

CERTIFIED LOCAL GOVERNMENT PROGRAM **ANNUAL REPORT**

City Of Jefferson

Historic Preservation Commission Activities

October 1, 2012 through September 30, 2013

Prepared by

Jayne Abbott, Neighborhood Services Coordinator

For submission to

**Missouri Department of Natural Resources
State Historic Preservation Office**

P.O. Box 176

Jefferson City, MO 65102

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Certified Local Government Program Annual Report

1. Introduction:

Please attach a paragraph including the date of certification, a brief history of City and Commission activities from the date of certification; a brief summary of anticipated preservation activities; and an evaluation of the effectiveness of participation in the CLG program.

The City of Jefferson was officially certified by the National Park Service on August 26, 2004. During the early years of being a CLG, the Commission recognized many challenges facing the community in the area of historic preservation. The commission has worked to play a pro-active role in the community in the hopes of preventing the need to react to negative situations, such as the demolition of important structures. The commission developed a Preservation Plan, and continues to work on the goals outlined in the plan.

During 2011 an architectural survey of a Jefferson City neighborhood was presented to the commission. As a result of that survey, the City of Jefferson applied for, and was awarded, a grant to complete a National Register nomination. The Moreau Drive Historic District was presented before the Missouri Advisory Council on Historic Preservation on August 9, 2013. At the current time, the submission of the nomination is on hold due to the Federal Government shutdown.

Future activities of the CJHPC will focus on continuing to accomplish goals identified in the Preservation Plan. During the coming year the commission will focus on supporting local efforts to preserve the old Missouri State Penitentiary, and participating in public outreach regarding that project.

2. Historic Preservation Commission Membership:

List Commission members, dates of appointment and expiration, and, as applicable, professionals in a preservation related field such as historical architect, architectural historian, or others as defined in 36 CFR 61.

Member Name	Appointed	Expires	Preservation Related Field (as applicable)
Ed Meyers (Chairman)	10/11	12/15	Active Citizen
Bill Case (Vice Chairman)	12/10	12/15	Active Citizen
Mary Schantz (Secretary)	06/13	12/13	Active Citizen
Artie Langston	5/09	12/14	Active Citizen
Art Hernandez	2/12	12/13	Active Citizen (Lawyer)
Mark Schreiber	2/12	12/14	Historian
Douglas Record	5/13	12/13	Registered Architect
Jane Moore	12/12	12/15	Active Citizen
Brent Hemphil	8/13	12/13	Active Citizen
Diana Light	7/09	12/13	Active Citizen
Carlos Graham	5/11	12/13	Active Citizen
Cathy Bordner	12/06	12/12	Former Chairperson - Timed out
Jenny Smith	6/07	12/12	HCI Member – Timed out

3. Scheduled Meetings Held and Attendance:

MEMBER NAME	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Cathy Bordner	X	-	Cancelled									
Jenny Smith	-	-	Cancelled									
Bill Case	X	X	Cancelled	X	X	X	N/A	X	N/A	X	X	-
Diane Light	X	X	Cancelled	-	X	X	N/A	-	N/A			
Carlos Graham	X	X	Cancelled	X	X	X						
Art Hernandez	-	X	Cancelled	-	-	-	N/A	X	N/A	X	X	-
Artie Langston	X	X	Cancelled	-	-	X	N/A	X	N/A	X	X	X
Ed Meyers	X	X	Cancelled	X	X	X	N/A	X	N/A	X	-	X
Mark Schreiber	X	X	Cancelled	X	-	X	N/A	X	N/A	X	-	-
Jane Moore				X	X	X	N/A	-	N/A	-	X	X
Doug Record									N/A	-	X	X
Mary Schantz										X	X	X
Brent Hemphill												X

- December 2012 - Cathy Bordner & Jenny Smith terms ended
- January 2013 - Jane Moore appointed full term
- March - Carlos Graham resigned; elected to Council
- June - Doug Record appointed partial term
- July - Diane Light resigned
- July - Mary Schantz appointed partial term
- September - Brent Hemphill appointed partial term
- N/A = No Quorum

4. Subcommittees and Study Groups:

Describe the purpose of any subcommittees appointed and the topics under study.

MSP - A Special Meeting was held on 06/21/13 for the purpose of touring the Missouri State Penitentiary to view the current physical conditions of the buildings. The main concern is the condition of the roofs for the most historic quadrant of MSP. During the 7/9/13 CJHPC regular meeting a PowerPoint presentation with pictures taken during the tour was provided. Mark Schreiber briefly described the condition of each building to the CJHPC members who were unable to attend the 6/21/13 special meeting.

Another special meeting was called on 8/26/13 all members of the CJHPC were present. The agenda included review of MSP related statutes 217.900 through 217.910; existing conditions of Housing Unit 1, 3 and 4; current status of MSP Redevelopment Commission and engaging MSP partners. The result of the special meeting included sending an invitation to the Office of Administration (MSP property owner) to attend the 10/8/13 CJHPC regular meeting along with questions that CJHPC developed to discuss during that meeting. The questions were 1) Does OA support the preservation of MSP? 2) Is there any state funding currently available to preserve the structures? 3) Could funding be requested in the supplemental budget to help immediately with deterioration? 4) Is there another process for obtaining immediate funding to prevent deterioration and could the CJHPC be of any assistance? 5) What would be the procedure to get funding for a long range preservation strategy? 6) Does the governor's mansion still receive general revenue funding for day to day operations, and maintenance and repair? 7) Could this be a model for MSP preservation? 8) Do you see a way that we can work with you towards a mutual goal of stopping deterioration and long term preservation of MSP structures?

A response to the CJHPC invitation and questions were received on September 24, 2013. OA Commissioner Doug Nelson indicated within his letter that he would not be able to attend the 10/8/13 meeting but responded to the specific questions posed by the CJHPC. A copy of the letter is included with this CLG report. Most notably the letter indicated that "The Office of Administration will be happy to work with you and your staff to consider options."

Lafayette Interchange Advisory Group— Mark Schreiber and Jayme Abbott attended the Lafayette Interchange Advisory Group on September 5, 2013. MODOT provided information on the proposed project which includes a new interchange at U.S. Route 50 and Lafayette Street, as well as adding a lane in each direction from Monroe Street to Lafayette Street and from Lafayette Street to Clark Avenue. Five bridges will also be replaced along the corridor and one bridge will be rehabilitated. A public hearing was held on September 26, 2013, to present the approved preliminary plan for the roadway improvements and provide an opportunity for the

general public and property owners to provide any comments on the plan. The proposed project is located within an historic area which does include demolition of several properties. The EIS Record of Decision indicates that a Memorandum of Agreement was established between FHWA, MODOT and SHPO.

Facade Committee – Jane Moore and Arturo Hernandez are members of the City's Facade Committee. The purpose of the committee is to review applications and provide input for the City funded Neighborhood Reinvestment Act Part II - Commercial Old Town Facade Improvement Tax Reimbursement Program. The program provides tax incentives from 3-5 years of their total property tax up to \$3,000 for facade renovations. The program guidelines requires that the exterior improvements must be consistent with the appearance of the building as originally constructed; consistent with the appearance of other buildings in the vicinity as originally constructed in JC at the same time or prior to 1951; and/or consistent with the present appearance of other buildings on the same block which were constructed at approximately the same time. Additional program requirements can be viewed at www.jeffcitymo.org/pps/nbrhdreinvestact.html.

The facade committee met on August 6, 2013 to review applications for 212 Madison Street, 205 East High Street and 200 East High Street – CJHPC member Jane Moore was in attendance. Applications for 212 Madison Street and 205 East High Street were approved; 200 East High Street was tentatively approved pending the color scheme and whether the frieze would be repaired or replaced.

5. Commission Activities:

a. Local Landmarks Designated:

List property names and addresses for locally designated landmarks. Indicate if the property was identified and evaluated as part of an HPF funded project or as part of a local project. Attach copies of nomination reports, ordinances designating individual landmarks and design review guidelines, if this information has not been previously submitted to the SHPO, otherwise, reference the date of transmittal. Summarize the process leading to nomination and designation, or nomination and veto of designation as a landmark. Indicate if the landmark is or will be considered for nomination to the National Register of Historic Places.

Property	Address	HPF Project/Local
The Nelson C. & Gertrude A. Burch House	115 W Atchison Street	Local
The Watts House	718 E. Capitol	Local
The Stone House	728 W. Main Street	Local

The Landmark Award is an honorary designation and is made by the City of Jefferson's Historic Preservation Commission (CHPC) which recognizes a property's historic significance and contribution to the community. The Commission has awarded Landmark Awards since 1994. In May of each year during the City's Preservation Week activities, the awards are presented to the owners, along with Distinguished Landmark plaques for permanent display on the buildings or properties.

Applications are submitted by the property owner. The review process evaluates the applications 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 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 selection of the awardees usually occurs at the March meeting. Each property is then designated by the City Council, each by separate ordinance. The mayor then presents the Landmark Awards and Designated Landmark plaques to the property owners at the Preservation Week Awards Ceremony.

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

Properties that have received the Landmark Award represent the full range of Jefferson City's heritage and architectural style. A complete list of winners of the City of Jefferson's Landmark Award, from 1993 to the present, can be found on the CJHPC's web page: www.jeffcitymo.org/main/historicpreservationcommission.html. The properties include government properties, educational institutions, residences, retail stores, manufacturing properties, houses of worship, cemeteries, a former fire station 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.

b. Local Districts Designated:

List names of locally designated districts and indicate the type of district (i.e. commercial, residential, etc.) Indicate if the property was identified and evaluated as part of an HPF funded project or as part of a local project. Attach copies of nomination reports, ordinances designating local districts and design review guidelines, if this information has not been previously submitted to the SHPO, otherwise, reference the date of transmittal. Summarize the process leading to nomination and designation, or nomination and veto of designation as a historic district. Indicate if the historic district is or will be considered for nomination to the National Register of Historic Places.

District Name	Type of District	HPF Project/Local
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No local districts were designated during the report period.

c. National Register of Historic Places:

List the dates, property or district and the recommendation or decision for each property considered for listing in the National Register of Historic Places. Provide a summary of the commission meeting minutes in which the nomination of individual properties and districts was discussed and voted upon. Identify the consultant who prepared the nomination, or the party responsible for preparation.

Date	Property/District	Recommendation/Decision
7/9/13	Moreau Drive Historic District	Nomination Review
08/09/2013	Moreau Drive Historic District	MO ACHP Recommended Approval

On February 22, 2012, a Historic Preservation Fund Grant was awarded to the City of Jefferson in the amount of \$10,650, under project number 29-12-41932-004. On November 15, 2012 a contract was issued to Lynn Josse to serve as a consultant to complete a nomination to the National Register of Historic Places for the Moreau Drive Neighborhood. The proposed district is roughly along Moreau Drive between Bald Hill Road and Green Berry Road, including multiple adjacent properties. The neighborhood contains approximately 247 residential properties.

A public meeting was held on January 8, 2013, to inform owners of properties within the proposed district and interested public about the nomination process. There were 28 individuals in attendance at this meeting majority which were property owners.

A second public meeting was held during the July 9, 2013 CJHPC meeting. Consultant Lynn Josse presented a PowerPoint overview of the nomination. A copy of the PowerPoint was made available at <http://www.jeffcitymo.org/pps/historicpreservationcommission.html>. The presentation indicated that there are roughly 310 resources including 255 main buildings, 51 outbuildings, 3 landscaped islands and 1 Civil War monument.

The CJHPC regularly discussed the status of the nomination at each of their meetings. During the July 9, 2013, meeting the Commission determined that the nomination provided evidence that the district met Criterion A and Criterion C. The Commission recommended that the Moreau Drive area is significant, retains integrity and is eligible for listing in the National Register of Historic Places. Based on this information the CJHPC Chairman completed the Missouri CLG National Register of Historic Places Nomination Review Report Form.

d. Cases Reviewed and Decisions Reached:

Include a brief discussion of the commission's review responsibilities. Otherwise, this information may be presented in summary form as follows:

According to Code Section 8-32 any application for demolition or removal shall be subject to a sixty (60) day review period by the CJHPC, except any application made to demolish or remove any building, structure or humanly constructed object built less than fifty (50) years prior to the date of application, which shall have been determined to have no historic or architectural significance by the Department of Planning and Protective Services under the criteria set out in paragraph C. Any recommendation by the CJHPC shall be advisory only. Nothing in this section shall be construed so as to prohibit the building commissioner from acting under any emergency provisions of Chapter 8 of the Code of the City of Jefferson, Missouri. (Ord. No. 12941, §1, 6-21-99; Ord. No. 13106, §1, 9-5-2000)

The following properties applied for demolition application:

Date	Property/Address	Recommendation and Decisions
10/09/12	704 Washington	Recommended Approval
11/13/12	209 N Lincoln	Recommended Approval
02/12/13	210 W Elm St	Recommended Approval
3/26/13	1323 Karen Dr	Recommended Approval
5/14/13	310 W. Elm St	Tabled due to potential historical significance. The city worked with HJC to determine if building can be moved. After inspection by an expert it was determined that the original logs of the home were too far gone to neglect (termite) and therefore was infeasible to move.
5/14/13	406 & 408 Washington St	Tabled due to potential historical significance. The June meeting did not obtain a quorum. By ordinance CJHPC has 60 days to review therefore this one timed out.

SECTION 106 REVIEWS – The following properties were reviewed as part of consultation process for properties that may be assisted with federal funding such as Community Development Block Grant.

Date	Property/Address	Recommendation and Decisions
10/9/12	614 E. McCarty St	No Adverse Effects
10/9/12	1003 Indiana Ave	No Adverse Effects
10/9/12	Moreau View Dr	No Adverse Effects
3/26/13	601 Mulberry	No Adverse Effects
5/14/13	212 Hughes St	No Adverse Effects
5/14/13	408 Lafayette St	Tabled due to potential historical significance. The June meeting did not obtain a quorum. By ordinance CJHPC has 60 days to review therefore this one timed out.
6/18/13	711 Hobbs Terrace	
7/9/13	812 Jackson Street	
7/9/13	905 Fairmount	
7/9/13	810 East Capitol Ave	
7/9/13	904 Oakwood	No Adverse Effects
7/9/13	909 E Capitol Ave	No Adverse Effects
7/9/13	215 Cherry St	No Adverse Effects
7/9/13	409 E Ashley	No Adverse Effects
7/9/13	206 Buchanan St	No Adverse Effects
7/9/13	716 E McCarty St	No Adverse Effects
7/9/13	933 Fairmount Blvd	No Adverse Effects
7/9/13	1528 Hayselton	No Adverse Effects
7/9/13	316 Ash St	No Adverse Effects
7/9/13	416 Case St	No Adverse Effects

e. Training and Conferences:

List the training seminars and conferences, and the commission members who attended, as well as resource persons presenting workshops or other special information to the commission.

Date	Location	Description of Event and Commissioners Attending
04/19/2013	Lewis & Clark DNR Office Bldg	2013 Missouri Certified Local Government Forum – Jane Moore and Jayme Abbott, CJHPC Liaison attended.
7/23/2013 – 7/25/2013	Kansas City, MO	Jayme Abbott, CJHPC Liaison attended the Missouri Main Street Connection, Get Plugged In Downtown Revitalization Conference. Workshops included 353 Chapter Tax Abatement, Avoiding Demolition of Historic Buildings, Design Standards, Funding with CIDs, Creative Financing, etc.
9/20/2013	Booneville, MO	2013 Missouri Statewide Preservation Conference. Thanks to a \$100 Scholarship from Missouri Preservation Jayme Abbott, CJHPC Liaison attended the Historic Storefront Design. Speakers included but not limited to: Ron Frantz, AIA, University of Oklahoma College of Architecture; John Sandor, Architectural Historian, National Park Service; Stanley Thomas, Contractor/Developer.

f. Public Education and Outreach:

Public education and outreach may include neighborhood informational meetings; special events; house tours; and other activities designed to involve and educate the public in preservation. Attach copies of news releases, news articles, flyers announcing events; etc., if not previously submitted to the SHPO.

Date	Description of Event
1/8/2013	Moreau Drive Historic District Public Meeting
5/23/13	2013 Local Landmark Designations Award Ceremony
5/23/13	Greg Stockard Distinguished Service Award Presentation – Donna Deetz and Darryl & Connie Hubble recognized for their revitalization efforts along East High Street.
5/23/13	Heritage Essay Contest
5/23/13	Heritage Art Contest
7/9/2013	Moreau Drive Historic District Public Meeting
7/20/13	Historic Preservation Summit – Members from Historic Jefferson City; HJC Foundation; Cole County Historical Society, etc all met to discuss ways that the groups can work together on local issues. Janice McMillian, Planning & Protective Services Director; Jayme Abbott, Neighborhood Services Coordinator; Bill Case CJHPC Co-Chair and Mary Schantz Secretary attended the meeting.

6. Comprehensive Preservation Plan/Preservation Component to City Masterplan:

This may be addressed by a brief discussion of any revisions that have been made to the comprehensive plan submitted as part of the certification request, or submit a copy of the revised document if not previously submitted to the SHPO.

Demolition Ordinance – CJHPC regularly discussed changing the Chapter 8 Code to require interior photos with demolition applications on buildings over 50 years old. During the 8/13/13 CJHPC regular meeting the commission voted on changing the language to requiring indoor photographs on demolition apps and allowing 2 full CJHPC meetings or 90 days to review demolition applications. After discussion it was recommended that wording changes to Sec. 8-32 paragraph B(1) to state any structure that is fifty (50) years old or more; B(2) to have the owner provide an explanation why the structure cannot be rehabilitated. The ordinance language changes went before the Public Works and Planning Committee on September 19, 2013. The PWP approved the suggestions but kept the 60 day review requirement. The bill was introduced at the 10/7/13 Council meeting and the bill will have the second and final reading during the 10/21/13 council meeting.

7. Historic Properties Inventory:

Identify all individual properties that have been added to the historic properties inventory, either as individually or as components of a district. Indicate if the properties were identified as a local project or as part of a HPF grants project.

Property	Address	Property Type	Local/HPF
There were no new properties added to the historic properties inventory during the report period.			

#5a Local Landmarks Designated - Attachments

What is the City of Jefferson's Landmark 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. 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.

Applications submitted by the property owner are due the second Tuesday of March at the Commission's 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 selection of the awardees occurs at the March meeting. Each property is then designated by the City Council, each by separate ordinance. The mayor then presents the Landmark Award and the Designated Landmark plaque to the property owners at the Preservation Week Awards Ceremony.

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

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.



**Application for Nomination
Local Landmark Designation Award**

Historic Preservation Commission
City of Jefferson

We invite you to nominate your building/structure to be determined by review of the Historic Preservation Commission. See attached page for information about this award.

This form must be completed by the owner of the property nominated. Please fill out the below information to the best of your knowledge.

Return application to: *City of Jefferson, Landmark Designation Award, c/o Jayme Abbott, 320 E. McCarty St, Jefferson City, MO 65101. (Phone 573-634-6410)*

Contact Information:

Owner: _____

Address: _____

Contact person _____ phone # _____

Property Information:

Historic Name (if known): _____ year built _____

History and Significance: _____

(attach additional pages if necessary)

Owner will display plaque on building. (please circle): yes no (if no please explain)

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

Owner's signature

Date

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

BILL NO. 2013-4

SPONSORED BY COUNCILMAN Bray

ORDINANCE NO. 15109

AN ORDINANCE OF THE CITY OF JEFFERSON, MISSOURI, DESIGNATING PROPERTIES SELECTED BY THE CITY OF JEFFERSON HISTORIC PRESERVATION COMMISSION AS HISTORIC LANDMARKS.

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

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

- A. The potential landmark is in 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, Dave and Cathy Bordner, owners of the Watts House, 718 East Capitol Avenue, have applied for designation of the building as a historic landmark; and

WHEREAS, Pursuant to Section 8-45 of the Code of the City of Jefferson, Michael and Laura Ward, owners of the Nelson C. and Gertrude A. Burch House; 115 West Atchison Street, have applied for designation of the building as a historic landmark; and

WHEREAS, Pursuant to Section 8-45 of the Code of the City of Jefferson, the Conservation Federation of Missouri, owner of the Stone House, 728 West Main Street, has applied for designation of the building as a historic landmark.

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

Section 1. 718 East Capitol Avenue is hereby designated as a historic landmark; and,

Section 2. 115 West Atchison Street is hereby designated as a historic landmark; and,

Section 3. 728 West Main Street is hereby designated as a historic landmark; and,

Section 4. The City Administrator is hereby authorized and directed to cause the appropriate plaque to be provided to the owners of the designated sites.

Section 5. This Ordinance shall be in full force and effect from and after the date of its passage and approval.

Passed: May 6, 2013

Approved: May 6, 2013

[Signature]
Presiding Officer

[Signature]
Mayor

ATTEST:

APPROVED AS TO FORM:

[Signature]
City Clerk

[Signature]
City Counselor

**718 E. Capitol Avenue
Watts House
Dave and Cathy Bordner, Owners**

The building located at 718 East Capitol Avenue was built in the early 1920s. According to Robert L. Morris, his grandfather, Hampton (Happy) M. Watts had the house built. An engineer with the highway department designed the home.

The 1930 U.S. Census lists the people in the household as: Hampton M. Watts, age 51, Occupation Assistant Sales Manager Clothing Factory, his wife Cornelia J. Watts, age 42 and their daughter Mary M. Watts, age 13. In addition to the Watts family, there was a lodger, Ralph E. Wisdom, age 33, Assistant Secretary State Highway, and two sister-in-laws, Ruth T. Jones, age 38 and Mary B. Jones, 36.

According to the 1935 Jefferson City Directory, in 1935 Mr. Watts was the manager at the Jefferson City Mattress Factory. Mrs. Watts was listed as a stenographer with the highway patrol.

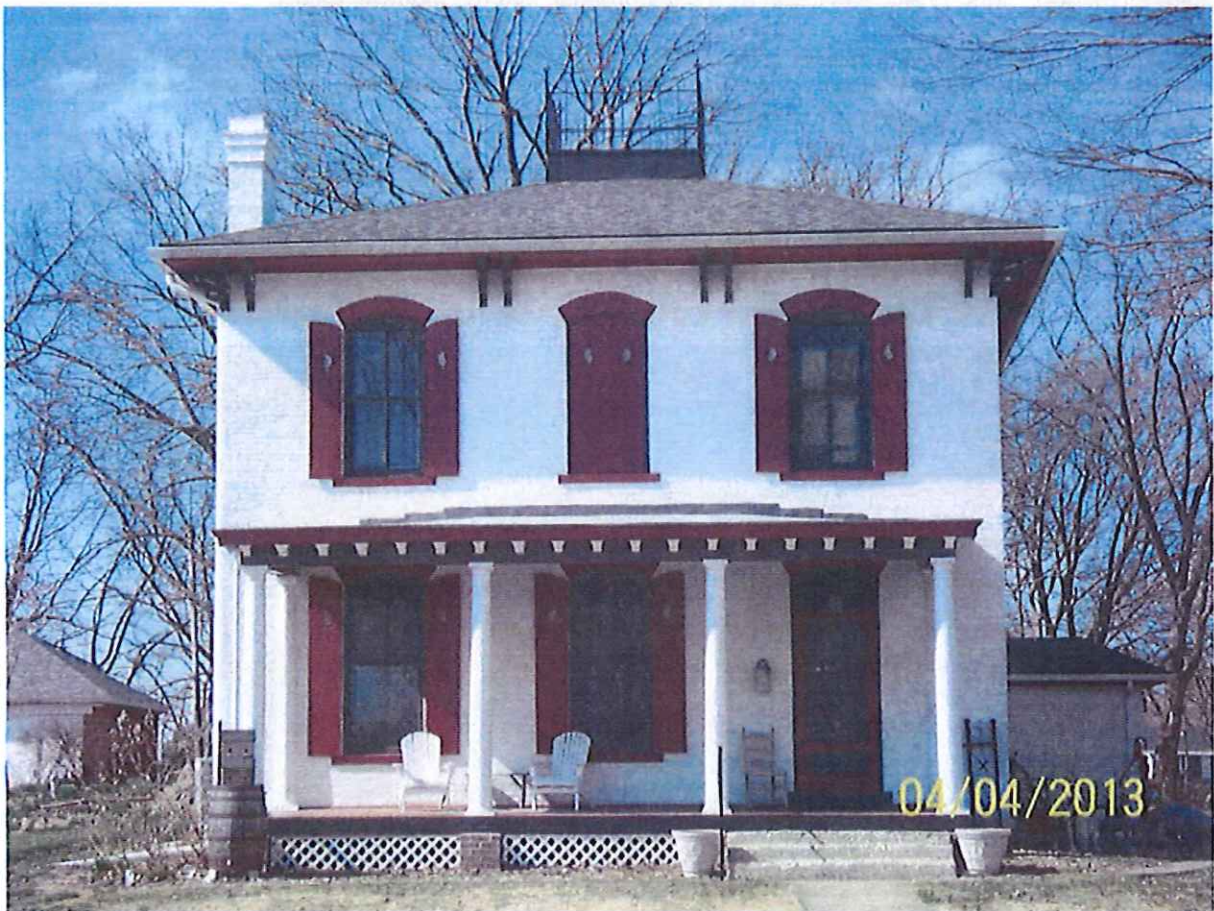
This home has an interesting history. The Watts family built the home and enjoyed it for many years, raising their daughter Mary Morton Watts there and seeing her married in the living room of the home. It was later rented to the Stewarts, who lived there for over 20 years.

This home is an example of a building designed for a middle class family. 718 E. Capitol was part of the neighborhood that developed outside the prison walls. It was a community made up of families with children and friendly parents, where the residents knew each other. The home continues to be an asset to this neighborhood, across the street from the Missouri State Penitentiary.



**115 West Atchison Street
Nelson C. and Gertrude A. Burch House
Michael and Laura Ward, Owners**

The Nelson C. and Gertrude A. Burch House retains its integrity as a good, early example of the Italianate style in the Old Munichburg neighborhood and is one of the earliest homes remaining. Its appearance from the front is largely the same as when it was constructed at least 145 years ago. There are two historic additions, neither of which have a negative impact on the house's integrity. The house retains its original function, as it remains a single-family dwelling. The Nelson C. and Gertrude A. Burch House remains intact, both inside and out, and retains its integrity of location, design, setting, materials, workmanship, feeling, and association.



**728 West Main Street
The Stone House
Conservation Federation of Missouri, Owner**

One of Jefferson City's oldest buildings is located at 728 West Main Street. Horsley Rea, commissioner of the Missouri Seat of Permanent Government, sold the lot to John Chappell for \$111 on September 4, 1836, according to early records.

Chappell sold the lot to Bernard Eveler for \$200 on December 14, 1854. The lot measured 104.4 feet on West Main Street and 198 feet on Clay Street.

Bernard Eveler built the house in 1860, according to family records. It was built in the Dutch architectural style of that period and contained six large rooms and a basement the full size of the house foundation. The house was constructed of famous Missouri "cotton rock" limestone. It has outside walls 16 inches thick and room partitions of brick nearly nine inches thick.

The four rooms on the main floor each measure 14 by 15 feet and have oak floors. The windows and doors are made of walnut. The building was built for use as two apartments but later was converted to a single family residence.

Eveler constructed several homes in the immediate area but this was the only one he built of solid limestone blocks and is the only one that has survived. Uniquely the blocks are of uneven shape and size.

The Missouri Conservation Federation purchased the building in 1985 and now occupies the building as office space. The federation bought the building from the estate of the Eveler family.



2013 LOCAL LANDMARK DESIGNATION AWARDS CEREMONY

**HISTORIC PRESERVATION COMMISSION
CITY OF JEFFERSON**



**THURSDAY, MAY 23, 2013
4 P.M.
CITY COUNCIL CHAMBERS**

**JOHN G. CHRISTY MUNICIPAL BUILDING
320 East McCarty Street
Jefferson City, Missouri 65101**

2013 LANDMARK AWARDS

115 W. Atchison Street

The Nelson C. and Gertrude A. Burch House

Michael and Laura Ward, owners

718 E. Capitol Avenue

The Watts House

Dave and Cathy Bordner, owner

728 W. Main Street

The Stone House

Conservation Federation of Missouri, owner



115 W. Atchison Street

The Nelson C. and Gertrude A. Burch House

Michael and Laura Ward, owners



The Nelson C. and Gertrude A. Burch House retains its integrity as a good, early example of the Italianate style in the Old Munichburg neighborhood and is one of the earliest homes remaining. Its appearance from the front is largely the same as when it was constructed at least 145 years ago. There are two historic additions, neither of which have a negative impact on the house's integrity. The house retains its original function, as it remains a single-family dwelling. The Nelson C. and Gertrude A. Burch House remains intact, both inside and out, and retains its integrity of location, design, setting, materials, workmanship, feeling, and association.

History of House:

- | | |
|------|--|
| 1865 | Oscar Burch completes military service in the Civil War, and moves to Jefferson City. |
| 1867 | Nelson and Oscar Burch purchase Outlet No. 5 at the corner of Jefferson and West Atchison Streets, containing five acres or more, for \$1,450. |
| 1868 | Nelson and Oscar Burch borrow \$1,500 from the National Loan Bank of St. Louis at 10 percent interest. |
| 1868 | Loan is repaid and Deed of Trust is released. |
| 1869 | Bird's Eye View of Jefferson City is drawn and published, depicting the Nelson Burch House in its current location. |

- 1881 William M. Zuendt and Christopher Wagner, William M. Zuendt's father-in-law, are both killed in a train wreck in Russellville, MO.
- 1888 Through his power of attorney, given to Louis Wagner, attorney, Nelson C. Burch sells 115 West Atchison Street to Elizabeth Wagner, widow of Christopher Wagner, and Antonia Wagner Zuendt, widow of William M. Zuendt. Nelson Burch's signature on the deed is notarized in Los Angeles County, California.
- 1900 Elizabeth Wagner and sons, Julius and Christopher Wagner, live in house.
- 1904 Elizabeth Wagner, Chris Wagner, (son), and Antonia Zuendt were residing at 115 West Atchison Street.
- 1913 Elizabeth Wagner was listed in city directory as living alone at 115 West Atchison Street
- July & Oct 1913 Elizabeth Wagner's estate sells two tracts from Outlot No. 5 to Antonia Zuendt and James O'Connor. Edson L. Burch, Oscar Burch's son, handles the sale on behalf of Elizabeth's estate.
- 1913 & 1915 Antonia Zuendt and James O'Connor listed in city directory as residing at 115 West Atchison Street.
- 1920 & 1933 Richard Pohlman is listed in the city directory as residing at 115 West Atchison Street.
- 1943 House is rented to P.H. Sanderson, according to city directory.
- 1948 & 1951 U.G. (Ursul Garnet) Lewellen is listed in the city directory as owner of the house – wife, Helen and two children, Royce (retired Supreme Court Justice in Santa Barbara County, CA) and Ann, U.G. passes away in May 1979.
- 1996 Helen Lewellen passes away April 1996 and 115 West Atchison Street is sold through estate to Jeff Christian.
- 1998 Keith Russell and Montez Colbert Russell purchase 115 West Atchison Street.
- 2011 Michael and Laura Ward (children, Patrick and Elizabeth) purchase 115 West Atchison Street on December 16, 2011.

Nelson and Oscar Burch had a very close relationship. Nelson was the clerk of the Missouri Supreme Court and Oscar served as his deputy. Nelson Burch published the State Journal, a daily and weekly Republican newspaper, the first daily newspaper published in Jefferson City. Oscar Burch was the associate editor of the paper. When this business expanded to include the state printing contract, Nelson established the State Journal Company, along with Oscar G. Burch and W.S. Ferguson. This business largely depended on a contract negotiated with Missouri State Penitentiary officials and hoped to obtain government printing orders from all levels of government. Union protest over the use of prison labor resulted in a boycott of the company by county officials leery of "adverse home sentiment." The prison contract was cancelled, and the company sold to a group who turned the Journal into a Democratic paper, in opposition to the Tribune. This company also failed in 1887. At some point Nelson became dissatisfied with life in Jefferson City and decided to relocate to the state of California. According to documents related to the sale of the property, Nelson Burch had relocated to California by August 1888, as his signature was notarized in Los Angeles, CA at that time.

Nelson C. Burch sold the house to Elizabeth Wagner and Antonia Zuendt. The Wagner and Zuendt families owned and developed a large part of this block over the next 55 years. On December 18, 1881, Christopher Wagner and William M. "Willie" Zuendt were involved in a railroad wreck on the new line near Russellville in Cole County. Christopher was killed instantly, and William suffered a fatal injury, as did Green C. Berry and other prominent businessmen

from Jefferson City. Thus, Elizabeth Wagner and Antonia Wagner Zuendt, her daughter, both became widows, within a few days' time, and purchased the Nelson Burch House together in 1888. The information available indicates that Christopher and Elizabeth Wagner may have been friends of the Burch family, or at least knew them well.

Fortunately for these two widows, they were not without means. A second-generation Missouri German and the son of a brewer, Christopher Wagner married Elizabeth in 1848 and then a year later went to California during the Gold Rush and acquired considerable wealth. A lieutenant in the Union Army, Wagner was also a veteran of the Mexican War. Upon his return to Jefferson City, Christopher Wagner became a businessman, operating the Scovern and Wagner wholesale and retail grocery store. Elected treasurer of Cole County in 1862 and in 1870, Wagner was a personal friend of Governor Stewart, Joseph Puiitzer, and many prominent Missourians.

Another house on this original tract of land, which appeared circa 1913, is located at 920 Jefferson Street, occupied by a William E. Zuendt, Antonia's son. By buying 115 West Atchison Street, Antonia provided living quarters for her children and a place for herself in her later years. Evidently, this was a close-knit block, where business and personal decisions were intertwined.



718 E. Capitol Avenue

The Watts House

Dave and Cathy Bordner, owner



The building located at 718 East Capitol Avenue was built in the early 1920s. According to Robert L. Morris, his grandfather, Hampton (Happy) M. Watts had the house built. An engineer with the highway department designed the home.

The 1930 U.S. Census lists the people in the household as: Hampton M. Watts, age 51, Occupation Assistant Sales Manager Clothing Factory, his wife Cornelia J. Watts, age 42 and their daughter Mary M. Watts, age 13. In addition to the Watts family, there was a lodger, Ralph E. Wisdom, age 33, Assistant Secretary State Highway, and two sister-in-laws, Ruth T. Jones, age 38 and Mary B. Jones, 36.

According to the 1935 Jefferson City Directory, in 1935 Mr. Watts was the manager at the Jefferson City Mattress Factory. Mrs. Watts was listed as a stenographer with the highway patrol.

Dr. Henry Guhelman was born in 1917 and lived at 211 Cherry Street, around the corner from the Watts family's home at 718 East Capitol. Dr. Guhelman was interviewed in 2003 about the neighborhood during his childhood. He had many fond memories of Mary Morton Watts, the daughter of Hampton (Happy) and Cornelia Watts. Dr. Guhelman remembered that Mr. Watts was a wonderful



The Watts Family

man and Mrs. Watts was a lovely lady with a real southern accent. Mary Morton was quite a pianist and could sing.

Dr. Guhelman remembered several families on Cherry Street and in the surrounding area with children. He described this area as a middle class neighborhood, where everyone knew each other and got along.

They got so used to the prison that they did not think about it. The prisoners farmed. They would drive by, wave and throw the kids an apple. During the summer the prison band gave concerts on the lawn of the Warden's House (700 East Capitol Ave). Dr. Guhelman remembers how the guards in the towers whistled to show they were awake.



Mary Morton Watts married Robert Lloyd Morris, a graduate of the University of Missouri School of Journalism, who was the assistant to the director of publicity for the Works Progress Administration at the time of their wedding. The wedding took place at 718 East Capitol. An altar was improvised in front of the fireplace. The bride was accompanied down the stairway to the altar by her father.

Mrs. Cornelia Watts owned the home at 718 East Capitol until 1967. It is believed that she rented the home out and lived next door at 712 East Capitol. George and Maud Stewart moved into 718 East

Capitol in 1949 and rented the home from Mrs. Watts until 1970. George Stewart worked for the Tweedie Shoe Factory. They had raised seven children, six girls and one boy, most of who were grown by the time they moved to East Capitol Ave. Two daughters, Rose and Billie, still lived at home. Another daughter, Imogene, came home occasionally. In 2003 Billie Dawson and Imogene Stewart were interviewed.

Billie and Imogene stated they did not worry about the prison. The presence of the guards kept the neighborhood safe. It was as though the neighborhood had guards 24 hours a day. Every 15 minutes the guard came out of the guard tower, to the platform that went around the top of the tower, and whistled, to show that he was awake and ok. Then the guard at the next tower would do the same, and so on around the prison wall. These ladies remembered playing tennis on the tennis court behind the Superintendent of Prison's house, at 700 East Capitol Ave. Warden Nash and his second wife lived next door to the Stewarts at 722 East Capitol Ave. Prisoners worked as trustees at Warden Nash's house and took care of their children. One of the trustees always kept bows in the hair of the Warden's small daughter.

The home at 718 East Capitol was owned by different families from 1967 to 2001, when it was purchased by Dave and Cathy Bordner. The



Bordners completely renovated the building, keeping the original floor plan and interior features. Updated plumbing, electrical and air conditioning was added. The original radiators continue to provide heat. Two bathrooms continue to provide the opportunity for a relaxing bath in the original claw foot tubs that were beautifully refinished. The interior trim and woodwork, six French doors, original wood floors built in China cabinets and several original light fixtures remain. Walking through the front door, one would think they were entering the entry hall of the Watts family's new home in the early 1920s. The building is now leased as office space and has been leased to non-for-profit organizations since 2004.



728 W. Main Street

The Stone House

Conservation Federation of Missouri, owner



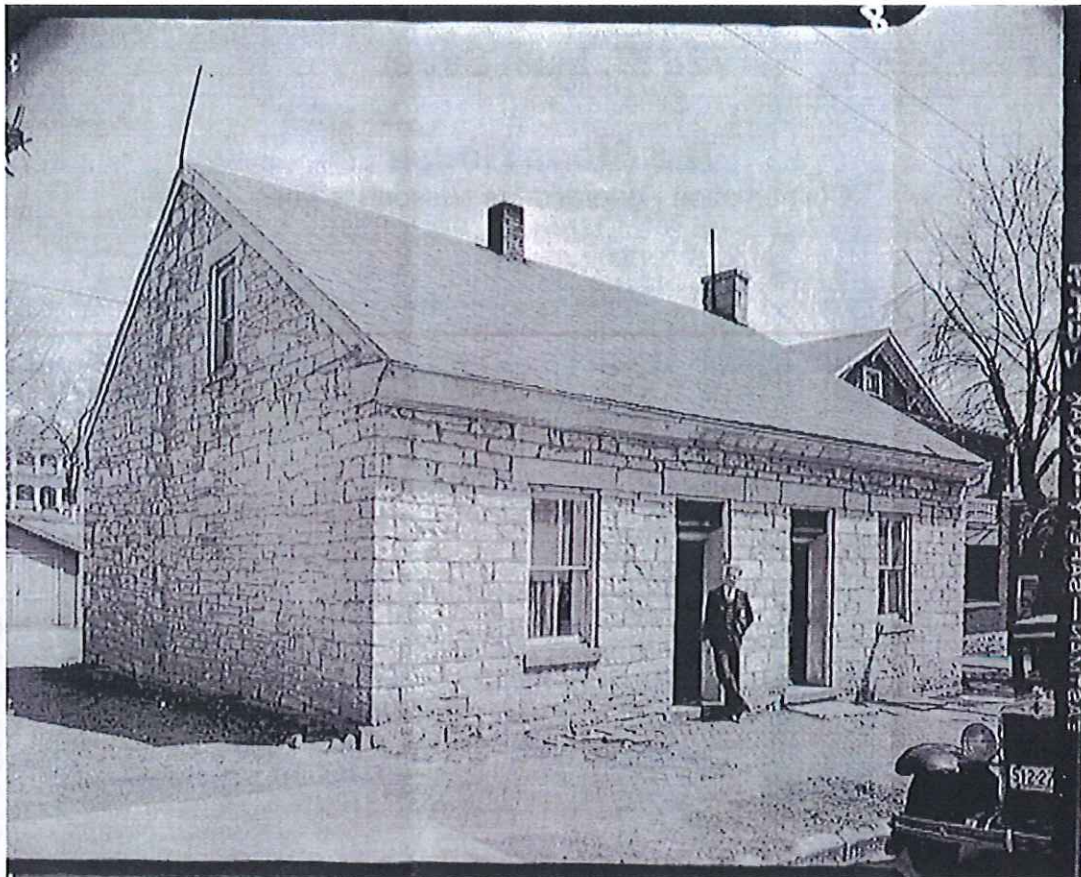
One of Jefferson City's oldest buildings is located at 728 West Main Street. Horsley Rea, commissioner of the Missouri Seat of Permanent Government, sold the lot to John Chappell for \$111 on September 4, 1836, according to early records.

Chappell sold the lot to Bernard Eveler for \$200 on December 14, 1854. The lot measured 104.4 feet on West Main Street and 198 feet on Clay Street.

Bernard Eveler built the house in 1860, according to family records. It was built in the Dutch architectural style of that period. Eveler constructed several homes in the immediate area but this was the only one he built of solid limestone blocks and is the only one that has survived. Uniquely the blocks are of uneven shape and size. It contained six large rooms and a basement the full size of the house foundation. The house was constructed of famous Missouri "cotton rock" limestone. It has outside walls 16 inches thick and room partitions of brick nearly nine inches thick.

The four rooms on the main floor each measure 14 by 15 feet and have oak floors. The windows and doors are made of walnut. The building was built for use as two apartments but later was converted to a single family residence.

The Conservation Federation of Missouri now occupies the building as office space. The federation bought the building from the estate of the Eveler family.



Oldest photo that Conservation Federation of Missouri owns of the building.

#5f Public Education and Outreach - Attachments

City of Jefferson

Department of Planning & Protective Services
320 E. McCarty Street
Jefferson City, MO 65101



Eric J. Struempf, Mayor

Janice McMillan, AICP, Director
Phone: 573-634-6410
Fax: 573-634-6457

December 31, 2012

Subject: Moreau Drive Neighborhood Open House

Dear Moreau Drive Neighbor:

The Historic Preservation Commission invites you to an Open House to learn more about the nomination of the Moreau Drive Neighborhood to the National Register of Historic Places.

Funding has been secured from the State Historic Preservation Office, Historic City of Jefferson and City of Jefferson for this project. Lynn Josse, an historic preservation consultant, has been retained to prepare the documentation required to complete the nomination.

As an owner of property within the surveyed area, you are invited to this Open House to learn more about the nomination process, and to meet consultant Lynn Josse, members of the Historic Preservation Commission, and staff.

On the reverse of this letter you will find a map showing the area that is potentially eligible for nomination to the National Register.

You may arrive and depart at any time during the Open House. If you are unable to attend, you may obtain additional information by phoning 573-634-6475 or emailing jcplanning@jeffcitymo.org or by visiting the Planning Division webpage at www.jeffcitymo.org.

**Moreau Drive Neighborhood Open House
Tuesday, January 8, 2013
4:00 to 6:00 p.m.
McClung Park Indoor Pavillion**

Sincerely,

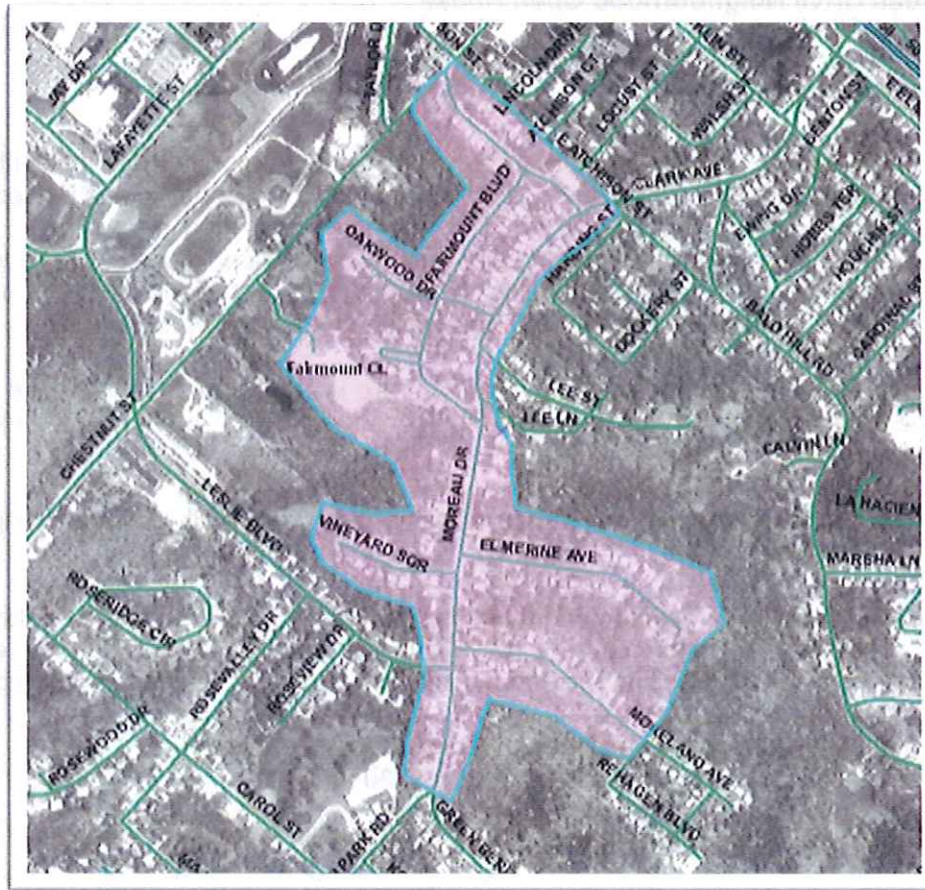
Janice McMillan

Janice McMillan, AICP
Department Director

cc: Councilmen Ralph Bray and Larry Henry
Chairman Edward Meyers, Historic Preservation Commission

Moreau Drive Neighborhood Historic Survey Area

The area potentially eligible for inclusion in the National Register of Historic Places begins at Moreau Drive, which originates at the intersection of Clark Avenue and East Atchison Street, and branches east to include Fairmount Blvd., Fairmount Court, Oakwood Drive and Vineyard Square. Continuing south on Moreau Drive the eligible area branches west to include Elmerine Avenue and the first block of Moreland Avenue.



Work started on Moreau Drive nomination

By **Michelle Brooks**

Wednesday, January 9, 2013

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Moreau Drive is on
the path to the

National Register of Historic Places.

Lynn Josse, who was hired by the city to prepare the nomination, visited Tuesday with neighborhood residents and with the city's Historic Preservation Commission.

As an historic preservation consultant, architectural historian, author and award-winning film-maker, Josse brings experience working on more than 15 major surveys and has authored more than 30 nominations.

Jay Nixon, Governor
Sara Parker Pauley, Director

News Release 132

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Historic Preservation Council to consider nominations for National Register August 9

For more information: 573-751-1010 or [email](#)

Volume 41-132 FOR IMMEDIATE RELEASE: July 29, 2013

Jefferson City, Mo. - The Missouri Advisory Council on Historic Preservation will consider nominations to the National Register of Historic Places during its quarterly meeting on Friday, August 9. The meeting, which is open to the public, will begin at 9 a.m. in the LaCharrette conference room of the Lewis and Clark State Office Building located at 1101 Riverside Drive in Jefferson City.

Eleven nominations are scheduled to be considered for listing in the National Register. Properties on the agenda include historic commercial and residential properties and districts. Approximately 300 historic building are represented in the nominations. The nominated properties are listed below:

- Moreau Drive Historic District, Moreau Drive, Fairmount Blvd, et al., Jefferson City, Cole County.
- Downtown YMCA Building, 1528 Locust St., St. Louis.
- Dorris Row, 1105-09 Olive St, St. Louis.
- Downtown Troy Historic District, bounded by Annie Ave., Second St., Marble and Court St., Troy, Lincoln County.
- National Cash Register Company Sales and Repair Building, 1101 Olive St., St. Louis.
- First National Bank, 103 E Broadway, Bolivar, Polk County.
- Swinney, E.F. School, 1106 W 47th St., Kansas City, Jackson County (Historic Resources of the Kansas City Missouri School District Pre-1970 MPDF).
- Plaza House Apartments, 4712 Roanoke Pkwy., Kansas City, Jackson County (Working-Class and Middle Income Apartment Buildings in Kansas City, Missouri,MPDF).
- Harrisburg School, 140 S Harris St., Harrisburg, Boone County.
- St. Regis Hotel, 1400-02 E. Linwood Blvd., Kansas City, Jackson County.
- Braley, Charles A., House, 3 Dunford Circle, Kansas City, Jackson County.

In addition to nominations to the National Register of Historic Places, the council will receive status reports on programs provided by the State Historic Preservation Office and discuss

business related to its own function and duties.

The Missouri Advisory Council on Historic Preservation is a 12-member group of historians, architects, archaeologists and citizens with an interest in historic preservation. The council is appointed by the governor and works with the Department of Natural Resources' State Historic Preservation Office, which administers the National Register of Historic Places program for Missouri. The council meets quarterly to review Missouri property nominations to the National Register, the nation's honor roll of historic properties. Approved nominations are forwarded to the Keeper of the National Register in Washington, D.C., for final approval.

###

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City roots, Moreau Drive and 95 surrounding acres may soon become a national treasure, too.

The [Missouri Advisory Council on Historic Preservation](#) reviewed the Moreau Drive Historic District nomination Friday. And the nomination was approved to be sent on for federal consideration to add it to the National Register of Historic Places.

A federal Historic Preservation Fund grant of \$17,700 allowed the city to hire author and historian Lynn Josse, St. Louis, to complete the nomination.

Much of the research was completed by State Historic Preservation Office staff during survey training a couple of years ago. And the city's 40 percent match to the federal grant will be covered through a \$1,000 gift from the Historic City of Jefferson combined with staff and volunteer hours.

As an historic preservation consultant, architectural historian, author and award-winning filmmaker, Josse has experience working on more than 15 major surveys and has authored more than 30 nominations.

The proposed district includes all of Moreau Drive, and parts of Fairmount Boulevard, Oakwood Avenue, Fairmount Court, Vineyard Square, Elmerine Drive, Lee Street and Moreland Avenue.

The district features significant examples of community planning and architecture, spanning more than a century of construction.

Of the 241 primary buildings built between 1847-1950, only seven have lost integrity, Josse said.

"Although different styles and house types are represented over a long period of significance, the Moreau Drive Historic District stands as a distinct entity characterized by winding streets, hilly topography, common materials, property types (almost exclusively single family residences) and, with a few exceptions, a consistent scale," Josse said.

And three contributing sites are islands, rather than structures.

Fairmount Boulevard and Fairmount Court reflect the original plan for Wagner Place subdivision, designed by Hare & Hare, a Kansas City landscape firm.

"It is the demand of the day, where landscape, art and nature are combined to get the best result," promotional material of the day said. "Unyielding adherence to straight streets and gridiron plan ignores the natural line of communication, and causes unnecessarily deep cuts on the hills and fills in the valleys, spoiling lots in both places.

"Streets designed to fit the topography results in easy grades, and better relation of lot and street, thereby making the lots more valuable."

Although non-contributing, a stone monument on Moreau Drive marks the 1864 march of Confederate General Sterling Price, which did not proceed into the Capital City.

Moreau Drive was designated as a "Country Road" on late 19th century maps. It connected to the city grid at Dunklin and Atchison streets.

Jefferson City's population more than doubled between 1910-1930. Combined with the arrival of the

streetcar system in 1911 extending to Moreland Avenue, the Moreau Drive area became a more feasible and desirable location.

The Edwards House at 1122 Moreau Drive is the oldest building within the district.

According to historian Gary Kremer, Gov. John Edwards hired the home to be built about 1847, but sold the property before completion.

The home at 1302 Moreau Drive was built about 1870 as part of the Leslie Dairy Farm.

Wagner Place replaced the county fairgrounds and the original Lincoln Institute Farm. The first and largest subdivision in this area, Wagner Place also was one of the first in the city to receive phone lines and trash pickup service.

George and Lena Wagner owned all but three of the original 750 common shares to Wagner Place.

The first six lots were sold in 1914 for 900 Moreau Drive, where a new public elementary school opened in 1917.

Mayme Vineyard followed with her plans for Vineyard Square. Then other subdivisions were built, including Virginia Place.

A widow, Vineyard was born in New York, but followed her widowed mother Mary Haviland to Jefferson City. Haviland bought the Edwards House and surrounding 15 acres about 1894.

Vineyard built 20 homes without a contractor there, according to the late historian James Ford.

The Shaw and Pollock Addition was the latest, being dedicated about 1928.

"For the first half of the 20th century, Moreau Heights was easily the most fashionable neighborhood in Jefferson City," Kremer said. "Numerous well-to-do families constructed large, unique homes that continue to impress visitors today."



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Calendar/Meetings	

PUBLIC NOTICES

Historic Preservation Commission

Historic Preservation Commission
Demolition and Removal of Buildings
Preservation and Conservation

Sections 7-52 to 7-58
Sections 8-32 to 8-37
Sections 8-39 to 8-46

The Historic Preservation Commission consists of nine (9) members. Members shall be residents of the City of Jefferson and must have a demonstrated interest, competence or knowledge in historic preservation. The term of office is three (3) years, with one third of the positions being available for appointment each year.

The current Commission consists of:

Ed Meyers, Chairman
Bill Case, Vice-Chairman
Mary Schantz, Secretary
Art Hernandez
Douglas Record
Art Langston
Mark Schreiber
Jane Moore
Brent Hemphill
Jayme Abbott, City Staff
Dan Davis, City Staff
Larry Henry, Jr., Council Liaison

The Commission meets the 2nd Tuesday of every month at 6:30 p.m.

The topics that are being discussed can be viewed in their agendas:

January 8, 2013
February 12, 2013
March 12, 2013 - No Quorum
March 26, 2013 Special Called Meeting
April 9, 2013 - No Quorum
May 14, 2013
June 11, 2013 - No Quorum
July 9, 2013 Packet
August 13, 2013
August 26, 2013 Special Called Meeting
Sept 10, 2013
October 8, 2013

View the newly developed **PRESERVATION PLAN** for the City of Jefferson

Moreau Drive National Register of Historic Places Nomination: [Moreau Drive Nominations](#)

Purpose of the Historic Preservation Commission:

The City of Jefferson Historic Preservation Commission (CJHPC) came into existence in 1983 as a result of 1980 Congressional amendments to the national Historic Preservation Act of 1966, and the city's participation in the **Missouri Certified Local Government (CLG)** Program.

The CLG program, administered by the **Missouri Department of Natural Resources' State Historic Preservation Office (SHPO)**, is designed to expand the historic preservation network of federal and state governments by creating a mechanism for participation of local

governments. Requirements for participation in the Missouri CLG program include enacting a historic preservation ordinance, appointing a preservation commission, conducting an ongoing survey and inventory of historic properties, and conducting public outreach and education.

A Certified Local Government with an historic preservation program at the local level offers the potential for providing the best protection that can be devised for the enjoyment, appreciation and preservation of our community's cultural resources. Recognition and preservation of our community's cultural resources can enhance residential and commercial property values, encourage neighborhood conservation, foster civic pride, and promote the community's attraction to visitors, tourists, industry and future employers.

The volunteers appointed to the CJHPC work 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 CJHPC also reviews demolition requests forwarded to it by the city Department of Planning & Protective Services.

All applications for permission to demolish a building are made to the city's Department of Planning & Protective Services. If the building is over 50 years old or has historic significance, the department forwards a copy of the application to CJHPC for review. The CJHPC has a sixty (60) day period for review of the demolition application to evaluate the building for architectural, cultural, and historic significance. The condition of the building and the feasibility of rehabilitation are also a part of the established review criteria taken into consideration. Based on the commission's findings, the demolition application is returned to the Department of Planning & Protective Services with a recommendation for approval or disapproval.

Specific Duties:

- A. To review and select the annual **Local Landmark Award** designees. (view in pdf form the current winners)
- B. To encourage **economic development** through historic preservation and heritage tourism.
- C. To protect and enhance architectural heritage.
- D. To conduct or support historic surveys and research
- E. To select the recipient of the annual Gregory Stockard Distinguished Service Award.
- F. To review demolition requests.

Composition of the JCHPC:

The CJHPC shall consist of nine (9) members who are Jefferson City residents and have an interest, competence or knowledge in historic preservation. Members are nominated by the Mayor and approved by the city council. The term of office is three (3) years. The Commission meets monthly on the second Tuesday at 6:30. Refer to the city clerk's office for monthly meetings and minutes.

Application for membership on the JCHPC:

To volunteer to serve on the CJHPC, download the **volunteer profile application** and mail or fax it (573) 634-6522 to get your name placed on the waiting list.

City of Jefferson Historic Preservation Plan:

The purpose of a City Preservation Plan is to: 1) identify and protect our historic resources, 2) reap the economic benefits for our community from historic tourism, 3) protect the environment by encouraging the adaptive re-use of older buildings, 4) enhance community pride and cultural identity in Jefferson City's unique historic architecture.

Preservation Plan

City of Jefferson Historic Preservation Manual:

The Preservation Manual was developed by the City of Jefferson Economic Development office to provide Cole County residents general information on the renovation of their historic properties. This includes various resources and how to apply for financial help with the costs of renovations.

Preservation Manual

National Register of Historic Places:

The acceptance of a property or district on the National Register of Historic Places is a

designation awarded by the **National Park Service**. (nps.gov and <http://www.dnr.mo.gov/shpo/national.htm>) It includes districts, sites, buildings, structures and objects that are significant in American history, architecture, archaeology, engineering, and culture. These resources contribute to an understanding of the historical and cultural foundations of the nation. To assess the eligibility of your property for the National Register of Historic Places go to this link:

<http://www.dnr.mo.gov/shpo/eligassess.htm>

For a list of properties and districts in Cole County on the National Register go to these links:

<http://www.nationalregisterofhistoricplaces.com/MO/Cole/districts.html>
<http://www.nationalregisterofhistoricplaces.com/MO/Cole/state.html>

Heritage Month Activities:

May is National Historic Preservation Month. Its purpose is to increase public awareness of the importance of Historic Preservation efforts in the local communities they serve. The HPC celebrates Heritage month in Jefferson City with Local Landmark Awards, Distinguished Service Awards and Art and Essay Contests.

Jefferson City Local Landmark Award:

Every year the CJHPC selects recipients of the Local Landmark Awards. Its purpose is to reward preservation efforts among our citizens and to promote appreciation by the general public of its historic architecture. Property owners are encouraged to nominate their historic buildings for this award.

Past winners from 1993 to present
Application to nominate your property

Gregory Stockard Distinguished Service Award:

The Historic Preservation Commission established the Greg Stockard Award in 2004, to be presented annually to individuals who have shown distinguished community service in preservation efforts. It was established in honor of Gregory Stockard who served as president of the Historic City of Jefferson from 1998 to 2003 and was devoted to the Historic Preservation causes in Jefferson City.

Past Recipients:

2004	Gary R. Kremer
2005	Elizabeth Rozier
2006	Mark Schreiber
2007	Carol Blaney
2008	Mary Ann Hall
2009	Dottie Dallmeyer
2010	Walter Schroeder
2011	Dick & MaryAnn Caplinger
2012	Bob Priddy Steve Veile
2013	Michel & Donna Deetz

Darryl & Connie Hubble

Art and Essay Contests:

The Art and Essay Contests are for 6th – 12th grade School Students. The student selects a public building in Jefferson City to sketch for the art contest, to write an essay for the essay contest, or to prepare a multi-media power point. The winning Art, Essays, and Multi-Media presentations are displayed in local venues.

You can view the 2013 Essay Contest winners in .pdf format:

6th to 8th grade

First Place: **"Nelson and Gertrude Burch House"** by Nathan Bax

Second Place: **"The Taste All Will Remember"** by Elizabeth Case

Third Place: **"The History of Catholic Cemeteries in Jefferson City Since 1851"** by Rachel Schulte

Honorable Mention: **"Missouri Supreme Court"** by Ashley Hart

Below are the 2013 Mult-Media Contest winners:

6th to 8th grade

First Place: **"The Capitol: How It Started"** by Claire Kehoe

Second Place: **"The Katy Trail State Park"** by Kelsey Brester

You can view the 2013 Art Contest winners in .pdf format:

6th to 8th grade

First Place: **"705 Washington Street"** water color by Heather Brown

Second Place: **"Old West End School"** water color by Patrick Rogers

Third Place: **"Cole County Courthouse"** pencil by Jared Deutsch

Honorable Mention: **"Governor's Mansion"** pencil by Sydney Nivens

9th to 12th grade

First Place: **"The Wall - Missouri State Penitentiary"** ink by MaKayla Kutch

Second Place: **"Schmidt Apartments"** mixed media by Lydia Linsenhardt

Third Place: **"Buersmeyer House, 608 Broadway"** acrylic with water by Taylor

Copeland

Honorable Mention: **"Missouri State Capitol"** water color by Erica Prasad

Historic Preservation Resources:

Economic Benefits of Historic Preservation

<http://www.dnr.mo.gov/shop/taxcreditimpact.htm>

Guides to local programs to help in obtaining Historic Preservation Tax Credits and general tips for successful rehabilitation projects:

<http://www.jeffcitymo.org/pps/privatepropertyimprovements.html>

Historic Preservation Resource links:

Missouri State Historic Preservation Office: <http://www.dnr.mo.gov/shpo/index.html>

Historic City of Jefferson: <http://www.historiccityofjefferson.org>

Downtown Jefferson City: <http://www.visitjeffersoncity.com/>

Missouri Alliance for Historic Preservation: <http://www.preservemo.org/>

National Trust for Historic Preservation: <http://www.preservationnation.org/>

Advisory Council on Historic Preservation: <http://www.achp.gov/>

National Historic Landmarks Program: <http://www.nps.gov/history/nhl/bestidea.htm>

NPS Preservation Briefs: <http://www.nps.gov/history/hps/TPS/briefs/presbhom.htm>

Old Town Ad Hoc Committee: <http://www.jeffcitymo.org/news/oldtown.asp>

Old Munichburg District of Jefferson City: <http://www.oldmunichburg.com/>

Cole County Historical Society: <http://www.colecohistsoc.org/home.html>

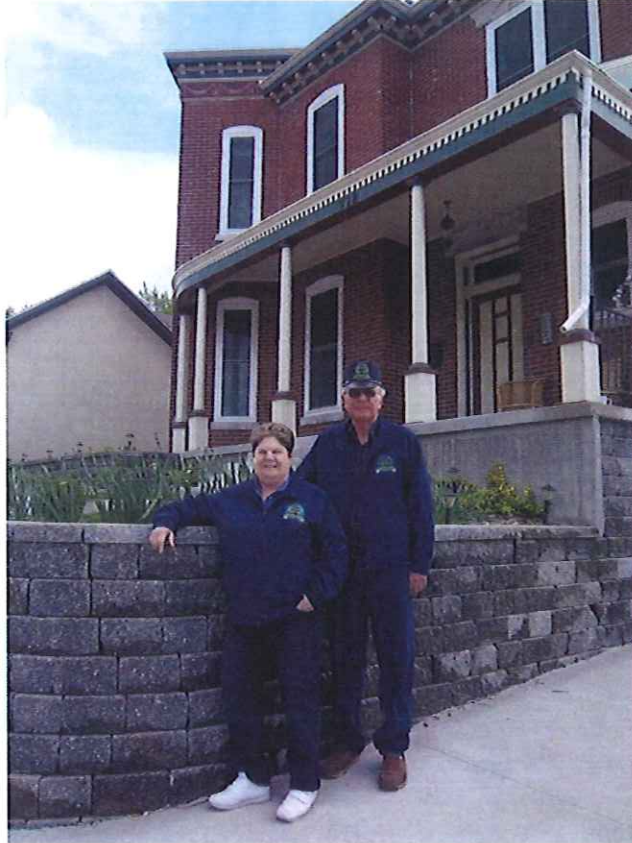
Gregory Stockard Distinguished Service Award

Michel and Donna Deetz, Recipients

Michel and Donna Deetz are transplants to Jefferson City but not to the state of Missouri. Donna grew up in the Florissant area (St. Louis County) and Mike attended high school in Springfield. After moving all over the country for various jobs, they made a conscious decision to make Jefferson City their home nearly twenty years ago. Mike said "We like the community. It has the feel of a small town but with the ideas and activities of a larger city."

Both have retired from the corporate world to pursue their love of history and community. They purchased their first building in the 600 block of East High, the old Beck & Evers Appliance store. This project and their interest in the history and development of the Downtown and Eastside areas got them involved in the various business and community associations. Donna currently serves as the President of Downtown Jefferson City, is on the Board of the Eastside Association, Historic City of Jefferson and the Jefferson City Area Chamber of Commerce and has been the recipient of various awards from Zonta of Jefferson City and the Chamber of Commerce.

"If you want to see things develop and get better, you can't just sit around and talk about it." Donna commented. "You have to give something of yourself to the effort. Your buy-in and your input can make a difference."



This is certainly true of the impact that Mike and Donna have made on the 700 block of East High. Having purchased the old Fuchs Veterinary Hospital and surrounding property, the Deetz have rehabbed the original Heinrich Funeral Home into the High Street Event and Meeting Center, in conjunction with their business partner on that property, Laurelanne Bellezzo. They have also redeveloped the little house next door that is now occupied by Dahlmeyer Law offices. They are in the midst of taking the small red brick house in the same block and rehabbing it as a residence for themselves and Donna's parents.

Keeping up the historical aspects of Jefferson City also led them to found The Trolley Company. A charter transportation company, the trolleys are used for weddings, holiday light tours, winery tour trips, historical tours of the community, and even as shuttles for the Cole County Courts and the annual Salute to America. They started the company just over a year ago with one trolley and are now the proud owners of four trolleys including one that was used by former President Bill Clinton when he was campaigning for President in Arkansas.

Their latest project is the redevelopment of the old Fairview Hotel at the corner of East High and Ash Street. They are working with two local businesspersons to put in a new Tropical Drinkery and to expand Prison Brews' Banquet Center—both of which should be opening in June or July. The nine upstairs apartments will be converted into six high-end apartments with those apartments scheduled for availability next spring.

According to Donna, "Growing up in St. Louis and being proud of the history of that area of Missouri, made us all the more excited to work on our little piece of history." The Deetz take homes and buildings from the mid 1800s to the early 1900s and make them live again, creating a living history."

Gregory Stockard Distinguished Service Award

Darryl and Connie Hubble, Recipients

Connie and Darryl Hubble moved to Jefferson City in 1973 after Darryl graduated from Pharmacy School at the University Missouri Kansas City. Darryl's first job after completing his education was at Whaley's Pharmacy in 1973. In 1998 the Hubbles purchased the business, and a few years later they purchased the property. At that point they said, "Now what do we do?"

The building needed work. They started with the exterior. They were successful in getting the building listed on the National Register of Historic Places. The listing noted that the building was a pharmacy from the time it was constructed.

Connie enjoyed researching the history of Whaley's Pharmacy during the nomination process for the National Register. The Hubbles also found history in the building. For example the stools for the soda fountain were found in the rafters of the basement. They were cleaned, polished and reupholstered.



After their children left home, they renovated the upstairs apartment. It took eight months to complete. They have lived in the apartment for eight years. Their passion for the business extended to the neighborhood. When the building next door was put on the market they purchased it and renovated it. In 2011 they purchased 616 and 618 East High. There are 2 apartments on the second floor and two commercial spaces on the main level. These renovations have generated revenue and improved the block.

In addition to running their businesses, Whaley's Pharmacies, they are involved in the community. Connie is a docent at the Governor's Mansion, Darryl is on the Discover Jefferson City Foundation. They are both members of the Historic City of Jefferson (where Connie serves on the Board), the Cole County Historical Society and the Chamber of Commerce.

In October 2007, Connie and Darryl Hubble were presented the Mary Ann and Dick Caplinger Award at the Missouri Alliance for Historic Preservation's yearly conference. This statewide organization selected the Hubbles to highlight local preservation, and people who have worked to save historic buildings in Jefferson City.

The Hubbles were honored by Lincoln University with the Pioneer Award for their efforts in the East End. In 2005 Whaley's Pharmacy was chosen the Small Business of the Year.

In addition to preserving the buildings on East High, the Hubbles have promoted the history of the community on East High, by celebrating Soda Jerks, and the stories associated with soda fountains and local drug stores. They hold Soda Jerk Reunions and in 2013 are celebrating the 70th anniversary of Whaley's East End Drugs.

Agenda

Historic Summit and HCJ Strategic Planning Meeting

7/20/2013
9:00 a.m. – 3 p.m.

Historic Summit – All Invited Group Representatives (Steve Veile, Facilitator)

- 9:00 a.m.** Welcome and Introductions
- 9:15 a.m.** Round-Table Discussion – Each invited representative briefs the group on his/her organization's purpose/mission, goals, and a short progress report or current status of efforts to further historic building or neighborhood preservation or development, or to otherwise accomplish the mission of group.
- 10:00 a.m.** Key Planning Information – Situational Analysis of Critical Issues (City Codes, Zoning, Old Town Association, & key maps, plans, etc.)
- 10:00 – 10:15 a.m.** Break
- 10:15 – 11:00 a.m.** Discuss likely future “scenarios” for J.C. historic preservation climate (key driving forces and other factors). Which one is most like the current situation?
- 11:00 – 11:30 a.m.** Identify possible strategies and tactics in these “scenarios” that might be most effective in protecting or promoting preservation of historic properties and neighborhoods?
- 11:30 - 12 noon** Lunch for all participants
- 12:00 – 3 p.m.** Strategic Planning for HCJ Board Members
2-3 strategic goals with 2 – 3 tactics for each.

Strategic Planning for HCJ Board Members (Lois Heldenbrand, Facilitator)

Special notes:

Invited group representatives: HCJ Foundation, Old Munichburg Association, Old Town Redevelopment, Historic Preservation Commission, Chamber of Commerce, Cole County Historical Society, Convention and Visitor's Bureau, and City of Jefferson.

HISTORIC CITY OF JEFFERSON
Historic Summit
Saturday, July 20, 2013 – 9 am
High Street Business Center – 712 East High Street

Steve Veile called the Summit to order at 9 am. Those present:

HCJ Members: Steve Veile, Tammy Boesch, Lois Heldenbrand, Donna Deetz, Mary Ann Hall,
Fred Brown, Janet Maurer, Toni Prawl, Dottie Dallmeyer

Old Town Revitalization Company: Ron Medin

Chamber of Commerce: Mark Mehmert

Convention and Visitor's Bureau: Diane Gillespie

Historic Preservation Commission (HPC): Bill Case, Mary Schantz

Old Munichburg Association: Walter Schroeder

Cole County Historical Society: Harold McDowell

City of Jefferson: Janice McMillan, Jayme Abbott

HCJ Foundation: Nick Monaco

Downtown Association: Stephanie Bell

Missouri River Bluffs Association: Cathy Bordner

WELCOME and INTRODUCTIONS – Steve Veile

Each guest introduced themselves and who they were representing.

ROUND TABLE DISCUSSIONS – Steve Veile

Each organization was asked to give additional information, such as the organization's purpose/mission, goals, present projects, and/or concerns.

In addition to their purpose (see attachment), additional information was presented by representatives:

- Historic City of Jefferson – concern for preservation environment, promotes history and preservation recognition of Jefferson City through various awards and programs
- Old Town Revitalization Company – developing resources, financial partnerships, promotion of preservation with realtors and builders; incentives for commercial property and concern for the property tax base; noted boundaries of "Old Town"
- Old Munichburg Association – revitalization of the historic south side, including its German heritage; urge that additional renovation/building/surroundings retain that flavor; address safety, occupancy; concern for code violations
- Convention and Visitor's Bureau – destination marketing; promote tourism, including historical draw to this area
- Cole County Historical Museum – collection of artifacts; financial concerns for continuation of the museum
- Historic Preservation Commission – noted anticipated National Historical Landmark designation of Moreau District; concern for preservation of MSP; address building codes and ordinances to prevent demolition of historic properties; provide guidelines; the "Overlay District"
- Downtown Association – to provide a pleasant gathering place and safe environment, reduction in the number of vacant storefronts; ideas from Missouri Main Street Conference include "4-part design"; "Hidden Spaces" now focuses on 2nd stories; looking for investors; help business owners with resources
- HCJ Foundation – to raise funds in support of historic preservation projects, offering "Legacy for Life"
- City of Jefferson – development of community "common grounds," interest in "Overlay District"

- Chamber of Commerce – concern for economic development, business attraction/retention/expansion; promoting historical aspects to both current residents and “outsiders,” promote tax credits for preservation

SCENARIO PLANNING – Lois Heldenbrand

Lois led group exercises using the scenario matrix for discussion regarding key driving forces and factors affecting historic preservation in the next 5 - 10 years. Each of the three groups presented a summary of their discussion, which focused on Policy and Visibility. Additional comments were gathered from the participants. Consensus to continue communications and possible collaboration among these organizations.

ADJOURNMENT: 11:50 am

Respectfully submitted,

Tammy Boeschen
Secretary, HCJ

Historic City of Jefferson

Section 1.03. Purpose of Historic City of Jefferson. In conjunction with the Articles of Incorporation, the purpose(s) of HCJ include the following:

1. To hold meetings and schedule other activities for education and information of members and the public.
2. To identify and record significant cultural resources representative of the City of Jefferson's historical, architectural, and archaeological heritage.
3. To provide technical assistance to encourage the identification, recognition, protection, and preservation of the City's significant cultural resources.
4. To protect and preserve the City's significant cultural resources through procurement, lease, purchase or donation of fee simple interest or any lesser interest and through stabilization, rehabilitation, or restoration.
5. To establish, operate and maintain historic properties or exhibits and land leased to or owned by the Historic City of Jefferson.
6. To accept donations of real property, money or other property for the above purposes and to invest and reinvest the same.
7. To establish a revolving fund for the specific purpose of leasing or conveying, in fee simple or any lesser interest, culturally significant properties, including adjacent and associated lands, to any person, firm, association, corporation or other organization under such covenants, deed restrictions, leases or other contractual arrangements as will limit the future use of the properties in such a way as to insure their preservation.

Historic Preservation Commission

Ordinance Chapter 7: 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 JCHPC shall advise the Mayor and City Council of all recommendations made to the Planning and Protective Services Department. (Ord. No. 14691, §1, 6-21-2010)

Chapter 8 Ordinance: Section 8-39 -- Statement of Purpose:

- A. The purposes of this article are to promote the educational, cultural, economic, and general welfare of the community by:
 1. Providing a mechanism to identify and preserve the distinctive historic, archaeological and architectural characteristics of the City of Jefferson which represent elements of the city's cultural, social, economic, political and architectural history;
 2. Fostering civic pride in the beauty and noble accomplishments of the past as represented in the city's landmarks and historic districts;
 3. Conserving and improving the value of property designated as landmarks or within historic districts;
 4. Providing for economic benefits to encourage business and residential owners to locate and invest in historically significant properties;
 5. Protecting and enhancing the attractiveness of the city to home buyers, tourists, visitors and shoppers, and thereby supporting and promoting business, commerce and industry, and providing economic benefit to the city;
 6. Fostering and encouraging preservation, restoration and rehabilitation of the city's historic structures, areas and neighborhoods;
 7. Promoting the use of historic districts and landmarks for the education, pleasure and welfare of the people of the city; and
 8. Promoting the identification, evaluation, protection and interpretation of the prehistoric.

Old Town Revitalization Company

Article IV: Statement of Purpose

The Company was created to initiate, sustain and augment investment and revitalization in Old Town. The Company shall provide services to both potential and current owners of commercial and residential properties within Old Town, which include but are not limited to:

1. Encouragement for all levels of public and private investors to provide services, improvements and incentives to stimulate the neighborhood revitalization process;
2. Provide technical assistance in housing rehabilitation and repairs;
3. Facilitate communication between property owners, city government and financial institutions regarding financing terms and methods, as well as cooperative efforts to prevent neighborhood deterioration by removing slum and blight as defined by HUD;
4. Stimulate the availability of loans and other financing to assist and encourage investment and revitalization in both commercial and residential properties within Old Town;
5. Acquire and hold property for redevelopment;
6. Assist affiliated neighborhood organizations in using the not for profit status to obtain grants and other resource acquisitions;
7. Facilitate, co-ordinate and act as a resource for person and entities seeking to further the goals of the Company;
8. Receive, maintain, and accept as assets of the Company, any property, whether real, personal, or mixed, by way of gift, bequest, devise or purchase from any person, firm, trust, or corporation, to be held, administered, and disposed of exclusively for charitable, religious, educational, and scientific purposed within the meaning of Section 501(c)(3) of the Internal Revenue code, as amended, and in accordance with and pursuant to the provisions of this Company's Articles of Incorporation, but no gift, bequest, devise, or purchase of any such property shall be received or made and accepted if it is conditioned or limited in such manner as shall require the disposition of income or principal to any organization other than a "charitable organization" or for any other purpose other than "charitable purposes" which would jeopardize the status of this Company as entity exempt from federal income tax pursuant to the relevant provisions of the Internal Revenue Code, as amended;
9. Exclusively promote and carry any other religious, charitable, oreducational purposes and activities for which this Corporation may be organized and operated under the relevant provisions of the Internal Revenue Code, as amended, and the Missouri Not For Profit Corporation Law; and
10. Engage in other activities and functions as are proper in forbearance of the goals and purposes of the Company as set forth in the Company's Articles of Incorporation.