italian, offering classes in the language at LU in the early 1960s.

- Dr. Cecil Blue, a professor of English at LU, is remembered today as one of the “Color Boys” – Dr. Blue and Dr. Green – that Dr. Gary Kremer has written about. Their Craftsman style bungalow was demolished to make way for the new Lafayette St. interchange with Highway 50. But Dr. Blue’s home was at 411 Lafayette St., where he lived from 1946,<sup>9</sup> presumably into the 1980s.<sup>10</sup> Dr. Blue was educated at Harvard, taught English at LU from 1928 until his retirement in 1973, and served as President of the Missouri conference of the American Association of University Professors in 1969-1971.<sup>11</sup>
- Dr. Lorenzo Greene was a member of the LU faculty from 1933 to his retirement in 1972. He was described as “one of Missouri’s foremost leaders in developing equal rights for blacks.”<sup>12</sup> Dr. Green served as acting head of the History and Government Department for LU at the end of his long career, and was selected as a representative of the National Association of the Study of Negro Life and History on the American Revolution Bicentennial Commission’s Heritage 76 Committee. In 1971, Dr. Green received an honorary degree from the University of Missouri. (Another recipient that same year was R. Marlin Perkins, the well-known former director of the St. Louis Zoo.)
- Professors Arthur and Marcia Hammons lived at 409 Lafayette St.. Arthur Hammons was a Professor of Agriculture and Marcia Canty Hammons was a Professor of Home Economics.
- The architecture exhibited in this neighborhood, while not high-style dwellings like those found on Capitol Avenue, represents housing typical of middle class families in this area



Dr. Lorenzo Greene

<sup>8</sup> News-Tribune, Aug. 12, 1956, pg. 1.

<sup>9</sup> Cole Co. Recorder’s Office, Book 110, Page 226, 2/20/1946.

<sup>10</sup> “Missouri’s Black Historic Sites: A View Over Time,” Dr. Gary Kremer for the Missouri Department of Natural Resources. Accessed Sept. 20, 2017 at <https://dnr.mo.gov/shpo/survey/SWAS017-R.pdf>

<sup>11</sup> Daily Capitol News, March 19, 1970, pg. 10.

<sup>12</sup> Jefferson City Post-Tribune, April 18, 1972, pg. 2.

built from 1885 to 1920. A brief architectural description of each house is provided in this document.

This summary, and the extended history in the addendum, are not intended to be the full and complete history of the School Street Historic District. But the items included in the summary give the reader a sense of the history represented by the people who lived here, and the houses where they lived.

While LU represents an important part of our community's history, the stories of the African-Americans who lived in this area and built or supported African-American-owned businesses in the commercial area known as the Foot (demolished during Urban Renewal) also needs to be preserved. The other areas that remain from the African-American community are located on Lafayette St. and E. Dunklin St., Maple St., Jackson St. and Roland Street. The blocks adjacent to LU are already being purchased and houses demolished by the university. A number of houses on Maple and Jackson Streets were demolished and replaced during urban renewal by more modern houses during the 1960s. Roland St. was developed by the Jefferson City Housing Authority during and after urban renewal in the 1960s and 70s, as African-Americans could not buy lots and build houses elsewhere in the city. This leaves the subject neighborhood as the oldest and possibly the most likely to remain intact into the future.



The School St. Historic District, shown at far left in 1960, and at left in 2011 aerial photos. This neighborhood remains largely intact. One house on the west end of the 600 block of E. McCarty St. and at the end of School St. were demolished for construction of the greenway, and several houses removed for Quinn Chapel on Lafayette.

## 2. Its location as a site of a significant local, county, state or national event.

Discussion under the Detailed History of SSHD (attached) explains why African-American residents of Jefferson City came to be concentrated in the area where the proposed Historic District is located. To fully understand why the proposed Historic District is significant to Jefferson City's history, we must review what happened to the rest of the area where African-American residents lived prior to the 1960s.

### Urban Renewal – Nationally

With the increase in popularity of the automobile, people began to live farther from work, resulting in ever-expanding growth of suburbs and semi-rural developments near urban areas. As inner cities were drained of residents, particularly after World War II, cities faced an increase in

deteriorating rental and vacant properties. The federal government's attempts to address issues related to poor quality housing and inner city deterioration have been controversial since they began in the 1940s, with passage of the 1949 Housing Act. Title I of this Act focused on "slum clearance." The 1954 Housing Act was supposed to shift the focus away from demolition and towards rehabilitation and preservation of housing. Other legislation dealt with problems related to relocation of those displaced by Title I programs. In the 1960s, less focus was given to quality housing stock, and more to development of healthy communities. Reorganization of the Housing and Home Finance Agency resulted in the Department of Housing and Urban Development, known as HUD, in 1965. The Fair Housing Act passed in 1968, further directing funding efforts.<sup>13</sup>

Helping to change these programs were critics such as Jane Jacobs, who decried destruction of historic neighborhoods and construction of modernist replacements. Her 1961 book The Death and Life of Great American Cities contained her arguments that "cities embodied organized complexity and that so-called 'disorderly' slums were better than the rationally planned spaces that displaced them, both economically and socially." Since then, concerns have been raised regarding political, social and legal implications including the impact of eminent domain on property rights, aesthetic concerns, incorporation of historic preservation in revitalization efforts, justice and equity – particularly that the burden of displacement created by urban renewal landed on poor and minority residents without consultation or compensation.

#### Urban Renewal – Jefferson City

Jefferson City has undergone a number of Urban Renewal initiatives. Quinn Chapel was relocated from E. Miller Street to Lafayette in 1955 due to early urban renewal efforts,<sup>14</sup> and relocated again recently for the Lafayette St. interchange. Another early project was a \$13 million project in a 5-block area near the Missouri State Capitol. This project removed the buildings on the southeast corner of the Capitol block, including the Old Post Office and the Central Hotel, made room for the Senate parking garage near Lohman's Landing and removed buildings from three blocks north of First Baptist Church and opposite the Missouri Pacific train depot on State Street.<sup>15</sup> The next project involved a much larger area, including all of downtown from Missouri Boulevard on the west, Highway 50 on the south, Lafayette on the east and the Missouri River on the north. Numerous buildings were demolished for creation of parking lots or to allow new construction. The roundhouse by the railroad was demolished in this urban renewal project. The most recent urban renewal effort was located in the Millbottom area, west of the Missouri State Capitol and north of the Whitton Expressway (Highway 50). This area was cleared of numerous commercial businesses and a few houses from the early days of Jefferson City's development to make way for state office buildings and associated parking lots.

The Jefferson City Housing Authority was created by the Missouri Legislature in the late 1950's. By 1960, Executive Director Ted J. Herron was building the first Public Housing Project

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<sup>13</sup> Elora Raymond, "The Economic Effects of Urban Renewal," Federal Reserve Bank of Atlanta website, Sept. 18, 2014, <http://realestateresearch.frbatlanta.org/rer/2014/09/the-economic-effects-of-urban-renewal.html>, accessed Aug. 26, 2017.

<sup>14</sup> Michelle Brooks, News Tribune.

<sup>15</sup> News Tribune, March 1964.

in Jefferson City. It was built on what had been locally called "goat hill" because of the livestock that ran freely there. Tar paper shacks without indoor plumbing gave way to modern apartments. The new units had up-to-date kitchens with stoves, refrigerators and running water.<sup>16</sup> The "goat hill" project was located at what was the edge of town at that time. During and after the Great Depression, displaced white families built whatever type of shelter they could on this hill. So the houses that were replaced here were temporary in nature, not ones that families had lived in, paid mortgages on and where they had raised their families for decades.<sup>17</sup>

The Housing Authority worked closely with Lincoln University in selecting the area to be included in the next urban renewal project. Forty years after Lincoln started attracting top-notch professors to teach in Jefferson City, the tensions within the African-American community had begun to bubble to the surface. This was Lincoln University's opportunity to remove what they viewed as blight, with the cafes, bars and pool hall, the barber shop where men could gather to "chew the fat," and where drinking likely occurred adjacent to the entrance to their university. These small, crowded businesses provided for the needs of the poor and working class members of the African-American community. The academics, in their offices high on the hill above, may have seen this as a chance to distance themselves from those on the other end of the economic spectrum in the African-American community. The Housing Authority's report referred to the Foot and the surrounding area as "a slum, blighted, deteriorated and deteriorating, an economic and social liability and a menace to the public health, safety and welfare in its present condition and use."<sup>18</sup>

Whatever motivations were involved, the result was that a large number of African-American families and rental property owners were encouraged to sell their homes to the Housing Authority. A number of years ago, a former resident of the area remembered that time, saying his parents were glad to sell their home. It was only later that they realized that their community had been dismantled, its residents scattered as they searched for housing elsewhere.<sup>19</sup>

The Housing Authority had not planned to construct publicly funded housing in the cleared area, as federal regulations discouraged such repopulation in urban renewal projects. But, the people displaced by demolition of housing could not buy or rent houses elsewhere in the community due to the prevalence of race discrimination. Discrimination in housing may have been outlawed in 1968, but integration didn't become common in Jefferson City until the 1980s. So the Housing Authority built 50 units of public housing on E. Elm St. and purchased and developed 27 lots on Franklin and Roland Streets, near the southern end of the project, so that African-Americans could purchase lots and build houses. Ultimately, only a handful of the 21 families displaced from E. Elm St. built houses in the new development, as banks wouldn't lend them money for

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<sup>16</sup> Jefferson City Housing Authority website, accessed Aug. 27, 2017.

<sup>17</sup> News Tribune. Jan. 11, 1960, pg. 1.

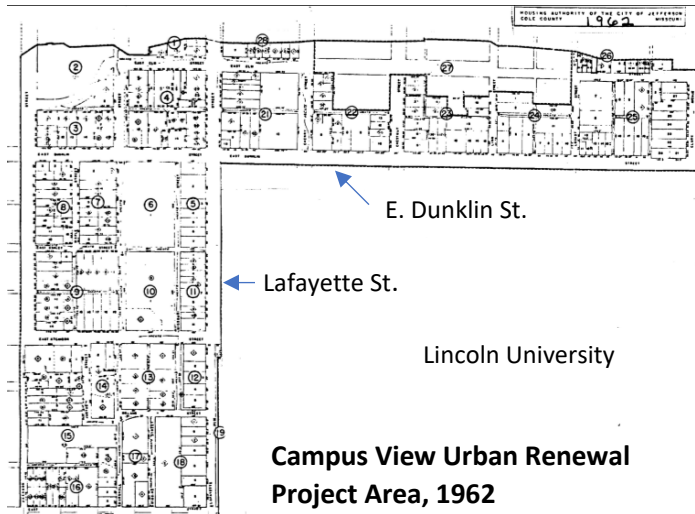
<sup>18</sup> Michelle Brooks, News Tribune.

<sup>19</sup> Jane Beetem, interview with Joe Bell, Indiana State Emergency Management Agency, June 2006. A. G. Bell is shown as owning 522 Lafayette in the 1957 city directory. In 2006, Mr. Bell's father (A.G. Bell) was living in Fulton, having left Jefferson City after selling his house on Lafayette.



new homes. The rest of the buyers were Lincoln University faculty and staff.<sup>20</sup>

In 1959, the majority of the Foot was demolished in preparation for construction of the Whitton Expressway. The new highway was constructed over Lafayette Street between Elm and Miller Streets, in the middle of the 500 block. The majority of Jefferson City's African-American residents lived nearby in areas that were razed in 1962 as part of the Campus View Urban Renewal Project, directed by the Jefferson City Housing Authority. This once vibrant neighborhood included a densely developed area on E. Elm St., where public housing was later constructed, Lafayette from Elm to E. Dunklin St., Dunklin between Jackson and Lafayette,



much of Locust St., Maple St., the 500, 600 and 700 blocks of Lafayette St., Cherry St. and Chestnut St..<sup>21</sup>

After removal of the Foot, the Housing Authority became the Land Clearance Authority for Jefferson City. In the late 1960's and the 1970's the Land Clearance Authority worked on projects in neighborhoods all over town. One example was the purchase and demolition of the former M.M. Parsons house, and construction of the Hamilton and Dulle Towers on State Street. The Housing Authority also purchased the

Jefferson Female Seminary on the south side of State St., and after years of deterioration and occupation by homeless individuals, sold the property to Dean Martin and Carol Blaney, who rehabilitated the structure in the 1990s. Adjacent to the towers is 505 State, initially purchased for use as a library for tower residents. When that plan was terminated, the house was vacant for 18 years before being sold and rehabilitated.

In the late 1970s and early 1980s, the big urban renewal project was in the Millbottom area, where a number of commercial, industrial and residential structures were located and where floodwaters from Wear's Creek and the Missouri River had been a problem. In the beginning of this project there was a survey done of the project area, to identify historic and archaeological resources during the planning phase. A number of historic buildings had their history and architecture researched and documented, with Historic American Building Survey documentation filed in the Library of Congress for cultural resources that were demolished. The Byrd-Haar House, now a nail salon, was moved from W. Main to Bolivar Street so it could be preserved. The Upschulte House was moved from W. Main to the rear of the Cole County Historical Society property in the 100 block of Madison Street. The Joseph Porth House, now home to Architects Alliance, was rented for a number of years to the Corps of Engineers before being sold by the Housing Authority. This project provided space for construction of state offices in the Truman Building and the Secretary of State's building, as well as numerous parking lots.

<sup>20</sup> Shelby Rowe, News Tribune, Oct. 30, 2016.

<sup>21</sup> "Site of Proposed Urban Renewal Project," News Tribune, May ?, ????



The former MoDOT garage has been renovated and additions constructed to provide state office space for MoDOT employees with adjacent parking.

The Hagan-Brooks house at 501 Cherry had been continuously owned for over 110 years by two African American families from 1872 until purchased by the City of Jefferson in January 1982 to be torn down for a bus maintenance garage.

Much has been written about “The Monastery” and its identical neighbors. When consultants for the Missouri Department of Transportation (MoDOT) wrote their report in July 2008, they stated that these four houses, built in an identical Craftsman style, “possess both social, historical, and architectural significance...” and were eligible for listing on the National Register.<sup>22</sup> Yet they were demolished after documentation was completed to allow construction of new ramps for the Lafayette / Highway 50 interchange circa 2015.

The term “urban renewal” has developed such a negative connotation since the 1960s and 1970s that it is not often used any more. Instead, the city has turned to use of CDBG funds to remove individual structures, then often gives the vacant lots to the local Habitat for Humanity chapter to build new homes. Habitat has rehabilitated several older homes, but construction of new homes remains the organization’s preference. Several of the oldest houses remaining in the E. Miller – Cherry area where African-Americans lived in the past were demolished for redevelopment of the lots by Habitat. For the proposed Historic District area, the city plans to use federal funds to demolish houses to implement a floodplain map that was revised in 2012.

A number of articles and reports in recent years have indicated that the only remnants of the Foot were the Community Center on E. Dunklin (owned by the city and listed on the National Register) and Dr. Ross’ former house at 500 Lafayette. Perhaps that is because so much emphasis has been placed on the commercial aspect of the Foot. But the Foot and its surrounding residential areas were always linked, as the Foot couldn’t survive without support from the African-Americans who lived within walking distance, and the residents couldn’t survive without shops and other businesses where they could procure food and other services. As Faye Carter told Nancy Vessell, “You really didn’t miss anything. You were just kind of in your own little world.”<sup>23</sup>

Comparing this area to a current map shows the very few areas that remain at present where African-American residents were allowed to live: School St., Lafayette St. south of E. Dunklin St., Dunklin St. east of Lafayette St., Locust St., and some houses on Maple St..

3. Its identification with a person or persons who significantly contributed to the development of the community, county, state or nation.

A number of LU professors bought houses in the 400 and 500 blocks of Lafayette. These stately four-square houses were owned by Cecil Blue, Chester Himes, James Seeney, Marcia Hammons,

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<sup>22</sup> “Architectural Survey of the Proposed Improvements to the Rex Whitton Expressway, Jefferson City, Cole County, Missouri,” Archaeological Research Center of St. Louis, Inc., Meredith McLaughlin, Janet Kneller, Eric Gustafson, and Robin Machiran, July 2008, p. 79.

<sup>23</sup> Michelle Brooks, News Tribune.

Lorenzo Greene, Sterling Brown, A.T. Busby and others.<sup>24</sup> In 1959, three LU employees shared a house at 408 Lafayette: A.S. Pride, a department head at LU, Eugene Harmes, a professor and M.S. Lusk, an administrative clerk at Lincoln. Dr. R.G. Richardson lived and had his doctor's office at 421 Lafayette in 1959.<sup>25</sup> All of the African-American residents of the proposed Historic District supported and depended on the area known as "the Foot" for supplies and services. In recent years, the Foot has been recognized as a non-extant historic area, and has been designated as such with placement of a commemorative marker in the 600 block of Lafayette. It is now time to recognize the surrounding area where those that were part of the Foot community lived as also historic. The proposed Historic District is one of the few areas remaining that relate to the community centered on the Foot. Houses located on E. Dunklin and Lafayette Streets facing Lincoln University have begun to be purchased and demolished by the university. This is in line with the university's master plan, currently being revised. Once these houses are removed, the proposed Historic District may be all that remains representing this part of Jefferson City's history.

4. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction or use of indigenous materials.

The SSHD contains buildings that represent or were influenced by a number of architectural styles and types. Within the district are two Craftsman style houses, one Queen Anne house, one Classical Revival and one Colonial Revival influenced home. The most dominant architectural influence in the district is the Four-Square type house, which was quite popular in the 1890s through the early 1900s. There are twelve Four-Square houses in the district. Folk Victorian vernacular type houses include four Open Gable houses, three Cross-Gabled homes, one Gable Front, one L-Plan house and one Pyramidal Cottage. These styles and types were typical for middle class housing when this neighborhood was built. Architectural descriptions of each house are provided at the end of this document.

5. Its identification as a work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county state or nation.

As with many houses in our community, we do not know for certain who designed or built these houses. Plan books were readily available at the time, so builders would not have needed an architect to design modest homes. No records remain from this time period that would identify builders of specific houses.

6. Its embodiment of elements of design, detailing, materials or craftsmanship that render it architecturally significant.

The porches in this neighborhood are a significant feature. Almost all of the houses retain their original porch elements, with variations as to style. The most distinctive porch is found at 612 E.

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<sup>24</sup> "Yesterday & Today," Carolyn Bening, Aug. 2017 p. 4.

<sup>25</sup> Mullin-Kille et.al., 1959 city directory, p. 234, 275 et. al.

McCarty, with a nearly full-width Queen Anne style porch that curves out at the left side, featuring a full wooden entablature, denticulated cornice, three Doric columns set on limestone pedestals and a simple wood balustrade that follows the curved roof line on the left side of the porch. Doric style columns are also found on the porches at 608 E. McCarty, 616 E. McCarty, 407 and 411 Lafayette St.. Pyramidal roofs are dominant in this district, not only on the main structures, but on porch and dormer roofs as well. The majority of the houses are constructed of red brick, with three white painted brick houses, one stucco and one stone house. The majority of the houses facing the more visible E. McCarty. and Lafayette Streets are two-story, while more one to one and a half story houses are found on School St. Through the use of red brick and one-story front porches, the design elements found in this district provide a sense of continuity from one house to another. A significant number of original windows remain, in their original sized openings, showing similar fenestration patterns on a number of the houses. Since there are quite a few (12) Four-Square style houses, the pattern of two large windows of the same size on the second floor is a dominant feature of the neighborhood.

7. Its embodiment of design elements that make it structurally or architecturally innovative.

The houses in this district are more similar in their architecture than they are individually distinctive. They reflect architectural styles and types that were popular from the 1880s until circa 1920. The Four Square house type was very popular from 1890 to 1930, and is common in the Midwest. During this time there was a national trend toward simpler designs, in reaction to the more elaborate Victorian era style houses. The availability and abundance of mass produced stock materials facilitated construction of all the houses in the neighborhood. The Four Square house was promoted in magazines, mail order companies and companies selling plans as uniquely American and perfectly suited to the American family. The Colonial Revival style was popular from 1870 to 1940, and the Classical Revival style began after the World's Columbian Exposition was held in Chicago in 1893, as a classical theme dominated this exposition. This style remained popular until 1950. The Bungalow style was a dominant subtype in smaller houses from 1905 through the early 1920s. This style originated in California, which made this style seem more "modern" as smaller families and fewer servants required less space than the larger houses of previous years. A number of the houses in the district would be best described as Folk Victorian, particularly those that are Gabled Front, Cross-Gabled, Pyramidal or L-Plan. These house types were popular nationally from 1890 to 1910 (sometimes styles in Missouri lagged behind national trends).

8. Its unique location or singular physical characteristics that make it an established or familiar visual feature.

The importance of the location of these houses, in close proximity to the Foot, cannot be overemphasized. The residents of this area were primarily African-American, as during segregation realtors and banks would not sell or lend money to African-Americans to purchase houses outside of this section of town. They depended on services and supplies found at the Foot, as they were not welcomed in restaurants elsewhere in the community. Hotels in the Foot were used by African-Americans traveling to Jefferson City, as they were not welcomed in hotels

elsewhere in the city. African-Americans elected to state-wide office stayed in the dorms at LU while attending legislative sessions, as they could not rent apartments outside of the African-American community. The African-American section of town operated as a town within a city. People had jobs outside the area, but they lived, shopped, went to school and church in the same part of town, making this a close knit community. The houses all retain integrity from this segregation period, and are the best remaining group of buildings that represent this period in our community's history.

9. Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, farmhouses, gas stations or other commercial structures, with a high level of integrity or architectural significance.

Some historic garages may remain in the district, but they are not particularly notable examples of outbuildings in the community. The houses in the neighborhood are the primary structures of interest.

10. Does the area have sufficient integrity of location, design, materials and workmanship to make it worthy of preservation or restoration?

Yes, as this neighborhood retains integrity of location, design, setting, materials, workmanship, feeling, and association with this time period and meets Criteria A for listing on the National Register: historic resources that are associated with events that have made a significant contribution to the broad patterns of our history.

### **Detailed History of School Street Historic District**

Before this area was developed, it was known as "Cottage Park," a recreational area with ball fields in the open space near Wears Creek. The annual floral parade, where residents decorated their cars and paraded them on High St. and Capitol Ave., terminated at Cottage Park.<sup>26</sup> A number of parades still terminate nearby in the 600 block of Lafayette Street. The lots in this district were sold on August 11, 1905 to A.J. Abbott from Douglas County, Missouri, for a development of moderately priced homes. The area sold was 1,000' in length along E. McCarty, School and E. Miller Streets.<sup>27</sup>

### **Architecture**

The architecture exhibited in this neighborhood, while not high-style dwellings like those found on Capitol Avenue, represents housing typical of middle class families in this area from 1870 to 1968. The importance of maintaining "normal" or "average" housing was described by Gary Kremer:

The random destruction of buildings that serve as material links connecting several generations contributes to a lack of understanding on the part of one generation about how they are connecting links to those who preceded and those who will follow them. This unfortunate circumstance tends to occur with greater

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<sup>26</sup> Interview with Dr. Gary Kremer by the author, Oct. 24, 2017.

<sup>27</sup> Tim Young, from research on history of Jefferson City Fire Department.

frequency in lower-class and ethnic neighborhoods. Residents of these often blighted areas, first of all, are relatively powerless. They have no representatives in the arenas of power where decisions are made. Moreover, their very poverty and social marginality preclude their living, worshipping, and otherwise interacting in elaborately built, architecturally sophisticated buildings. Ironically, then, we often find ourselves in a position of preserving the material culture of an unrepresentative body of people, while we destroy the houses, businesses, schools and churches of the masses. When we do this, we not only frustrate and further alienate the uprooted residents of such communities, we literally cut them and ourselves off from the past.<sup>28</sup>

### Connection to LU

The houses in the subject neighborhood were spared from demolition in the 1960s because this part of town had a significant number of both white residents and Lincoln University employees. A number of the 2-story four-square houses on Lafayette Street were owned by LU professors, while LU employees occupied five houses on School Street in 1959.<sup>29</sup> On the 400 block of Lafayette lived five LU employees, professors and the head of a department at LU, as well as Dr. R.G. Richardson, all but one living on the east side of the block. In the 500 block, which was largely razed for highway construction, there were no LU employees and only one doctor, Dr. W.A. Ross, whose house was retained.

To fully understand how this neighborhood contributes to our community's history, we must briefly consider how it relates to historical trends that are part of our nation's history.

### National African American History.

Our founding fathers put the issue of slavery aside, instead focusing on having all thirteen original English colonies join forces during the Revolutionary War. The problem grew, as more people were imported to be sold as slaves and as new generations were born into slavery. Opposition to slavery also grew, and Congress attempted to balance new states entering the union between "slave" and "free" states. Eventually legislators in southern states voted to secede from the union, and the Civil War was begun. After President Lincoln's Emancipation Proclamation, slaves in states that had seceded were freed (this did not include Missouri), and all slaves were freed when the war ended.

Southern states soon passed laws known as "Jim Crow laws" that enforced segregation and denied African-American people their rights, such as the right to vote. African-Americans moved from southern states to urban areas further north to escape such discrimination and groups such as the Ku Klux Klan that killed, terrorized and intimidated them. People in cities responded to this movement by using restrictive covenants that governed the sale of real estate, prohibiting owners from selling their property to anyone of the "Negro race." In a case involving Mr. and Mrs. J.D. Shelley of St. Louis and Mr. and Mrs. Louis D. Kraemer, who had filed suit to have the

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<sup>28</sup> Kremer, "Black Historic Sites of Missouri," p. 32 - 33.

<sup>29</sup> Jefferson City Directory, Mullin-Kille Company of Missouri and New Day Press, 1959, p. 275 et. al.; Beetem interview with Glover Brown.

Shelleys removed from the neighborhood for violating such restrictive covenants, the U.S. Supreme Court held in 1948 that these covenants were unconstitutional. This decision made housing discrimination illegal, but did not end housing discrimination.<sup>30</sup>

Starting in 1933, under federal New Deal programs, the federal government responded to a housing shortage during the Depression. This program was explicitly designed to increase — and segregate — America's housing stock. Author Richard Rothstein says the housing programs begun under the New Deal were tantamount to a "state-sponsored system of segregation." The government's efforts were "primarily designed to provide housing to white, middle-class, lower-middle-class families," he says. African-Americans and other people of color were left out of the new suburban communities — and pushed instead into urban housing projects. Rothstein's new book, *The Color of Law*, examines the local, state and federal housing policies that mandated segregation. He notes that the Federal Housing Administration, which was established in 1934, furthered the segregation efforts by refusing to insure mortgages in and near African-American neighborhoods — a policy known as "redlining." At the same time, the FHA was subsidizing builders who were mass-producing entire subdivisions for whites — with the requirement that none of the homes be sold to African-Americans.<sup>31</sup>

During the Civil Rights era in the 1950s and 1960s the U.S. Supreme Court ruled in *Brown vs. Board of Education* (1954) that segregated educational facilities deprived African-American children of equal education opportunity. For years after the *Brown* decision, the struggle for equality continued, with African-Americans organizing protest marches and sit-ins to influence local practices. During this period Martin Luther King and John and Robert Kennedy were assassinated.<sup>32 33</sup> A number of federal laws were passed in the 1960s to combat discrimination, including the Civil Rights Act of 1964 that prohibits employment discrimination; the Fair Housing Act of 1968 that prohibits discrimination in the sale, rental, and financing of housing and the Voting Rights Act of 1965, which prohibits the denial or restriction of the right to vote.<sup>34</sup>

### Jefferson City Follows National Trends

Jefferson City was not immune to these national trends. In the 1960s, the City Council and various boards and commissions held hearings to discuss segregation in housing. During these hearings, several realtors were called as witnesses, and stated that they would not show African-Americans houses west of Jackson St. or north of E. McCarty St., for fear of losing business with white home owners. LU students explained the difficulties of obtaining off-campus housing, as

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<sup>30</sup> "Lawsuit ended 'restrictive covenants' that prohibited property sales to blacks," Gary Kremer, *The Statesman*, Feb. 2000,

<sup>31</sup> A 'Forgotten History' Of How The U.S. Government Segregated America; Broadcast on NPR's "Fresh Air," May 3, 2017. By . Accessed October 10, 2017 at: <http://www.npr.org/2017/05/03/526655831/a-forgotten-history-of-how-the-u-s-government-segregated-america>.

<sup>32</sup> Charles Wesley Jackson, "Urban Renewal and its Effects in Jefferson City, Missouri," Master's Thesis written 1955 for Master of Regional Planning, College of Architecture and Design, Kansas State University, 1965, accessed Aug. 26, 2017.

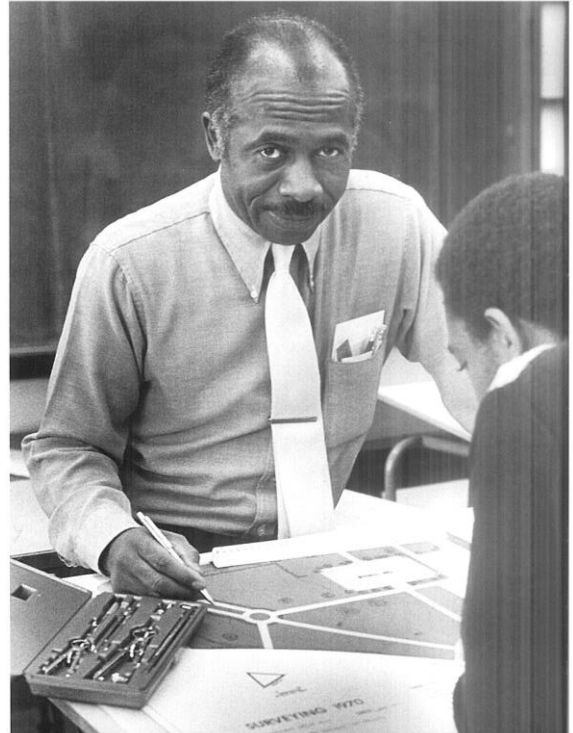
<sup>33</sup> "Urban Renewal and the end of black culture in Charlottesville, Virginia: An Oral History of Vinegar Hill," McFarland, 1998. (books.google.com)

<sup>34</sup> FindLaw, <http://civilrights.findlaw.com/enforcing-your-civil-rights/civil-rights-laws.html>, accessed Aug. 25, 2017.

property owners refused to rent to them based on their race. At about the same time that Apollo 11 made the first successful walk on the moon, Highway Patrol members wearing helmets worked to achieve calm during a period of unrest, demonstrations, violence, and arson at Lincoln University, as shown in the photo below.<sup>35</sup>

At right, a newspaper photo captioned: “Charles Jackson, desegregation leader, educator and city councilman” in 1983.

Below, News-Tribune photo captioned: “Helmeted Missouri Highway Patrolmen intervening at Lincoln University during the period of unrest, demonstrations, arson and violence in May 1969.



Also during the 1960s, urban renewal projects throughout the nation removed many low-income and/or African-American neighborhoods to allow development of interstate highways and for the purpose of “slum clearance.” Jefferson City was part of this movement, with several urban renewal efforts removing older buildings in the downtown area, in the African-American community, and west of the State Capitol – the area known as the “Millbottom.” These projects began in the 1950s and ended in the 1980s.

The term “urban renewal” began to have a negative connotation. After the 1980s, city government and the Jefferson City Housing Authority purchased smaller numbers of buildings that were deteriorated, usually one or two at a time, and demolishing them. Some of the Housing Authority’s buildings were purchased and rehabilitated, such as the Jefferson Female Seminary in the 400 block of State St., the house at 505 State St. and the offices of Architects Alliance on W. Main St.. A number of houses were demolished by the city to make way for construction of new homes by Habitat for Humanity, a non-profit housing organization. Others cleared the way for city facilities or remain as vacant lots.

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<sup>35</sup> Jefferson City Post Tribune, July 21, 1969, p. 2.

### Where did Jefferson City's African-American residents live?

Beginning around the 1850s, a couple of free African-American women bought property in the area where E. Miller and Cherry St. cross. In-lot 760 was purchased in 1855 by an African-American woman named Martha King. Sarah Bolton purchased In-Lots 643/644 in August, 1863. According to historian Gary Kremer, this “nucleus of a black community” emerged around the King and Bolton properties.<sup>36</sup>

African-Americans poured into Jefferson City during the last years of the Civil War, to be under the protection of the Union troops who controlled the town.<sup>37</sup> Following the war most of the city's African-American population lived in the downtown area, many on what was known as “Hog Alley.” Seventy-six African-Americans lived along this alley which stretched from Adams Street to Madison, between High and Main (now Capitol Avenue),<sup>38</sup> where hogs were allowed to roam free in search of garbage to eat. There were also heavy concentrations of African-Americans near the African-American churches, in the 400 and 500 blocks of East Miller (a total of 45) and the 400 blocks of Adams and McCarty Streets. The 300 block of East Miller (the block immediately east of the Second Baptist Church) had 46 African-Americans.<sup>39</sup>

In 1882, three young African-American children from the same family died within a few days of each other, resulting in panic spreading throughout the city. Health care during this period was what we would consider primitive, and the fear of communicable diseases was a strong motivator. Frightened residents drove all of the African-American families from their homes downtown, and boarded up the buildings to prohibit their return. Callaway County residents threatened violence if any of these families attempted to cross the Missouri River. The coroner determined the children had died from ingestion of a “corrosive substance” rather than smallpox or other disease. But residents became determined to remove all African-American families from Hog Alley.<sup>40</sup>

Most African-American men (and some women) worked for people or businesses located downtown at this time, so finding housing nearby was critical. African-American institutions, such as Second Baptist Church, were located on the fringe of downtown, so African-American people wanted to stay within walking distance of these establishments. Second Baptist Church was, and is still today, located at the corner of E. Miller and Monroe Streets, in the third building erected on the site since 1865. The African Methodist Episcopal Church, or A.M.E., was located at Madison and E. Miller Streets, then in 1894 some of that congregation formed the A.M.E. Zion Church and built a new church at 512 Madison. Education for African-American children began in the old schoolhouse on Hobo Hill, now the location of Simonsen 9<sup>th</sup> Grade School, then in 1874 the school moved to the “Old German-English Building” in the 200 block of W.

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<sup>36</sup> Carolyn Bening, “Yesterday & Today,” Historic City of Jefferson newsletter, “This Place Mattered – 501 Cherry Street,” Aug. 2017, p. 4.

<sup>37</sup> Dr. Gary Kremer, “Yesterday & Today,” Historic City of Jefferson newsletter, 2/2013, recap of Kremer presentation, p. 4.

<sup>38</sup> Kremer, “Black Historic Sites of Missouri,” p. 37.

<sup>39</sup> Ibid.

<sup>40</sup> Gary Kremer, “City's black population once lived,...” News Tribune, Jefferson City, 12/5/1999.



McCarty St.. This school was renamed the Washington School in 1891, then a new school of the same name was built between Lafayette and Cherry Streets on Elm Street in 1903.<sup>41</sup> Lincoln Institute was established on Dunklin and Lafayette Streets in 1871.<sup>42</sup>

According to Gary Kremer, the turn of the century saw an emerging African-American population of free African-Americans and ex-slaves concentrated in the 800 blocks of Miller and Elm Streets and the 500 and 600 blocks of Cherry and Chestnut Streets.<sup>43</sup> This small but vibrant neighborhood was anchored by Gensky's Grocery Store (now listed on the National Register of Historic Places) and the New Hope African Methodist Episcopal Zion Church at 728 E. Miller. In the 1950s, Gensky's was bought by an African American fraternal organization who in 1966 rented the lower level to Dr. Charles W. Cooper, a African-American physician. In 1982, the Historic American Buildings Survey (HABS) studied the stone house at 501 Cherry, purchased in 1867 by Martha King. The quality of the stonework suggested the use of unskilled prison labor - the only other documented inmate-constructed limestone structure in Jefferson City was the 1840 old city jail, demolished in 1982. In 1872 Hiram Brooks purchased the home at a time when few other African-American-owned structures existed in the vicinity, making it the earliest extant African-American-owned structure in Jefferson City at the time of the study. The War Department's 1863 General Order No. 143 authorized Union enlistment of African-American troops to ensure full citizenship. Hiram enlisted with the Union forces in 1864, serving with Missouri's 62nd regiment of the United States Colored Infantry, receiving personal freedom and some monetary aid. Private Hiram and others in the 62nd founded Lincoln Institute, now Lincoln University, as they wanted to continue the education they had acquired while in the service.

The presence of African-American institutions, including Lincoln Institute at Dunklin and Lafayette Streets, and long-standing ownership of property in the area by African-American residents encouraged other African-American residents to move to the southeast corner of the city. This demographic shift is shown in the 1900 City Directory. There are 546 specific addresses listed for African-Americans in the city; 316 of those addresses (or nearly 58%) are south of McCarty and east of Adams. The heaviest concentrations of African-Americans, outside of Lincoln Institute students and faculty members living on campus, were in the 800 block of East Elm (12), the 700 block of Locust (25), and the 600 block of Lafayette (15).<sup>44</sup> The existence of Wears Creek (which flooded fairly frequently at that time) probably aided in movement of African-American residents to this area, as land near the creek would have been less desired by white buyers and therefore less expensive to purchase, plus the prior existence of African-Americans in this area made such movement more palatable to the surrounding community.<sup>45</sup> It

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<sup>41</sup> Gary Kremer, "City's black population once lived,..." News Tribune, Jefferson City, 12/5/1999.

<sup>42</sup> Brooks, June 18, 2016.

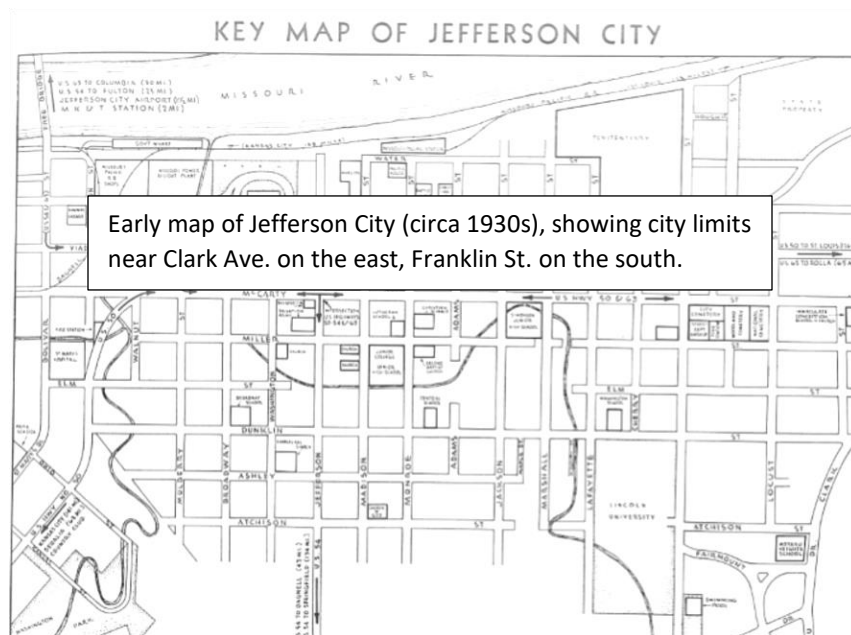
<sup>43</sup> Kremer, "Black Historic Sites of Missouri."

<sup>44</sup> Kremer, "Black Historic Sites in Missouri," p. 38.

<sup>45</sup> Ibid.

should be noted that in the 1960s the city did not extend much past Clark Avenue south of Highway 50 at that time. Lafayette Street did not extend south past Franklin St.<sup>46</sup>

James Ford quoted Julius H. Conrath in his History of Jefferson City, describing the physical location of the city's African-American community as living in the 1870s and 1880s "[e]ast of Adams and south of McCarty Street".<sup>47</sup> In an interview by the author with Glover Brown, he described the African-American community "east of Jackson Street and south of McCarty Street."<sup>48</sup> A news article from the 1960s reporting on a hearing regarding the practice of redlining, or refusing to sell or rent to African-American people, confirmed Jackson Street as the dividing line.<sup>49</sup> A study by the author of the Jefferson City 1920 Census records confirms that the majority of African-American residents lived east of Jackson Street, with several residents located near churches on E. Miller near Madison Street, primarily in the 400 and 500 blocks of E. McCarty and the 300 and 400 blocks of E. Miller St., located close to Wears Creek. There were a number of African-American residents who lived with their employers, and were scattered throughout the community, as well as a handful of African-American farmers who lived in the county.<sup>50</sup> In 1982, Gary Kremer described the most heavily-populated African-American section of Jefferson City as the area bounded by McCarty street on the north, Adams on the west, Clark Avenue on the east, and Leslie Blvd. on the south.<sup>51</sup>



As important as where African-Americans lived in Jefferson City was how they lived, and the quality of housing available to them. In the early 1920s, a housing survey done by the Missouri Negro Industrial Commission reported that housing conditions for African-Americans were deplorable. The report emphasized:

<sup>46</sup> Jefferson City Chamber of Commerce, "Progressive Jefferson City," 193?, Plate I; Beetem interview with Glover Brown.

<sup>47</sup> James E. Ford, History of Jefferson City, Jefferson City, 1939.

<sup>48</sup> Glover Brown interview by Jane Beetem, 2017.

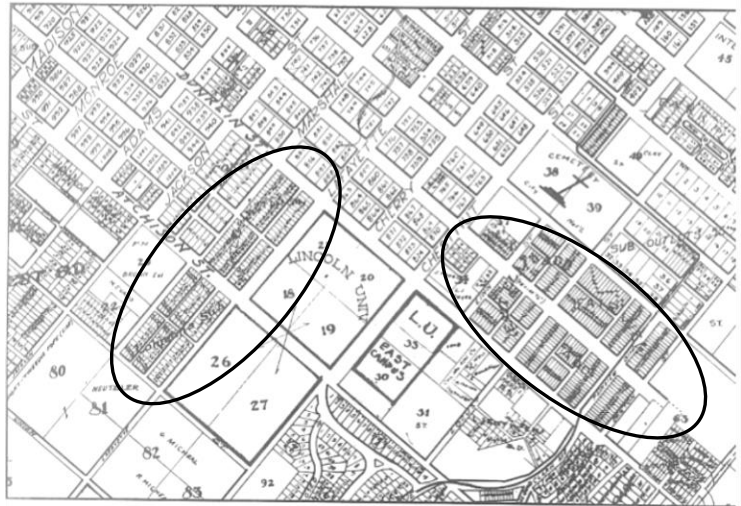
<sup>49</sup> The Daily Capitol News, August 3, 1967, pg. 2.

<sup>50</sup> As the latest census data available is 1940 and city directories no longer state an individual's race, mapping the diversity of the area in the 1960s has not proven possible.

<sup>51</sup> Kremer, "'Black Historic Sites of Missouri,'" p. 34.

Only 89 of the houses are located on the streets. The majority are either built in the rear of the lot, in alleys or on back streets, where it is almost impossible to reach them in rainy weather, because of the unpaved muddy streets • • • Those houses with three rooms or less number 172. • • . Eighty per cent of the homes are without water in them and the water must be furnished by wells and cisterns.

The reason that their housing was so poor, according to the Industrial Commission, was that job opportunities for African-Americans were severely limited, making it extremely difficult for African-Americans to accumulate the capital necessary to become property owners.<sup>52</sup> As shown in the map at right, the size of the lots between Marshall and Lafayette along Maple Street and between Dunklin and McCarty Streets east of Cherry is quite small. This would have allowed construction of a densely populated neighborhood, with less expensive homes in these areas. Not surprisingly, much of these areas were demolished as part of urban renewal in the 1960s.



Map of Jefferson City showing densely concentrated housing in the areas targeted by urban renewal, primarily E. Elm and Maple Streets.

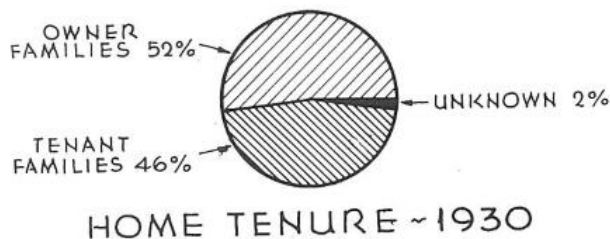
The Sanborn Maps of 1908 do not fully cover the neighborhood, but in the small area depicted there are clearly two vacant frame dwellings at the rear of lots facing Elm St. between Lafayette and Cherry.<sup>53</sup> In studying the 1920 census data, it was striking the number of times African-Americans answered “unknown” to the question “Do you own or rent your home?” (approximately 30).<sup>54</sup> This could indicate they had constructed some form of housing with permission of the lot’s owner, were allowed to live in a small dwelling by the owner, perhaps in exchange for odd jobs, or they were squatters. Apparently, this was not too uncommon, as the graph below shows that 2% of those surveyed in Jefferson City in the 1930s were unsure whether they rented or owned their residence.<sup>55</sup>

<sup>52</sup> Ibid, p. 46.

<sup>53</sup> Sanborn Map of Jefferson City, Feb. 1908, p. 1, University of Missouri website, accessed Aug. 26, 2017.

<sup>54</sup> Study of 1920 Census Data for Jefferson City, Jane Beetem.

<sup>55</sup> Jefferson City Chamber of Commerce, “Progressive Jefferson City,” 193?, Plate IV.



## Segregation

As the twentieth century progressed, racial segregation further isolated the African-American community. Although no state laws prohibited integration in restaurants, bars, hotels and swimming pools, integration was prohibited by local custom. To

serve the African-American community's needs, a African-American-owned business community developed on Lafayette Street, known for many years as "The Foot," as in the "foot" of the steep hill on E. Dunklin St.. A number of African-American-owned businesses located primarily on the 600 block of Lafayette St. included the Booker T. Hotel, Norman's Laundry, Pat's Shine Parlor, Turner's Service Station, the Tops Bar, Leona's Café and Acme Cleaners, among others.<sup>56</sup> The Foot was home to the self-proclaimed "Color Boys," well-known LU professors Lorenzo Greene and Cecil Blue.

African-American visitors to Jefferson City could stay in the Foot at the Booker T. Washington Hotel at 602 Lafayette and eat at the Green Onion. The Negro Motorist Green Book, first published in 1936, listed in its 1946 edition 15 Jefferson City businesses that welcomed African-American customers, and all but three were located within three blocks of the Foot.<sup>57</sup> Customers of these businesses lived within walking distance of The Foot, housed within a few blocks in the southeast corner of the city. Some of these customers may have been doctors or professors at Lincoln University (LU) who held PhDs from prestigious universities, yet could not be served anywhere else in the community. From the 1920s, when the first African-American legislators were elected to the Missouri legislature, these elected officials stayed and dined on the campus of Lincoln University because there were no hotels or restaurants open to them in downtown Jefferson City.

Jefferson City's African-American population and the number of businesses that served this population were larger than many towns in Missouri, even those with a larger total population. Jefferson City's population in 1940 was approximately 24,270, yet in the 1946 Green Book it had 15 businesses open to African-American customers. Compare this to St. Joseph, population 75,711 (one Green Book listing) or Springfield, population 61,238 (one Green Book listing). Sedalia, population 20,428, had three Green Book listings, while Hannibal, population 20,865, had only one.<sup>58</sup>

<sup>56</sup> Michelle Brooks, News Tribune, June 18, 2016,

<http://www.newstribune.com/news/local/story/2016/jun/18/preserving-foot/627847/>, accessed Aug. 25, 2017.

<sup>57</sup> Toni Prawl, "Yesterday & Today," Historic City of Jefferson newsletter, "Jefferson City's Lafayette Street: Corridor of Social Conscience." Feb. 2015, p. 10.

<sup>58</sup> Ibid.

Dr. Kremer has explained that the “history of the Foot could not be told separately from the story of where and why African-American residents have lived in Jefferson City, nor without the backdrop of Lincoln University.”<sup>59</sup> At the close of the Civil War, soldiers and officers of the 62nd United States Colored Infantry took steps to establish an educational institution in Jefferson City, Missouri, which they named Lincoln Institute. The school was intended to educate freed African-Americans. The school began in the old schoolhouse on Hobo Hill in 1866 and moved to the present campus in 1871. Lincoln Institute formally became a state institution in 1879 with the deeding of the property to the state. Under the second Morrill Act of 1890, Lincoln became a land grant institution, and the following year industrial and agricultural courses were added to the curriculum.<sup>60</sup> In 1921, the Missouri

Legislature passed a bill introduced by Walthall M. Moore, the first African-American to serve in that body, which changed the name from Lincoln Institute to Lincoln University and created a Board of Curators to govern the University.<sup>61</sup>

During this time there was pressure on the University of Missouri to enroll African-American students, which the university and the state legislature resisted. So state funding for Lincoln University was

provided at the time of the name change, which allowed President Nathan B. Young to recruit professors from ivy-league colleges and universities, including Sterling Brown and Cecil Blue from Harvard. Later, he brought aboard Lorenzo Greene from Columbia University and Oliver Cromwell Cox from the University of Chicago. Others joined the faculty, including distinguished writers and poets, earning LU the nickname “Black Harvard of the Midwest.”<sup>62</sup>



Circa 1900 view of Lincoln University, Charles Opel, architect. (Summers Collection, Missouri State Archives)

One interesting note about this section of town is that the segregation was never 100%, as it was not terribly unusual to find an African-American person living on a street or block otherwise occupied entirely by whites. Even more common was to find African-Americans and whites living on blocks, or one side of a block, that housed only members of their own race, while across the street or around the corner would be houses occupied by members of another race. So while the southeast section of Jefferson City was considered racially segregated, it still contained some all-white streets or blocks. Concentration of African-Americans into the area demolished as part of the Capitol View Urban Renewal Project started around 1900 and accelerated in the

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<sup>59</sup> Dr. Kremer, Historic City of Jefferson Newsletter Feb. 2013, p. 4.

<sup>60</sup> The Soldiers' Dream Continued: A Pictorial History of Lincoln University of Missouri, Antonio F. Holland, et.al. (Jefferson City: Lincoln University, 1991.)

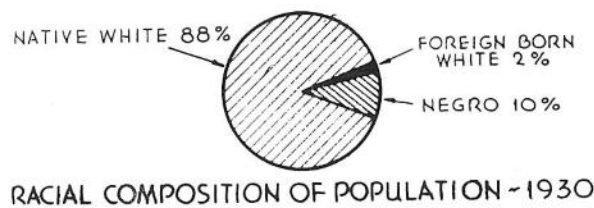
<sup>61</sup> “Our History,” accessed on Lincoln University website on Aug. 26, 2017 , <https://www.lincolnu.edu/web/about-lincoln/our-history>.

<sup>62</sup> Kremer?{(

late 1930s and early 1940s. Increased segregation occurred during and after the Great Depression, so by the 1960s this was still a fairly recent phenomenon.<sup>63</sup>

### Gowns vs. Towns

Tension developed between the African-American academics at Lincoln University and the “town blacks” who had built the business community at the Foot, with a segregationist white community surrounding and opposed to both groups. From the graph below, it is clear that the African-American community was vastly outnumbered by the white community.<sup>64</sup>



While white doctors could buy or build a house anywhere they wanted, African-American doctors and highly educated academics were restricted to houses within the African-American community. As more funding became available for Lincoln Institute in the early 1920s through the 1940s, Lincoln University

presidents tried to attract better qualified instructors by improving salaries at the school. The result was the emergence of a well-educated, financially-better-off, class of professional African-Americans who could afford to buy houses which other Jefferson City African-Americans could not afford.<sup>65</sup> It was no accident, then, that the African-Americans who bought a number of the more attractive 2-story houses on Lafayette, for example, or built houses on E. Dunklin directly across from the university were Lincoln University professors who made their purchases in the late thirties and early forties.

A number of LU professors bought houses in the 400 and 500 blocks of Lafayette. These stately four-square houses were owned by Cecil Blue, Chester Himes, James Seeney, Marcia Hammons, Lorenzo Greene, Sterling Brown, A.T. Busby and others.<sup>66</sup> In 1959, three LU employees shared a house at 408 Lafayette: A.S. Pride, a department head at LU, Eugene Harmes, a professor and M.S. Lusk, an administrative clerk at Lincoln. Dr. R.G. Richardson lived and had his doctor's office at 421 Lafayette in 1959.<sup>67</sup> Dr. W. A. Ross owned the house at 500 Lafayette, where he practiced medicine for 53 years. Dr. Ross also served as the Director of Health Services at LU from 1960 to 1982, marched in the historic march from Selma to Montgomery in 1962 and served as President of the local NAACP chapter for 35 years. Dr. Ross passed away in 2007,<sup>68</sup> and the house is now for sale.

There was a clear divide between the LU professors, seen by local African-Americans as “well-educated outsiders” who moved to Jefferson City to teach at the “black Harvard of the Midwest”

<sup>63</sup> Kremer, “Black Historic Sites of Missouri,” p. 45 – 46.

<sup>64</sup> Jefferson City Chamber of Commerce, “Progressive Jefferson City,” 193?, Plate III.

<sup>65</sup> Kremer, “Black Historic Sites of Missouri,” p. 47.

<sup>66</sup> “Yesterday & Today,” Carolyn Bening, Aug. 2017 p. 4.

<sup>67</sup> Mullin-Kille et.al., 1959 city directory, p. 234, 275 et. al.

<sup>68</sup> Findagrave.com/cgi-bin/fg.cgi?page+gr&Grid+65633363, accessed 8/25/17.

and those who were working class, whose ancestors had lived in the area for generations and built their businesses in the Foot to serve the African-American community.<sup>69</sup>

While close proximity to LU certainly aided these businesses' prosperity, descendants of the business owners and operators believe it was the established African-American community that attracted and helped sustain the University. For example, Glover Brown, whose parents had a restaurant on Lafayette for four decades, commented, "I've heard it said that Lincoln University is an anchor in this community, but I must point out the black community was here long before Lincoln University existed."<sup>70</sup>

### Urban Renewal

Urban planners ignored the psychological and social worth of these buildings to the African-American community. No one ever asked the African-American residents of the community what buildings they thought important, much less tried to understand the role these buildings had played in their lives.<sup>71</sup> Now, over fifty years later, elderly members of the African-American community still harbor resentments regarding the loss of the Foot, and an entire generation of African-American Jefferson Citizens have grown up without any appreciation of what pre-urban renewal African-American community life was like. Into the 1980s, urban renewal officials tersely asserted that there were no buildings of any historical import destroyed during urban renewal.<sup>72</sup>

Besides Dr. Ross, the rest of the 500 block of Lafayette had no Lincoln employees or doctors in 1959, and much of this block was removed, leaving only the four identical Craftsman houses that included the Monastery and Dr. Ross' house (the Craftsman houses were recently removed). Of the four blocks surveyed by Gary Kremer in 1982, the ones with the oldest and largest concentration of African-Americans experienced the most extensive destruction of its buildings in the 1960s. Not one building remains on the 800 block of Elm Street, a dense residential area, or the 600 block of Lafayette Street, the city's most important African-American commercial area. Conversely, the area which was almost untouched by urban renewal was a block which remained partly white until the very recent past.

### **Brief Architectural Descriptions of Houses in District:**

After each description is a designation in parentheses indicating if the structure is a Contributing Historic Resource to the district, "C" and how many buildings on the site are contributing, ex.: "C-1." Houses are numbered to correspond to map of district submitted with application.

1. 602 E. McCarty St. (1900): This 2 ½ story brick Four Square duplex has a steeply pitched pyramidal roof of asphalt shingles and a concrete foundation. The two entrances on the right or west side appear to be original. The full-façade front porch is filled in on the left

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<sup>69</sup> Michelle Brooks, "Preserving the Foot," News Tribune, June 18, 2016.

<sup>70</sup> Toni Prawl, "Yesterday & Today," Historic City of Jefferson newsletter, "Jefferson City's Lafayette Street: Corridor of Social Conscience." Feb. 2015, p. 10.

<sup>71</sup> Kremer, "Black Historic Sites of Missouri," p. 33 - 34.

<sup>72</sup> Ibid., p 33 - 34.

side, there is a single brick pier supporting the porch on the west side. The second floor has two 1/1 double-hung sash separated by a former door opening, now bricked but still evident. The roof features a central hip roof dormer on the front façade. The brick has recently been repainted white, and appears in good repair. (C-1)

2. 606 E. McCarty St. (1913): A 1 ½ story frame house with stucco exterior painted green, this house exhibits Craftsman influence in its design. The front facing gable roof has asphalt shingles; the foundation is concrete or concrete covered. The central entrance is flanked by a pair of windows to the east and a single window to the west. A full-façade shed roof porch features stucco corner piers and pedestals framing the entrance bay with a closed stucco balustrade. A pair of 4/1 double-hung window sash are centered in the front facing gable. Angular brackets at the ends and center of the eaves exhibit the Craftsman influence in this house. Original light fixtures flank the main entrance. (C-1)
3. 608 E. McCarty St. (1915): The 2-story Four Square house has a pyramidal hipped roof covered with asphalt shingles, a limestone foundation and red brick walls featuring dark mortar. A transom with segmental brick arch tops the entry door located to the west of the front façade. The full-width front porch has a low hipped roof, denticulated cornice and three Doric columns set on brick pedestals with concrete caps. The porch also features a simple wood balustrade and two full-height engaged columns against the front of the house. Wide 1/1 double-hung sash are located east of the entry, with two similar wide windows on the second floor façade. These upper windows have double rowlock segmental brick arches that are partially obstructed by the smooth wood cornice. (C-1)
4. 610 E. McCarty St. (1915): This 2 ½-story duplex has a pyramidal hipped roof with asphalt shingles, red brick walls and a concrete foundation. A Four-Square type house, it has a flat-roofed 1-story front porch with brick columns that extend above the roof to create a modern second floor terrace. The brick of the porch columns differs from the brick walls of the house, so may have replaced earlier columns, but these are still considered historic as they're likely over 50 years old. The porch has a solid brick railing and a concrete deck. There are double historic entries with transoms on the west of the front façade, with a wide 1/1 double-hung sash window topped by double rowlock segmental arch on the east side. On the second floor there is a blocked doorway on the right side and a 1/1 sash window on the east side, directly over the first floor window. The roof is decorated with a narrow denticulated cornice and a centrally located dormer window with a denticulated frieze and a pair of single light windows. A historic frame 2-story sleeping porch is located at the rear. There is a shed at the rear of the house. A single car garage with a gable roof and corrugated metal siding with a carport wing extends to the east property line, and is contributing to the district. (C-2)
5. 612 E. McCarty St. (1893): A rectangular shaped 1 ½-story brick house with Queen Anne influences, a pyramidal hipped asphalt shingle roof and a limestone foundation. The brick walls are painted brown, and the walls have narrow mortar joints. The 1-story porch is



the most distinctive feature, with a flat roof having a full wood entablature and denticulated cornice, supported by three Doric columns. The porch extends forward on the east side, with a simple wood balustrade that follows the roofline above. A steep gabled dormer faces front, with a round arched single light window and double rowlock segmental brick arch. More gable wall dormers are found on the side elevation. This house has a garden to the east, where 614 E. McCarty once stood. The lot is included in the historic district, so that the design guidelines will apply to any new construction. (C-1)

6. Vacant lot adjacent to 612 E. McCarty St..
7. 616 E. McCarty St. (1905): The Colonial Revival style influenced this 2½-story house, with its pyramidal hip roof covered in asphalt shingles, brick walls and concrete foundation. The nearly full-width front porch is at grade and has a wide frieze, dentilated cornice, three wood Doric columns and a turned wood balustrade. The entrance, located on the east side, has a transom. To the right of the entrance is a wide 1/1 double-hung sash window with a smooth concrete lintel. While the side windows have double rowlock segmental brick arches, there are no arches over the second floor front windows, or they are covered by the smooth wood cornice. The front facing gable has a central window that is blocked, surrounded by horizontal siding. (C-1)
8. 618 E. McCarty St. (1915): This Four-Square house is 2 ½ stories, having darker brick in a running bond with narrow white mortar joints on the front façade. The side elevations are set in 7 course common bond, using brick of an orangish color with grey mortar. The nearly full-width front porch has a wide wood frieze, brick corner piers, pedestals framing the front entrance and a solid brick railing, all with concrete caps. The entry is located on the west side, by a short window. The east side has a wide 1/1 double-hung sash window. There are two 1/1 double-hung windows on the second floor with rock faced stone sills topped by a wood frieze. A hip roof dormer centered on the front façade has a pair of 2-light windows. A newer single car garage sided with horizontal siding, modern garage door and gutters is accessible from the alley in the rear. (C-1)
9. 620 E. McCarty St. (1915): A 2-story Four Square house with brick 7 course common bond brick walls, the house has a pyramidal hip roof covered in asphalt shingles and a limestone foundation. The full-width front porch has painted brick corner piers, a slim support east of the entryway and a concrete deck one step above grade. Double entry doors on the west side of the front façade have a blind transom over the door furthest to the east. There is a wide 1/1 double-hung window on the left of the first floor. The second floor has two 1/1 double-hung windows with smooth stone lintels and rock-faced stone sills. Unlike other houses on this block, this house has wide overhanging eaves. A 2-story frame porch at the rear has stairs to the enclosed second floor. (C-1)

10. 622 E. McCarty St. (1910): This 1-story square pyramidal cottage has a pyramidal roof with asphalt shingles, red brick walls and a limestone foundation. The entrance is on the west side of the front façade, with a 1/1 double-hung window on the east, having a stone lintel and rock-faced sill. The central 1-story porch covers the entry and window with a hip roof and dentil details on a wide cornice. The porch roof is supported by modern metal posts, with a concrete deck one step above grade and no railing. A gable roof dormer features wood shingles and a wide central 1-light window. (C-1)
11. 624 E. McCarty St. (1900): A 2 ½-story multi-family structure with a hip roof and asphalt shingles, red brick walls and a limestone foundation. The largest structure in the district, this building has entrances in the second and fifth bays topped by 1-light transoms and surrounded by “Classical Revival” fluted pilastered surrounds. The nearly full-façade 2-story modern portico with plain wood posts is monumental in scale. All windows on the front façade are 1/1 sash, on both the first and second floors, with smooth concrete lintels and sills. Second story windows line up with the first floor windows below. Two gable roof dormers feature fish-scale shingles, each having a round arched 1-light window in the center. This highly visible building is on a corner lot at E. McCarty and Lafayette Streets. (C-1)
12. 411 Lafayette St. (1910): One of three nearly identical Four-Square houses on the east side of the 400 block of Lafayette St., this square 2 ½ story brick house features a pyramidal hip roof with asphalt shingles and a limestone foundation. The hip roof has a dormer with a pair of 6-light windows. The entrance is located on the south side, with a small elevated 1/1 sash further south. The wide 1/1 sash to the north has a broad lintel, topped by two evenly spaced 1/1 windows on the second level. The upper level windows are topped by a cornice and have rock-faced limestone sills. The wide cornice band is continuous. The 1-story front porch has brick piers, slim Doric columns and a plain wood balustrade, with the space below enclosed in historic (square openings) lattice. This house is located adjacent to an alley on the south. (C-1)
13. 409 Lafayette St. (1910): Another Four-Square type 2 ½-story brick house with a pyramidal hip roof, asphalt shingles and a limestone foundation. This is the middle house in a row of three nearly identical houses. Like 411 Lafayette, the entrance is off-center to the south with an elevated small 1/1 double-hung window at the south end. A broad lintel tops the wide 1/1 window to the north, with two evenly spaced 1/1 sash on the second floor. A central hipped dormer features a pair of 6-light sash. The second floor windows are topped by the house’s cornice line, and have rock-faced limestone sills. The original cornice has been removed. The 1-story front porch has brick piers and a plain wood balustrade. (C-1)
14. 407 Lafayette St., (1910): The third Four-Square type 2 ½ story brick house on this block has a pyramidal hit roof, asphalt shingles and a concrete faced foundation. The entrance is off-center to the south, with a small raised 1/1 double hung window to the south end. A

broad lintel tops the wide window to the north, with two evenly spaced 1/1 windows on the second floor. These second floor windows are topped by the wood cornice and have rock-faced limestone sill. The wood cornice is missing on most of the north and south side walls. The hip roof dormer has two single light windows. The nearly full-width 1-story front porch has Doric columns with a plain raised wood balustrade. The area beneath the front porch is in-filled with wood vents on the front, with original lattice on the sides. (C-1)

15. 408 Lafayette St. (1920): This 2-story L-shaped Four Square brick house has a hip roof covered in asphalt shingles and a foundation parged with concrete. The brick walls have been painted white. The entry retains its original transom, located on the north side of the first floor. A hip roof porch extends part way across the front façade and extends to the north of the house, with a single round column at the south end. The north end of the porch past the entrance has been enclosed with brick, having a single 2-light window and a remnant of a brick porch pier incorporated into the brick enclosure wall. The porch has a concrete deck two steps from grade. The second level has two 1/1 sash below the wood frieze, both with stone sills. A tall dormer with hip roof has centered paired 1/1 sash, with decorative wood shingling on the sides. (C-1)
16. 410 Lafayette St. (1885): A 1 ½-story brick Four Square type house, having a 1-story flat roof porch supported by four round columns, wide wood frieze and a concrete deck two steps above grade. The entry retains its original transom, with a modern entry door with oval beveled glass light to the north side. A large 1/1 window with stone lintel and sill is to the south. The gabled front wall has two smaller 1/1 sash, with double rowlock segmental arches and wide rake boards. On the north elevation there is a projecting gable pavilion with 1/1 sash on each floor. (C-1)
17. 412 Lafayette St. (1910): This 2 ½-story square brick Four Square type house used to have a 1-story flat roof porch across the front, but this has been removed. A hip roof tops the house, with overhanging boxed eaves and a narrow wood frieze. The entry is located to the north with a 1-light transom and a small 1/1 window further north, while a large 1/1 sash with stone lintel is located to the south side. The second story has two 1/1 sash windows, with rock-faced sills. The central hip roof dormer's window space has been in-filled with plywood and two ventilation louvers. (C-1)
18. 623 School St., (1890): An open gable 1-story brick house, which has a front gable roof covered with asphalt shingles and a parged concrete foundation. The brick walls were laid in a 5-course common bond pattern. The wood 1-light entry door is located to the east, with a large 1/1 sash to the west having a double rowlock segmental arch and rock-faced sill. The gable-roof front porch has two wood posts, aluminum sheathing in the gable, a concrete deck and steps. Two 1/1 sash on the first level have double rowlock segmental arches. (C-1)

19. 621 School St.,(1905): This cross-plan 1 ½-story house features a cross gable roof covered by asphalt shingles and a stone foundation. The brick is in a 5-course common bond pattern. The “T-plan” façade has an entry on the east side, with an original corner entry on the east side of an in-filled projecting center gable pavilion. This pavilion has modern 8/8 sash that are smaller than the original opening, with double rowlock segmental arches above and rock-faced stone sills below. Small 6/6 sash are in the vertical sided gable. An L-shaped front porch has turned wood posts and modern iron brackets, a concrete floor and a narrow frieze board. (C-1)
20. 617 School St., (1910): An L-shaped open gable house with brick walls, a front gable roof with asphalt shingles, this house has a parged concrete foundation. The walls were laid in a 5-course common bond. The full-width shed roof porch is entirely enclosed by windows. There is a double aluminum entry at the east side, and the porch has a wide wood frieze. In the gable there is a 6/1 sash with aluminum sheathing on the gable and rake boards finishing the gable’s edges. An attached modern garage is located on the northeast corner, having an overhead garage door. This house is located on the western end of the dead-end street. (C-1)
21. 615 School St., (1910): An open gable rectangular house with brick walls, this house has a complex gable style roof with asphalt shingles and a concrete parged foundation. Walls are laid in a 7-course common bond. The entry door has multiple lights, is located off-center on the east end, with a 6/1 window on the far east end and an 8/1 sash west of the entry. Windows vary, with the 8/1 sash having a stone lintel and the 6/1 sash a double rowlock segmental arch, both with rock-faced stone sills. The porch has a hip roof and extends over the two west openings, supported by three wood columns, with an open wood railing, a wide wood frieze and a wood deck. The gable features 6/1 sash, clapboard siding and rake boards. This house is located on the north side of School St., at the dead end near Wears Creek. Prior to the creek being channelized by the Corps of Engineers, two other houses were located to the west of this house. (C-1)
22. 620 School St., (1915): A craftsman style house with random rock masonry walls, a gabled hip roof covered by asphalt shingles and a limestone foundation. The nearly full width front porch has a hip roof, smooth cornice, random rock piers and no balustrade. The gable front has returns on both the gable and the hip roof. In the upper story there is a 1/1 double hung sash. The windows have rock segmental arches at the top. The house is located at the west end of the south side of School St., adjacent to Wears Creek. According to Sanborn maps, there were two other houses here prior to the Corps of Engineers’ project to contain the creek. (C-1)
23. 622 School St., (1905): This open gable rectangular house was built with masonry walls, a gable front roof with asphalt shingles and a concrete foundation. The walls were built of concrete block and stucco, with first floor walls of smooth elongated concrete block, having rock-faced concrete block quoins on all corners and a stucco finish on the upper

level. There is a modern door in the central entrance bay, flanked on either side by 1/1 double-hung sash covered by a central hipped roof 1-story porch. There are brick piers with an open pattern closed concrete railing, with concrete pedestals flanking the entrance to the porch. There are a pair of 1/1 double-hung sash in the upper story, with a plain flat wood surround and a modern metal awning. A gable roof dormer features exposed end rafters and a 1/1 double-hung sash located off-center on the right side of the west elevation. (C-1)

24. 624 School St., (1910): A duplex, 2 ½ stories tall with a gable front roof and asphalt shingles, brick walls on a limestone foundation. The brick walls were laid in a 7-course common bond. Two entrances on the east side of the first floor have segmentally arched transoms, a wide 1/1 sash to the west, under a low hipped roof porch that extends nearly full-width. A smooth cornice and modern iron posts and rails are found on the porch. On the second floor are two windows, a narrow window is centered the entrance below and a wide 1/1 double-hung sash over a similar window below. The gable front features pressed metal siding with a diamond design and 2/2 double-hung sash with a plain wood surround. The house has three chimneys, an interior end chimney on the west side 24/and two interior end chimneys on the east elevation. (C-1)
25. 626 School St., (1900): A 1 ½-story brick house with a cross gable roof, asphalt shingles and a concrete foundation. The brick is laid in a 7-course common bond, and the house has a T-plan shape. The main entry is located on the east side of the front elevation, in the reentrant angle, with modern doors and a transom facing the north and east. The projecting front gable pavilion has a wide 1/1 double-hung sash on the lower level and a short 1/1 in the upper half story, with artificially sided gables. The low full façade hipped roof porch has an L-plan, tapered masonry piers with stone caps, a plain wood balustrade and a wooden porch floor. (C-1)
26. 628 School St., (1915): The rectangular Four-Square 2 ½-story house has a hip roof covered by asphalt shingles and a concrete foundation. This house is similar to the three on the east side of the 400 block of Lafayette Street. The front wall was built with running bond brick, while the side elevations are laid in a 7-course common bond pattern. The house has a hip roof roof with a low pitch, located on the left side, brick piers and a closed brick railing with stone caps. Modern tiles cover the porch floor. The entrance door has an oval glass and a transom above, with a short 1/1 raised double-hung sash located on the left. A wide 1/1 sash is on the right with a white painted lintel. The second floor has two 1/1 double-hung sash placed symmetrically, topped by modern fiberglass awning. Modern materials cover the soffits and cornices on the house and porch, with the cornice on the house returning slightly on the side elevations. A hip roof dormer centered on the front façade has two fixed sash. Sanborn maps indicate that this house, as well as most of the others on the south side of the street, had garages accessible from E. Miller Street. None of these garages remain today. (C-1)

27. 630 School St., (1905): This 2-story brick and frame house features a cross gable roof covered in asphalt shingles and a concrete foundation. The first story walls are brick, with aluminum siding on the second floor. Brickwork suggests the second story may have been added after initial construction. The full-width front porch has three brick piers, an open brick railing and pedestal, all with caps. The porch features a new ceramic tile floor. The second story has a pair of 1/1 sash with wood surrounds, all slightly off-center. (C-1)
28. 500 Lafayette St., (1900): An L-plan 1 ½-story house that has a projecting gable bay on the south. The entry on the north side is adjacent to the projecting bay, with the transom area in-filled with brick. The pair of 1/1 sash on the north are small, in-filled sliders, the centered pair of 1/1 sash on the projecting gable bay are in an in-filled area. Both windows retain the original segmental brick arch above the replacement sash and have header brick sills. The gable features rake boards, cornice returns and original 1-light sash with rock-faced stone sill and a segmental brick arch. A short chimney is located on the ridge, almost above the entrance. There is no porch, but a modern concrete stoop with a handicap ramp and elevated walkway leading north along the front façade. A large wood shingled addition is located at the rear, or west elevation. (C-1)

City of Jefferson- Local Landmarks	
<b>1993 Landmarks</b>	<b>Address</b>
Temple Beth El	318 Monroe Street
The Jefferson City Community Center	608 E. Dunklin Street
Parson's House	105 Jackson Street
The Col. Darwin W. Marmaduke House	700 E. Capitol Avenue
Housing Unit #4/ A-Hall/JCCC	631 E. State Street
<b>1994 Landmarks</b>	<b>Address</b>
Dulle Home	800 St. Mary's Boulevard
Richmond Hill Grocery	628 W. Main Street
St. Peter's Roman Catholic Church	216 Broadway Street
Union Pacific Depot	301 State Street
National Cemetery and City Cemetery	900 and 1000 Block of E. McCarty Street
<b>1995 Landmarks</b>	<b>Address</b>
Central Church formerly Central United Church of Christ	118 W. Ashley Street
International Shoe Building	1101 E. Capitol Avenue
Cole County Courthouse	301 E. High Street
McClung Park	1114 Chestnut Street
The Villa Panorama Mansion	1310 Swifts Highway
<b>1996 Landmarks</b>	<b>Address</b>
Monaco House	1122 Morea Drive
Grace Episcopal	217 Adams Street
B. Gratz Brown House	109 Madison Street
Bodtenschats Buehrle House	707 Washington Street
Winan's Gallery/Caplinger's Clothing	207 E. High Street
<b>1997 Landmarks</b>	<b>Address</b>
The Byrd-Haar House	110 Bolivar Street
Warwick Village	1507 E. McCarty Street
First United Methodist Church	201 Monroe Street
Lincoln University	820 Chestnut Street
Lohman's Landing	100 Jefferson Street
<b>1998 Landmarks</b>	<b>Address</b>
Governor's Mansion	100 Madison Street
Burch-Berendzen Grocery Building	304 E. High Street
Cherry Street Grocery	423 Cherry Street
Carneige Library	212 Adams Street
Jefferson City Correctional Center	631 E. State Street
<b>1999 Landmarks</b>	<b>Address</b>
Ephriam B. Ewing House	512 E. Capitol Avenue
Whaley's East End Drug	630 E. High Street
The Bassman House (materials from the Price mansion)	207 W. McCarty Street
Cliff Street Mansion	722 Cliff Street
Houchin House	611 E. Capitol Avenue
<b>2000 Landmarks</b>	<b>Address</b>
United States Post Office	131 W. High Street
Lester Shepard Parker House	624 E. Capitol Avenue
Pat's Place	700 W. Main Street
Democrat Building	300 E. High Street
Toni Prawl and Dennis Ceglenski Home	210 Lafayette Street

<b>2001 Landmarks</b>	<b>Address</b>
The McHenry Home	1427 Green Berry Road
Governor's Office Building	200 Madison Street
Immaculate Conception Church	1206 E. McCarty Street
Old Moreau Heights School Building	900 Moreau Drive
The Hess House	714 Washington Street
<b>2002 Landmarks</b>	<b>Address</b>
Architects Alliance Building	631 W. Main Street
Bob's Market	101 Boonville Road
Bolton-Kelly Home	1916 Green Berry
Oscar Burch Home	924 Jefferson Street
Lincoln University President's Home	601 Jackson Street
<b>2003 Landmarks</b>	<b>Address</b>
Elizabeth Rozier Home	1216 Elmerine Avenue
Dix Apartments	623 E. Capitol Avenue
Jefferson Female Seminary	416-420 E. State Street
Albert and Wilhelmina Thomas House	224 W. Elm Street
Old West End School	1107 W. Main Street
<b>2004 Landmarks</b>	<b>Address</b>
Tweedie's Shoes	122 E. High Street
Schmidt's Apartments	318 Jefferson Street
Louis Ott House	1201 Moreau Drive
Sommerer House	2023 W. Main Street
<b>2005 Landmarks</b>	<b>Address</b>
George and Judith Goff House	1025 Adams Street
Frank and Carol Burkhead	600 E. Capitol Avenue
Kas A Designs	308 W. Dunklin Street
Exchange Bank Clock	132 E. High Street
O'Donoghue's Steak and Seafood	900 E. High Street
<b>2006 Landmarks</b>	<b>Address</b>
Rotary Centennial Park	Bolivar Street
St. Mary's Hospital (original building)	610 W. Elm Street
The Prison Wall	Lafayette & Capitol Avenue
Etta & Joseph Miller Performing Arts Center	501 Madison Street
The Tergin Apartments	201 W. McCarty Street
<b>2007 Landmarks</b>	<b>Address</b>
St. Peter School	314 W. High Street
Henriette Rieger House	801 Washington Street
<b>2008 Landmarks</b>	<b>Address</b>
The Garden Gate Building	111-113 E. High Street
The Chez Monet Building	124-126 E. High Street
Coca-Cola Bottling Company	604 Jefferson Street
Monroe Plaza (Double Tree Hotel)	422 Monroe Street
The Ira Lohman House	1107 Moreau Drive
<b>2009 Landmarks</b>	<b>Address</b>
Hawkins-Herman House	1005 Adams Street
The Cook-Nixon Home	1208 Elmerine Avenue
The Towne Grill	315 Jefferson Street
The Sunken Garden	1110 Moreau Drive
<b>2010 Landmarks</b>	<b>Address</b>
Dr. Robert E. Young Home	516 E. Capitol Ave



Joseph and Elizabeth Wallendorf House	701 S. Country Club Drive
Nieghorn House	120-122 E. Dunklin Street
Cole County Jail-Sheriff's House	301 E. High Street
Housing Unit #1/H-Hall/JCCC	115 N. Lafayette Street
Washington Park Shelter House	1203 Missouri Boulevard
<b>2011 Landmarks</b>	<b>Address</b>
Western Steam Bottling Works Building	610 Jefferson Street
Busch's Florist & Greenhouse	620 Madison Street
The Landwehr Dairy Farm	2024 E. McCarty Street
Elmer Ott Home	1119 Moreau Drive
<b>2012 Landmarks</b>	<b>Address</b>
East End Fire Station (Old Fire Station 2)	915 E. Miller Street
Riverview Cemetery	2600 W. Main Street
<b>2013 Landmarks</b>	<b>Address</b>
Nelson C. and Gertrude A. Burch House	115 W. Atchison Street
Watts House	718 E. Capitol Avenue
Avenue Stone House	728 W. Main Street
<b>2014 Landmarks</b>	<b>Address</b>
The Eickhoff Home	1214 Elmerine Avenue
Jefferson City News Tribune	210 Monroe Street
Jefferson City Country Club	516 S. Country Club Drive
<b>2015 Landmarks</b>	<b>Address</b>
Broadway School	230 W. Dunklin Street
<b>2016 Landmarks</b>	<b>Address</b>
Hope Mercantile	201 E. High Street
Farmers Home	701-703 Jefferson Street
Warden's House	722 E. Capitol Avenue
<b>2017 Landmarks</b>	<b>Address</b>
High Street Retreat	712 E. High Street
Dix Home	1919 W. Main Street
<b>2018 Landmarks</b>	<b>Address</b>
Brandenberger Drug Store	130 E. High Street
Deetz Home	720 E. High Street
Collett Home	1213 Elmerine
<b>2019 Landmarks</b>	<b>Address</b>
Exchange Bank	204 E. High Street
Madison's Café	214-216 Madison Street
<b>2020 Landmarks</b>	<b>Address</b>
The Standish House	103 Jackson Street
The Tweedie House	601 E. High Street
The Charles M. and Yvonne Hoard House	815 E. Dunklin Street
<b>2021 Landmarks</b>	<b>Address</b>
Perry Scott Rader House	504-506 E. Capitol Avenue
Tanner House	630 Broadway Street