

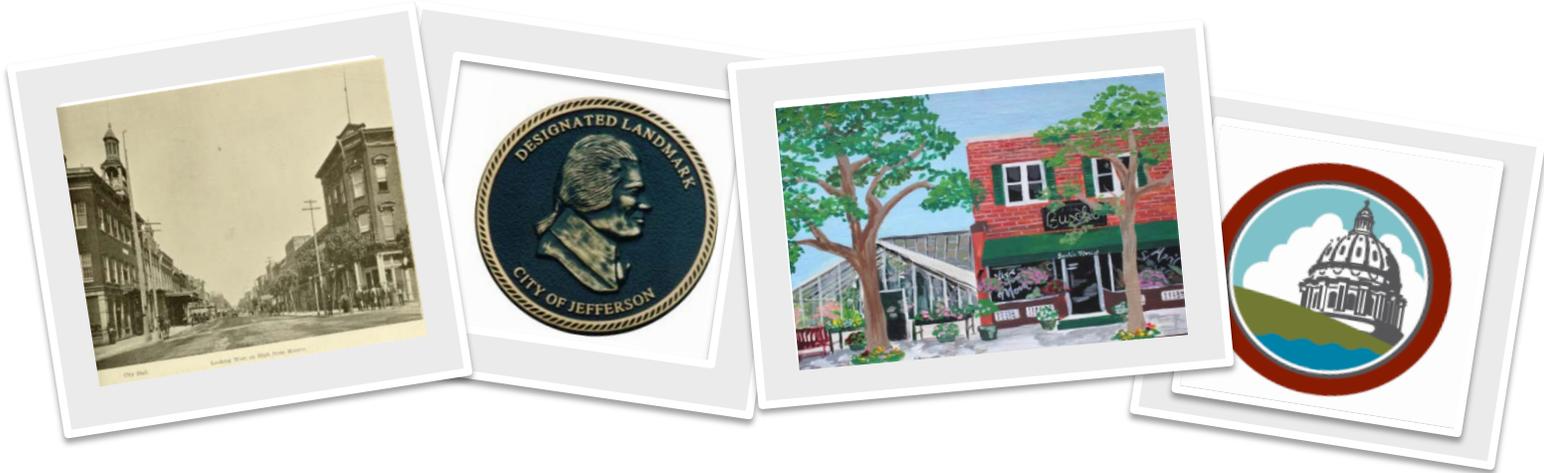
# 2016 HERITAGE DAY CELEBRATION

City of Jefferson

HISTORIC PRESERVATION COMMISSION

&

HISTORIC CITY OF JEFFERSON



Tuesday, May 17, 2016

4:00 P.M.

**CITY COUNCIL CHAMBERS**

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

## **2016 HERITAGE DAY CELEBRATION PROGRAM**

### *Introduction and Welcome*

Mayor Carrie Tergin

Arturo Hernandez, Chairman, Historic Preservation Commission

### *Heritage Multi-Media Contest Winners*

Tammy Boesch, President, Historic City of Jefferson

### *Heritage Art Contest Winners*

Tammy Boesch, President, Historic City of Jefferson

### *Landmark Designation Award Winners*

Arturo Hernandez, Chairman Historic Preservation Commission

Mayor Carrie Tergin

### *Gregory Stockard Distinguished Service Award*

Arturo Hernandez, Chairman, Historic Preservation Commission

*Jenny M. Smith*

## Heritage Multi-Media Contest Winners

Sponsored by Historic City of Jefferson

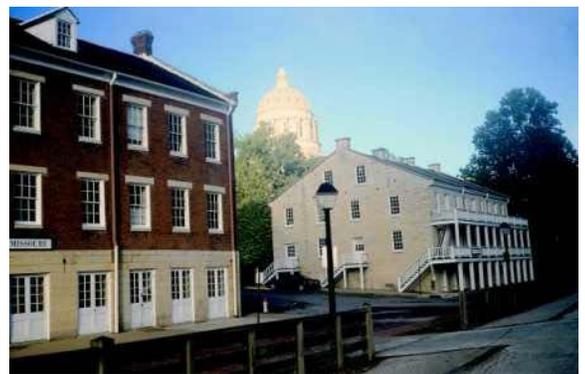
**1<sup>st</sup> Place** “National Cemetery and Woodland Cemeteries”  
By **Madalynn Berkey**  
Parents are Kristine & Frank Berkey  
Immaculate Conception School  
Teacher, Mrs. Molly Bexten



**2<sup>nd</sup> Place** “Missouri State Penitentiary”  
By **Savanah Feltrop**  
Parents are Troy & Lisa Feltrop  
Immaculate Conception  
Teacher, Mrs. Baumhoer



**3<sup>rd</sup> Place** “The Landing”  
By **Audrey Ickes**  
Parents are Shawn & PJ Ickes  
Immaculate Conception  
Teacher, Mrs. Baumhoer



## 9<sup>th</sup> to 12<sup>th</sup> Grade Heritage Art Contest Winners

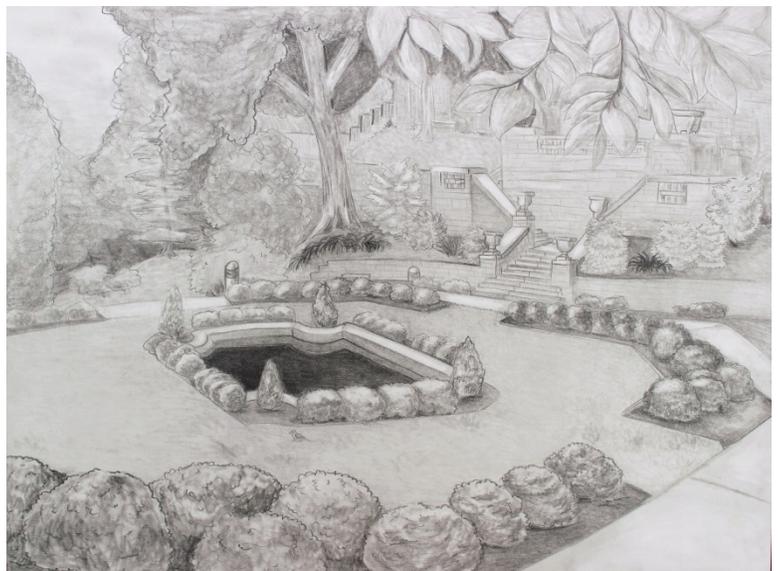
### 1<sup>st</sup> Place

"Memorial of the Louisiana Purchase", pencil  
by **Malena Gansmann**,  
Helias Catholic High School, Ms. Hunt



### 2<sup>nd</sup> Place

"Carnahan Memorial Gardens", pencil  
By **Addison Luetkemeyer**  
Helias Catholic High School, Ms. Hunt



**3<sup>rd</sup> Place**

"The Centaur", pencil

by **Jacob Ceglenski**

Helias Catholic High School, Ms. Hunt



**3<sup>rd</sup> Place**

"Lohman Opera House", acrylic

by **Lainey Winge**

Jefferson City High School, Ms. Coen



**Honorable Mention**

"Female Department of the Missouri State Penitentiary", pastel/charcoal

By **Emily McMichael**,

Helias Catholic High School, Ms. Hunt



**Honorable Mention**

"Missouri Pacific Depot", pencil

by **Landon Williams**

Jefferson City High School, Mr. McDaniel



# 2016 Landmark Designation Awards



## CRITERIA FOR LOCAL LANDMARK DESIGNATION

1. Significance
2. Property type – individual districts
3. Location
4. Integrity – Preservation
5. Endangered
6. Willing to accept it and display plaque

**Farmers Home**  
**701-703 Jefferson Street**  
**By Walter A. Schroeder**

No commercial building better embodies the essence of the Munichburg community in both its longstanding centrality to the neighborhood and in its architecture than the Farmers Home building.

Neighborhood centrality: The intersection of Dunklin and Jefferson emerged as the commercial center of German-speaking Muenchberg in the 1860s. One corner was occupied by a place to "hang out" and enjoy *gemütlichkeit*, or German socialization with beer and food. That corner was the "glue" that held the diverse elements of German immigrants (religion, dialect, political views) together.

The corner shortly evolved into an establishment for overnight lodging. Businesses in Muenchberg served not only the local German-speaking community but the nearby German-speaking county farmers. When these farmers came to town to trade, they needed a place to spend the night, because the trip could not be made in one day. That meant they also needed meals and a place to stable and curry their horses and park their wagons. The wagon yard and stables were just as important to these overnight guests as the rooms in the hotel. Of course, a saloon and meals were integral parts of the business. That is the origin of the name "Farmers Home," which was in use by the 1870s.



In the 1870s Farmers Home was operated by Joe Haas, and in the 1880s by Jacob (*Eis-Bär*, or Polar Bear) Schmidt. Schmidt had regular entertainment, with fireworks, in his outdoor beer garden for both his overnight guests and neighborhood residents. It was, hands down, the entertainment center for the German-speaking Southside. That early Farmers Home building and its adjacent wagon yard and stables are shown in detail on the 1892 Sanborn Fire Insurance Map.

The present large Farmers Home building was constructed in 1893 or 1894 to replace the smaller, original Farmers Home shown on the 1892 map. The name Farmers Home was retained for the new building, because it continued all the functions of its predecessor.

Ben Humbrock and Nick Kielman took ownership of Farmers Home on March 2, 1894; Kielman took sole ownership in 1906. By this time German-speaking Muenchberg was renamed the English-speaking Southside. Guest rooms were on the second floor, the saloon was on the main floor (where ECCO is today), and the kitchen and dining room in the basement. Meals were served daily to a mix of thirty guests and locals in family style seated around two long tables. This old-world, country style of communal eating contrasted with service elsewhere in the city.

More room was needed for the popular neighborhood saloon and pool hall, so an old, rickety frame building on the south side (705 Jefferson) was torn down in 1912 and replaced by a substantial two-story brick building with interior connection to Farmers Home. The new building, with the same roofline and the same style, was joined to Farmers Home so seamlessly that the two buildings are often thought to be one building.

National prohibition of alcoholic beverages, 1920-1934, brought enormous changes to Farmers Home dependent on its money-making saloon, although county farmers would bring their moonshine and home brew to Farmers Home and sell it in the basement. The Great Depression further stressed business. A third cause for change was that autos and trucks replaced horses and wagons so that overnight stays were less needed, and the wagon yard and stables were converted to a parking lot and garages. The open space continues as a parking lot for ECCO customers today.



Farmers Home could not survive the Great Depression. The big building was sold in 1937 on the Court House steps to the Cole County Bank for a paltry \$500, a small fraction of what the building was worth. The guest rooms became longer-stay apartments. The corner room has always been rented retail space: veterinarian office, doctor's office, a bank, clothing stores, a shoe store, etc. In the basement, the former kitchen was for a longtime the Southside's favorite bakery. During the Depression, the former wagon yard became a kind of public space in the Southside for temporary attractions: traveling circuses, medicine shows, itinerant preachers, small carnivals, an open-air "picture show," and a roller skating rink.

The saloon business, renamed taproom or bar, resumed after prohibition and limped along under various proprietors until 1945 when Earl and Kay Childers purchased the business. They called it ECCO Lounge for the Earl Childers Construction Company. Childers had a flair for Oriental things. He introduced Chinese food to Jefferson City, put in Chinese wallpaper in exotic colors of dark green and burgundy, and purchased and displayed a Buddha and guardian Fu Dogs (both still on display in ECCO). He retained the floor tile that Kielman imported from Italy ca. 1906. Childers had the first commercial microwave in Jefferson City and installed a pizza oven, a Jefferson City novelty at the time. The ECCO became "the place to go" in the Southside.

Childers sold ECCO in 1967, and the lounge/restaurant moved through several ownerships, until Don and Sally Powell and Mark and Anna Ewers became its proprietors in 2010. They thoroughly updated and expanded the kitchen and completely refurbished the restaurant and bar by restoring the original 1894 pressed tin ceiling and exposing the original brick and mortar walls, proudly displaying Jefferson City beer memorabilia.

Apartments continue on the second floor, but it is now the ECCO Lounge that manifests the building's centrality in the neighborhood as well as making it a destination for Jefferson City residents and visitors in general.

Architecture. The present Farmers Home of 1893-1894 was built in a style conformable with other commercial buildings then going up in the Southside and is thus representative of Munichburg commercial architecture of a century ago: thick brick walls, limestone block foundation, stone window sills and arching brick lintels, and decorative, dentiled cornices. An especially distinctive feature is ironwork on three exterior balconies, put there mostly as stylistic decoration, as are also on the Schmidt Building (now Welcome Inn Again) and other buildings. The building is rectangular, 60x48 feet, two full stories with full basement, and a full attic with dormers. Rooms have high ceilings, so the height of the side walls to cornice is 32 feet in the front and 38 feet in the back, where the land is lower. A special feature is the angled or beveled building's corner on the street intersection, formerly with its own concrete steps leading up to the first-floor corner room, used for retail. Separate entrances to the hotel were on both Jefferson and Dunklin streets, and both led immediately to stairs to the second floor halls, which formed an L. All guest rooms were on the second floor. The Jefferson Street entrance was the primary one. The saloon-restaurant has always been in the room next to the Jefferson Street entrance, where ECCO is today.

After the current owners Don and Judy Connor acquired building ownership, renovations in the 1970s changed both the exterior and interior. The Dunklin entrance with its stone arch was closed. The corner steps to the retail room were removed and that entrance closed as well as



several windows. The building acquired white facade replacements with dark diagonal struts reminiscent of a contrasting Tudor style. These exterior changes prevented Farmers Home from joining other commercial buildings on that block from being placed on the National Register of Historic Places in 2009 as the Munichburg Commercial Historic District.

In the interior, the Dunklin Street steps to the second floor were removed, enabling an expansion of kitchen and dining space on the first floor. As stated above, the saloon-restaurant space has recently been handsomely refurbished. Interior connection with the adjoining building on the south has been eliminated.

Associated features: Unique to Farmers Home are (1) a five-stepped cave for cold storage in the hillside on the south side of the building, with its arched entrance framed by hand-hewn limestone blocks and large enough to drive a pickup into (the entrance was covered over in the late 1950s); and (2) a hand-dug tunnel under Jefferson Street that supposedly connected Farmers Home with the brewery and whose existence was verified by the city street department when repairing Jefferson Street (entrance through the Farmers Home foundation has been sealed off).

NOTE: Southside speech always has always referred to the building as "Farmers Home" without either "hotel" or "building." "Farmers" is spelled without an apostrophe, because it is not possessive (i.e., farmers do not own the building), but descriptive.

\*Black & White photos provided by Sally Powell, owner of ECCO Lounge.

## Hope Mercantile Building 201 East High St "compiled by from various sources"

This is one of downtown's oldest landmarks. The corner location was originally acquired in 1825 for \$125 by a Hardin Casey and used for a horse-drawn grist mill. By 1854, the present building was occupied by a general merchandise store run by the Obermayer family consisting of three brothers, Simon, Morris and Joseph. It was a thriving merchandising business dealing in hides, furs, clothing, tailoring, furnishing goods, groceries and toys. One observer of the times commented that at one time he had seen 19 deer hanging at one time under the large porch that covered the sidewalk. On the second floor was a saloon and gambling house with billiard and pool tables and a room each for lotto, keno, roulette, poker and faro. Hot lunches and coffee were prepared on the third floor. There were no anti-gambling laws then, and this condition prevailed all during the Civil War and long afterward. Several members of the Obermayer family died and the remaining members decided to sell and move to St. Louis.



In the spring of 1854 the building was purchased by Dr. Bernard Bruns. Bruns had immigrated from Germany in 1836 and helped establish the town of Westphalia. He and his brother, Franz, ran the mercantile business. Bruns later was elected Mayor of Jefferson City. Bruns later built a large home where the present post office is located across from the Capitol Building.

In 1895, the property was sold to the First National Bank and the directors were planning to erect a bank building. These plans did not materialize and the property was sold to George Hope Sr. in 1899. Members of the Hope family had operated a tailoring shop in the building since 1880 and continued this business in this location until the late 1940s. The Hope family owned the building until 1970 when it was sold to the Optical Corporation of America.

The building fell into disrepair over the years. In 1980 five civic minded parties purchased the building and performed a total restoration and remodeling. They were David and Lou Brydon, Dick and Marianne Caplinger, Joe Noonan, David and Wilda Bryant and Ron and Judy Kasier.



There have been many, many tenants in the building over the years. At one time, Western Union was located here and the offices of newspaper reporters of metropolitan newspapers. The current owners include Mr. Caplinger along with Dale and Ruth Doerhoff, and John and Peggy Landwehr. The entire building is now occupied by Cook Vetter Doerhoff and Landwehr.

## Deputy Warden's House 722 East Capitol Ave

Architecture. 722 Capitol Avenue, also known as the Missouri State Penitentiary Deputy Warden's House, was built circa 1900. A two-story brick American Four-Square house, has a hipped roof with multiple dormers and a one-story full width front porch. Incised concrete lintels ornament the second story front windows, while all windows have concrete lintels and sills. The second story windows also have corbels beneath the ends of the sills. American Four-Square houses are among the most popular in the Capitol Avenue area, and were popular nationwide from 1890 to 1930 due to their utilitarian design, an alternative to the extravagance of late Victorian design. The garage, of rough-faced irregularly laid stone, first appeared on Sanborn maps in the 1940s. Both the house and garage are listed on the National Register of Historic Places as part of the Capitol Avenue Historic District.

According to the National Register Capitol Avenue Historic District, most factories and properties in the area were built with prison labor. The contractor labor system established in the late 1870s allowed private enterprise to utilize low-cost prison labor. Because of using cheap prison labor, a number of owners and managers with interests within the Missouri State Penitentiary chose to construct elaborate homes on Capitol Avenue.

Individuals associated with the property include Deputy Warden Nash, Deputy Warden Wyrick, Deputy Warden Swenson and Warden Eidson. In the late 1970s, Doug Dorris, a prison minister, purchased the house from the State of Missouri. Mr. Dorris along with his family lived in the house and would let prisoners stay for a short period of time in the basement and on the 3<sup>rd</sup> floor when they were released.



Warden Ralph Eidson family at Christmas at 722 E Capitol Ave early 1950's.



In 2000, the current owners, James and Sandra Boeckman, purchased the property. They completed extensive renovations to the home as it was in really bad shape. Every room on all three floors had to be redone from top to bottom. As part of the renovation process the butler's staircase was discovered behind a wall. It is preserved pretty much as original. Today, the building is used by the S & J Management Group which serves as an association office for six statewide associations.

*City of Jefferson, Missouri*  
*Historic Preservation Commission*  
*Local Landmarks*

1993 Landmarks

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

1994 Landmarks

Dulle Home	-	800 St. Mary's Boulevard
Richmond Hill Grocery	-	628 W. Main Street
St. Peters Roman Catholic Church	-	216 Broadway Street
Union Pacific Depot	-	301 State Street
National Cemetery and City Cemetery	-	900 and 1000 block E. McCarty Street

1995 Landmarks

Central United Church of Christ	-	118 W. Ashley
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

1996 Landmarks

Monaco House	-	1122 Moreau Drive
Grace Episcopal Church	-	217 Adams Street
B. Gratz Brown House	-	109 Madison Street
Bodenschats Buehrle House	-	707 Washington Street
Winan's Gallery/Caplinger's Clothing	-	207 E. High Street

1997 Landmarks

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

1998 Landmarks

Governor's Mansion and Garden	-	100 Madison Street
Burch-Berendzen Grocery Building	-	304 E. High Street
Cherry Street Grocery	-	423 Cherry Street
Carnegie Library	-	212 Adams Street
Jefferson City Correctional Center	-	631 E. State Street

1999 Landmarks

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

2000 Landmarks

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 & Dennis Ceglenski Home	-	210 Lafayette Street

2001 Landmarks

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

2002 Landmarks

Architects Alliance Building	-	631 W. Main Street
Bob's Market	-	101 Boonville Road
Bolton - Kelly Home	-	1916 Green Berry Road
Oscar Burch Home	-	924 Jefferson Street
Lincoln University President's Home	-	601 Jackson Street

2003 Landmarks

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

2004 Landmarks

Tweedie's Shoes	-	122 E. High Street
The Schmidt Apartments	-	318 Jefferson Street
Louis Ott House	-	1201 Moreau Drive
Sommerer House	-	2023 W. Main Street
Towles-Buckner House	-	612 E. Capitol Avenue

2005 Landmarks

George and Judith Goff Home	-	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

2006 Landmarks

Rotary Centennial Park	-	Bolivar Street
St. Mary's Hospital (original building)	-	610 W. Elm Street
The Prison Wall	-	Lafayette & Capitol Avenue
Etta and Joseph Miller Performing Arts Center	-	501 Madison Street
The Tergin Apartments	-	201 W. McCarty Street

2007 Landmarks

St. Peter School	-	314 W. High Street
Henriette Rieger House	-	801 Washington Street

2008 Landmarks

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

2009 Landmarks

Hawkins-Herman Home	-	1005 Adams Street
The Cook-Nixon Home	-	1208 Elmerine Avenue
The Towne Grill	-	315 Jefferson Street
The Sunken Garden	-	1110 Moreau Drive

2010 Landmarks

Dr. Robert E. Young Home	-	516 E. Capitol Avenue
Joseph & 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

2011 Landmarks

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

2012 Landmarks

- East End Fire Station (Old Fire Station 2) - 915 E. Miller Street
- Riverview Cemetery - 2600 W. Main Street

2013 Landmarks

- Nelson C. and Gertrude A. Burch House - 115 W. Atchison Street
- Watts House - 718 E. Capitol Avenue
- Stone House - 728 W. Main Street

2014 Landmarks

- The Eickhoff Home - 1214 Elmerine Avenue
- Jefferson City News Tribune - 210 Monroe Street
- Jefferson City Country Club - 516 S. Country Club Drive

2015 Landmark

- Broadway School - 230 W. Dunklin Street

2016 Landmark

- Hope Mercantile - 201 E. High St
- Farmers Home - 701-703 Jefferson St
- Warden's House - 722 E. Capitol Ave

# Gregory Stockard Distinguished Service Award

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

## Past Award 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 and MaryAnn Caplinger
2012	Bob Priddy and Steve Veile
2013	Michel and Donna Deetz Darryl and Connie Hubble
2014	Michelle Brooks Nicholas Monaco
2015	Catherine C. Bordner
2016	Jenny M. Smith

## 2016 Gregory Stockard Distinguished Service Award

**Jenny Mihalevich Smith, Recipient**

Inspired by the preservation of Jefferson Landing in 1976 by her friend and neighbor, Elizabeth Rozier, Jenny became passionate about historic preservation. The 1970s was otherwise a frustrating decade for preservationists as a wave of demolitions swept through the city; blocks of old stately mansions on the 200-300 block of E. McCarty, the old federal post office at 100 E. High, and finally the destruction of the Old City Jail at the corner of Monroe and E. McCarty. Witnessing loss after loss of Jefferson City's charming old architecture she became more involved with the historic preservation movement. In 1998, at Gregory Stockard's urging, she became a member of The Historic City of Jefferson. She served 8 years on the Board of directors, then in 2008 became the editor of their quarterly newsletter, a role she still has. From 2007 to 2013 she served on the Jefferson City Historic Preservation Commission. During that time, she was heavily involved in the effort to preserve the 100 block of W. McCarty, where the Bassman Mansion and Kolkmeier houses once stood.



Her current efforts are joined with others in the preservation of The Capitol Mile, the stretch of E. Capitol Avenue from Adams street to Lafayette. As Editor of the HCJ newsletter she has played a large role in providing a forum for this effort. "I prefer to consider myself a 'behind-the-scenes' activist", she admits. "Our old cut stone and brick structures in Jefferson City are a testament to the superior craftsmanship of our German ancestors. It is part of our history, our identity and city pride. It is important to preserve, not just for aesthetic purposes but because it is an important economic development tool in terms of historic tourism". Jenny is also a member of Cole County Historical Society; an organization she praises as tremendous resource for area historians.

Jenny and her husband Tony have recently renovated two old houses in Jefferson City's Old Town. They raised their two daughters, Laura and Anna in the historic east end neighborhood of Elmerine Avenue. She worked 14 years in the Capitol Region Medical Center laboratory as a chemist followed by 26 years as a forensic chemist with the Missouri Highway Patrol Crime laboratory.